

**Bath & North East
Somerset Council**

**Annex D
Placemaking Plan Appraisals (incorporate Main Mods appraisals)**

Bath & North East Somerset
Placemaking Plan
Sustainability Appraisal Report

Date:
July 2017

	SCR1: On-site renewable energy requirement			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	This policy has a neutral impact. The viability assessment takes into account this requirement. Other adopted Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 10:	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

SCR1: On-site renewable energy requirement				
SA Objectives	ST	MT	LT	Commentary
Reduce vulnerability to, and manage flood risk (taking account of climate change)				
Objective 11 Increase resilience to climate change	++	++	++	This policy has a major positive impact against this objective; it will increase renewable energy provision and decrease reliance on fossil fuels.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	This policy has a major positive impact against this objective; it will increase renewable energy provision and decrease reliance on fossil fuels.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>This policy has a major positive impact on Objectives 11 and 12 as it:</p> <ul style="list-style-type: none"> • Encourages renewable energy • Increases resilience to climate change <p>No other positive impacts are identified. No negative impacts have been identified.</p>				

SCR2: Domestic Scale Solar Energy				
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 6: Protect and enhance local distinctiveness	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 10:	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

SCR2: Domestic Scale Solar Energy				
SA Objectives	ST	MT	LT	Commentary
Reduce vulnerability to, and manage flood risk (taking account of climate change)				
Objective 11 Increase resilience to climate change	+	+	+	This policy has a positive impact as it seeks to control the form of domestic scale solar energy installations, which will then encourage their provision. Other adopted Development Plan policies apply – see Table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	This policy has a positive impact as it seeks to control the form of domestic scale solar energy installations, which will then encourage their provision. Other adopted Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary This policy has a major positive impact on Objectives 11 and 12 as it:</p> <ul style="list-style-type: none"> • Encourages renewable energy • Increases resilience to climate change <p>No other positive impacts are identified. No negative impacts have been identified.</p>				

SCR3: Ground Mounted Solar Arrays				
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	This policy has a minor positive as it seeks increased public access to green space and for permissive paths linked to renewable energy installations.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

SCR3: Ground Mounted Solar Arrays				
SA Objectives	ST	MT	LT	Commentary
the fear of crime				
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	This policy has a neutral impact, on balance together with other adopted Development Plan policies apply – see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This policy has a neutral impact, on balance together with other adopted Development Plan policies apply – see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	This policy has a minor positive impact, as it requires ecological enhancements.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	++	++	++	This policy has a major positive impact against this objective; it will increase renewable energy provision and decrease reliance on fossil fuels.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	This policy has a major positive impact against this objective; it will increase renewable energy provision and decrease reliance on fossil fuels.
Objective 13: Promote waste management accordance with the	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

SCR3: Ground Mounted Solar Arrays				
SA Objectives	ST	MT	LT	Commentary
waste hierarchy (Reduce, Reuse and Recycle)				
<p>Summary</p> <p>This policy has a major positive impact on Objectives 11 and 12 as it:</p> <ul style="list-style-type: none"> • Encourages renewable energy • Increases resilience to climate change <p>No other positive impacts are identified. No negative impacts have been identified.</p>				

SCR4: Community Led Renewable Energy				
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	This policy has a minor positive as it seeks increase community led renewable energy schemes.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	This policy has a minor positive as it seeks increase community led renewable energy schemes.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This policy has a minor positive as it seeks increase community led renewable energy schemes, and local job creation is a policy criteria.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 8: Encourage and protect	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.

SCR4: Community Led Renewable Energy				
SA Objectives	ST	MT	LT	Commentary
habitats and biodiversity and geodiversity (taking account of climate change)				
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	++	++	++	This policy has a major positive impact, as it supports renewable energy generation.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	This policy has a major positive impact, as it supports renewable energy generation.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary This policy has a major positive impact on Objectives 11 and 12 as it: <ul style="list-style-type: none"> • Encourages renewable energy • Increases resilience to climate change No other positive impacts are identified. No negative impacts have been identified.				

SCR5: Water Efficiency				
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

	SCR5: Water Efficiency			
SA Objectives	ST	MT	LT	Commentary
communities and reduce anti-social behaviour, crime and the fear of crime				
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	This policy has a minor positive impact, as the policy will reduce water use, and the associated need for water treatment.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	+	+	This policy has a minor positive impact, as the policy will reduce water use, water shortages during the summer are likely to increase with climate change.
Objective 11: Increase resilience to climate change	+	+	+	This policy has a minor positive impact, as the policy will reduce water use.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	This policy has a major positive impact, as the policy will reduce water use.
Objective 13: Promote waste management	++	++	++	This policy has a major positive impact, as the policy will reduce water use.

SCR5: Water Efficiency				
SA Objectives	ST	MT	LT	Commentary
accordance with the waste hierarchy (Reduce, Reuse and Recycle)				
<p>Summary This policy has no major positive impact on Objectives 12 and 13 as it will encourage efficiency and reduce water use. Other positive impacts are identified in relation to Objectives 9, 10 and 11. No negative impacts have been identified.</p>				

SU1: Sustainable Urban Drainage				
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	This policy has a positive impact on this objective as it supports multi-functional green space.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	This policy has a positive impact on this objective as it supports multi-functional green space.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

	SU1: Sustainable Urban Drainage			
SA Objectives	ST	MT	LT	Commentary
and walking				
Objective 6: Protect and enhance local distinctiveness	+	+	+	This policy has a positive impact on this objective as it supports multi-functional green space.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	This policy has a positive impact on this objective as it supports multi-functional green space.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	This policy has a positive impact on this objective as it supports multi-functional green space and biodiversity benefits.
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	This policy has a minor positive impact on this objective as it addresses water pollution.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	++	++	++	This policy has a major positive impact as it tackles surface water flooding.
Objective 11 Increase resilience to climate change	++	++	++	This policy has a major positive impact as it tackles surface water flooding.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	This policy has a major positive impact as it tackles surface water flooding.
Objective 13: Promote waste management accordance with the	++	++	++	This policy has a positive impact as it tackles surface water flooding, reducing and avoiding waste water.

	SU1: Sustainable Urban Drainage			
SA Objectives	ST	MT	LT	Commentary
waste hierarchy (Reduce, Reuse and Recycle)				
<p>Summary</p> <p>This policy on Sustainable Urban Drainage Systems has a major positive impact on Objectives 10, 11, 12 and 13 as it:</p> <ul style="list-style-type: none"> • supports multi-functional green space • addresses water pollution • tackles surface water flooding • reducing and avoiding waste water <p>Minor positive impacts are identified on Objectives 1,3,4,6, 7, 8 and 9. No negative impacts have been identified.</p>				

	D1: Urban Design Principles			
SA Objectives	ST	MT	LT	Commentary
<p>Objective 1: Improve the health and well-being of all communities</p>	++	++	++	This policy has a major positive impact on health and well-being as it encourages places designed for people.
<p>Objective 2: Meet identified needs for sufficient, high quality and affordable housing</p>	++	++	++	This policy facilitates better urban design principles which help to achieve high quality housing. Other adopted Development Plan policies apply – see Table 4.
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	++	++	++	This policy has a major positive impact on community cohesion as it encourages places designed for people.
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	+	+	+	This policy supports high quality design of all development types.
<p>Objective 5: Ensure everyone has</p>	++	++	++	This policy has a major positive impact on active transport.

	D1: Urban Design Principles			
SA Objectives	ST	MT	LT	Commentary
access to high quality and affordable public transport and promote cycling and walking				
Objective 6: Protect and enhance local distinctiveness	++	++	++	This policy encourages development to enrich the character and qualities of places and to contribute positively to local distinctiveness therefore has a major positive impact on this objective
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	This policy facilitates development to work with the landscape structure and contribute positively to the characteristics of the settlement has a major positive impact on this objective.
Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change)	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 11: Increase resilience to climate change	++	++	++	This policy has a major positive impact on climate change and energy efficiency.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	This policy requires Buildings and spaces to be designed to be energy efficient. This has a major positive impact on climate change and energy efficient design.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.

D1: Urban Design Principles				
SA Objectives	ST	MT	LT	Commentary
<p>Summary</p> <p>This policy, which introduces general urban design principles for masterplans, has a major positive impact on Objectives 1, 3, 5, 6, 7, 11 and 12 as it:</p> <ul style="list-style-type: none"> • Positively impact on health and well-being as it encourages places designed for people • Encourages appropriate design responses to climate change and energy efficient design • Supports high quality design in mixed use and commercial development • Encourages development to enrich the character and qualities of places and to contribute positively to local distinctiveness therefore has a major positive impact on this objective • Requires buildings and spaces to be designed to be energy efficient. This has a major positive impact on climate change and energy efficient design. • Has a major positive impact on active transport <p>It has a positive impact on Objective 4.</p> <p>No negative impacts are identified.</p>				

D2: Local Character & Distinctiveness				
SA Objectives	ST	MT	LT	Commentary
<p>Objective 1: Improve the health and well-being of all communities</p>	+	+	+	This policy has a minor positive impact on this objective as it seeks locally distinctive places, which will have a positive impact on people's experience of the urban environment.
<p>Objective 2: Meet identified needs for sufficient, high quality and affordable housing</p>	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	+	+	+	This policy has a minor positive impact on this objective as it seeks locally distinctive places, which will have a positive impact on people's experience of the urban environment.
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.

	D2: Local Character & Distinctiveness			
SA Objectives	ST	MT	LT	Commentary
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 6: Protect and enhance local distinctiveness	++	++	++	This policy has a major positive impact on this objective as it supports local distinctiveness and character.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	This policy has a major positive impact on this objective as it supports local distinctiveness and character.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	This policy has a positive impact as it aims to respond to and enhance green infrastructure.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	
Objective 11 Increase resilience to climate change	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the	N/A	N/A	N/A	

	D2: Local Character & Distinctiveness			
SA Objectives	ST	MT	LT	Commentary
waste hierarchy (Reduce, Reuse and Recycle)				
<p>Summary</p> <p>This policy, which ensures that local character and distinctiveness in relation to the built environment and landscaping is taken into account when development schemes are proposed, has a major positive impact on Objectives 6, 7 and 8 as it:</p> <ul style="list-style-type: none"> • supports local distinctiveness and character • supports positive relationships to historic environment • aims to respond to and enhance green infrastructure <p>It has a positive impact on Objective 1 and 3.</p> <p>No negative impacts are identified.</p>				

	D3: Urban Fabric			
SA Objectives	ST	MT	LT	Commentary
<p>Objective 1:</p> <p>Improve the health and well-being of all communities</p>	+	+	+	This policy has a minor positive impact on this objective as it seeks development that has a positive impact on urban fabric.
<p>Objective 2:</p> <p>Meet identified needs for sufficient, high quality and affordable housing</p>	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
<p>Objective 3:</p> <p>Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	+	+	+	This policy has a minor positive impact on this objective as it seeks locally distinctive places, which will have a positive impact on people's experience of the urban environment.
<p>Objective 4:</p> <p>Build a strong, competitive economy and enable local businesses to prosper</p>	+	+	+	This policy has a positive impact on this objective as it encourages mixed use schemes.
<p>Objective 5:</p> <p>Ensure everyone has access to high quality</p>	++	++	++	This policy has a positive impact on this objective as it seeks walkable places that are legible.

	D3: Urban Fabric			
SA Objectives	ST	MT	LT	Commentary
and affordable public transport and promote cycling and walking				
Objective 6: Protect and enhance local distinctiveness	++	++	++	This policy has a positive impact on this objective as it seeks walkable places that are legible.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	This policy has a minor positive impact on this objective as it seeks walkable places that are legible.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

	D3: Urban Fabric			
SA Objectives	ST	MT	LT	Commentary
<p>Summary</p> <p>This policy, which aims to make sure development is well connected, walkable and permeable, therefore it has a major positive impact on Objectives 5 & 6 as it:</p> <ul style="list-style-type: none"> seeks walkable places that are legible <p>Positive impacts on the following objectives are also noted: 1,3,4 and 7.</p> <p>No negative impacts are identified.</p>				

	D4: Streets & Spaces			
SA Objectives	ST	MT	LT	Commentary
<p>Objective 1: Improve the health and well-being of all communities</p>	+	+	+	This policy has a minor positive impact on this objective as it seeks development that has a positive impact on the design of streets and spaces.
<p>Objective 2: Meet identified needs for sufficient, high quality and affordable housing</p>	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	+	+	+	This policy has a minor positive impact on this objective as it seeks development that has a positive impact on the design of streets and spaces so that they are safe.
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	++	++	++	This policy has a positive impact on this objective as it seeks development that has a positive impact on the design of streets and spaces.

	D4: Streets & Spaces			
SA Objectives	ST	MT	LT	Commentary
Objective 6: Protect and enhance local distinctiveness	++	++	++	This policy has a positive impact on this objective as it seeks development that has a positive impact on the design of streets and spaces.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	This policy has a minor positive impact on this objective as it seeks development that has a positive impact on the design of streets and spaces.
Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change)	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary				
This policy, which relates to street, public realm and highways design, has a major positive impact on Objectives 6 & 7 as it: <ul style="list-style-type: none"> seeks development that has a positive impact on the design of streets and spaces 				

	D4: Streets & Spaces			
SA Objectives	ST	MT	LT	Commentary
Positive impacts on the following objectives are also noted: 1,3 and 7. No negative impacts are identified.				

	UD5: Building Design			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	This policy has a minor positive impact on this objective as it seeks development that has a positive impact on the design of buildings.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	+	This policy has a minor positive impact on this objective as it seeks development that has a positive impact on the design of buildings – including affordable housing. No Policy option: This option is neutral (0)
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	This policy has a positive impact on this objective as it seeks development that has a positive impact on the design of buildings.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.

	UD5: Building Design			
SA Objectives	ST	MT	LT	Commentary
affordable public transport and promote cycling and walking				
Objective 6: Protect and enhance local distinctiveness	+	+	+	This policy has a minor positive impact on this objective as it seeks development that has a positive impact on the design of buildings.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	This policy has a positive impact on this objective as it seeks development that has a positive impact on the design of buildings.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy requires that buildings and spaces should be designed to provide new or improved wildlife habitats and features. Other adopted Development Plan policies apply – see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.

	UD5: Building Design			
SA Objectives	ST	MT	LT	Commentary
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>This policy, which relates to the design of buildings, specifically elevations, building frontages and facades has a major positive impact on Objective 7 as it:</p> <ul style="list-style-type: none"> seeks development that has a positive impact on the design of buildings <p>Positive impacts on the following objectives are also noted: 1,2,3 and 6.</p> <p>No negative impacts are identified.</p>				

	D6: Amenity			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	This policy has a major positive impact on this objective as it seeks to prevent development that has a harmful impact to amenity.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	+	This policy has a positive impact. Other adopted Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	This policy has a major positive impact on this objective as it seeks to prevent development that has a harmful impact to amenity.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

	D6: Amenity			
SA Objectives	ST	MT	LT	Commentary
and promote cycling and walking				
Objective 6: Protect and enhance local distinctiveness	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	+	+	This policy has a positive impact as the policy requires adequate storage and functional arrangements for refuse and recycling. Other adopted Development Plan policies apply – see Table 4.
Summary				

D6: Amenity				
SA Objectives	ST	MT	LT	Commentary
<p>This policy, which relates to amenity (e.g. noise, smells, overlooking, traffic or disturbance) has a major positive impact on Objectives 1 and 3 as it:</p> <ul style="list-style-type: none"> has a major positive impact on this objective as it seeks to prevent development that has a harmful impact to amenity. <p>No negative impacts are identified.</p>				

D7: Infill & Backland Development				
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	This policy has a minor positive effect since it refers to ensuring no impact on the safety of the frontage development.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	++	++	++	This policy has a minor positive impact, as the policy seeks infill and backland development that is appropriate in character terms.

D7: Infill & Backland Development				
SA Objectives	ST	MT	LT	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	This policy has a minor positive impact, as the policy seeks infill and back land development that is appropriate in character terms.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>This policy, which relates to infill and backland development, has a major positive impact on Objectives 6 and 7 as it:</p> <ul style="list-style-type: none"> This policy has a minor positive impact, as the policy seeks infill and back land development that is appropriate in character terms. <p>Positive impacts on Objectives 3 is also noted.</p> <p>No negative impacts are identified.</p>				

D9: Advertisements and Outdoor Street Furniture				
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	This policy has a positive impact as it seeks to make sure that the public realm is safe and legible for all users.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	This policy has a positive impact as it seeks to make sure that the public realm is safe and legible for all users.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This policy has a positive impact as it sets clear guidance for commercial premises on the issue of signage and external tables and chairs.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	This policy has a positive impact as it promotes legible streets and the removal of street clutter for the benefit of ease of walking and cycling.
Objective 6: Protect and enhance local distinctiveness	++	++	++	This policy has a positive impact as it seeks to retain the distinctiveness and character of streets.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	This policy has a positive impact as it provides specific guidance for design within Conservation Areas and on listed buildings.

D9: Advertisements and Outdoor Street Furniture				
SA Objectives	ST	MT	LT	Commentary
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>This policy, which relates to advertising and street furniture in the highway (tables and chairs), has a major positive impact on Objectives 1,3, 6 and 7 as it:</p> <ul style="list-style-type: none"> • has a positive impact as it seeks to make sure that the public realm is safe and legible for all users • has a positive impact as it sets clear guidance for commercial premises on the issue of signage and external tables and chairs • has a positive impact as it seeks to retain the distinctiveness and character of streets. • This policy has a positive impact as it promotes legible streets and the removal of street clutter for the benefit of ease of walking and cycling • has a positive impact as it provides specific guidance for design within Conservation Areas and on listed buildings <p>Positive impacts on Objectives 4 & 5 are also noted.</p> <p>No negative impacts are identified.</p>				

	D10: Public Realm			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	This policy has a positive impact as it seeks to make sure that the public realm is safe and legible for all users.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	This policy has a positive impact as it seeks to make sure that the public realm is safe and legible for all users.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy has a positive impact as it seeks to make sure that the public realm is safe and legible for all users.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	This policy has a positive impact as it promotes legible streets and the removal of street clutter for the benefit of ease of walking and cycling.
Objective 6: Protect and enhance local distinctiveness	++	++	++	This policy has a positive impact as it seeks to retain the distinctiveness and character of streets and spaces.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	This policy has a positive impact as it provides specific guidance for design of the public realm in different parts of the district, responding to local character.

	D10: Public Realm			
SA Objectives	ST	MT	LT	Commentary
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>This policy which relates to public realm design detailing, has a major positive impact on Objectives 1,3, 6 and 7 as it:</p> <ul style="list-style-type: none"> • has a positive impact as it seeks to make sure that the public realm is safe and legible for all users • has a positive impact as it seeks to retain the distinctiveness and character of streets and spaces. • This policy has a positive impact as it promotes legible streets and the removal of street clutter for the benefit of ease of walking and cycling • has a positive impact as it provides specific guidance for design within Conservation Areas and on listed buildings • This policy has a positive impact as it provides specific guidance for design of the public realm in different parts of the district, responding to local character. <p>Positive impacts on Objectives 4 & 5 are also noted.</p> <p>No negative impacts are identified.</p>				

Policy No. & Title	HISTORIC ENVIRONMENT - HE1			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	The policy supports the achievement of this SA Objective by protecting and enhancing the district's historic, environmental and cultural assets which should help improve well-being of communities.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	This policy is not likely to have an effect on this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	The policy seeks 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 as highlighted in the supporting text.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	++	++	++	The policy requires development to enhance or better reveal any heritage assets' significance and setting and avoid substantial harm to any heritage assets. This relates to protecting and enhancing local distinctiveness
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	The policy requires development to enhance or better reveal any heritage assets' significance and setting and avoid substantial harm to any heritage assets. This relates to protecting and enhancing the district's historic, environmental and cultural assets. . Although it reflects national policy and guidance. It supports the Core Strategy's strategic policies for the historic environment and its positive approach to the conservation of the District's heritage assets The policy seeks to ensure that the policy requirements responding to historic environment are considered through viability assessments.
Objective 8: Encourage and protect	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	HISTORIC ENVIRONMENT - HE1			
SA Objectives	Short term	Med term	Long term	Commentary
habitats and biodiversity and geodiversity (taking account of climate change)				
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The emerging policy seeks to protect and enhance the district's historic assets which support careful and efficient use of existing buildings.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary				
This policy, in seeking to protect and enhance the District's historic, environmental and cultural assets, measures well against the SA Objectives scoring major positive impacts (4, 6 and 7) or minor positive impacts (1 and 12).				

Policy No. & Title	SOMERSETSHIRE COAL CANAL & THE WANSDYKE - HE2			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1:	+	+	+	The policy, in itself and by requiring consistency with Policy HE1, supports the achievement of this SA

Policy No. & Title	SOMERSETSHIRE COAL CANAL & THE WANSDYKE - HE2			
SA Objectives	Short term	Med term	Long term	Commentary
Improve the health and well-being of all communities				Objective by protecting and enhancing the district's historic, environmental and cultural assets which should help improve well-being of communities.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	The policy in itself and by requiring consistency with Policy HE1, seeks 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 as highlighted in the supporting text.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	++	++	++	The policy, in 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.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	The policy in itself and by requiring consistency with Policy HE1, facilitates development to enhance or better reveal any heritage assets' significance and setting and avoid substantial harm to any heritage assets. This relates to protecting and enhancing the district's historic, environmental and cultural assets.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not directly applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.

Policy No. & Title	SOMERSETSHIRE COAL CANAL & THE WANSDYKE - HE2			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	++	+	The policy seeks to protect and enhance the district's historic assets which support careful and efficient use of existing buildings.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary				
The policy, in itself and by requiring consistency with Policy HE1, will protect and enhance the District's historic, environmental and cultural assets, measures well against the SA Objectives scoring major positive impacts (4, 6 and 7) or minor positive impacts (1 and 12).				

Policy No. & Title	GREEN INFRASTRUCTURE - NE1			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	This policy seeks to improve the health and well-being of all communities by providing opportunities for informal recreation, local food production, and maintaining and increasing access to open space.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3:	+	+	+	This policy should help in promoting stronger more

Policy No. & Title	GREEN INFRASTRUCTURE - NE1			
SA Objectives	ST	MT	LT	Commentary
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime				vibrant and cohesive communities by providing opportunities for informal recreation, local food production, and maintaining and increasing access to open space.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	This policy should help increase opportunities to access safe walking and cycling routes.
Objective 6: Protect and enhance local distinctiveness	++	++	++	This policy could help in protecting and enhancing local distinctiveness as all development proposals will be expected to address Green Infrastructure.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The policy will result in a major positive effect on this Objective as one of the outcomes will be enhancing the District's historic, environmental and cultural assets.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	This policy requires development to make provision for green infrastructure, ensuring suitable links to existing networks are provided and maintained; does not adversely affect the integrity and value of green infrastructure assets; and that major developments are accompanied by an audit of existing green infrastructure and how green infrastructure has been incorporated into the scheme. This relates to avoiding potential impacts on designated sites; avoidance of damage to and positive enhancement of wildlife sites; conservation, restoration and re-creation of priority habitats; development which enhances the ecological services of the wider area; and development which incorporates biodiversity into the design.
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	The policy could have a positive impact on this SA Objective depending on the nature of the proposal e.g. if it incorporated SUDS.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	+	+	The policy could have a positive impact on this SA Objective depending on the nature of the proposal e.g. if it incorporated SUDS.
Objective 11 Increase resilience to climate	+	+	+	Maintaining and increasing Green Infrastructure networks may help increase resilience to climate

<i>Policy No. & Title</i>	GREEN INFRASTRUCTURE - NE1			
SA Objectives	ST	MT	LT	Commentary
change				change.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The policy could have a positive impact on this SA Objective depending on the nature of the proposal e.g. if it incorporated SUDS.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary This policy seeks to improve the health and well-being of all communities and help in protecting and enhancing local distinctiveness resulting in a major positive impact on Objectives 1, 6 and 7. The provisions of the policy will have a minor positive effect on the remainder of applicable Objectives.				

<i>Policy No. & Title</i>	LANDSCAPE - NE2			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	This policy is not likely to have an effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

<i>Policy No. & Title</i>	LANDSCAPE - NE2			
SA Objectives	Short term	Med term	Long term	Commentary
and affordable public transport and promote cycling and walking				
Objective 6: Protect and enhance local distinctiveness	++	++	++	The policy requires development to protect and enhance local landscape character and distinctiveness, incorporating green space to enhance the sense of place, and preserve and enhance important views. This relates to protection of areas of valued landscape, avoidance of harmful impacts of development on all landscapes and values and protects diversity and local distinctiveness and will have a major positive effect on this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	The policy requires development to protect and enhance local landscape character and distinctiveness, incorporating green space to enhance the sense of place, and preserve and enhance important views. This relates to protection of areas of valued landscape, avoidance of harmful impacts of development on all landscapes and values and protects diversity and local distinctiveness and will have a major positive effect on this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy seeks to incorporate green space within the scheme that positively contributes to creating a high quality environment by enhancing landscape character and biodiversity. This should result in a minor positive impact on this Objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

<i>Policy No. & Title</i>	LANDSCAPE - NE2			
SA Objectives	Short term	Med term	Long term	Commentary
accordance with the waste hierarchy (Reduce, Reuse and Recycle)				
Summary				
The policy requires development to protect and enhance local landscape character and distinctiveness, incorporating green space to enhance the sense of place, and preserve and enhance important views and will have a major positive impact on Objectives 6 and 7.				

<i>Policy No. & Title</i>	LANDSCAPES AND THE GREEN SETTING OF SETTLEMENTS - NE2A			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	This policy is not likely to have an effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	This policy is not likely to have an effect on this objective.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The policy seeks to conserve and enhance the landscape setting of settlements and their landscape character, views and features and will not allow development that would result in harm to the landscape setting of settlements. This, on balance, will result in a minor positive impact on the Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The policy seeks to conserve and enhance the landscape setting of settlements and their landscape character, views and features and will not allow development that would result in harm to the landscape setting of settlements. This, on balance, will result in a minor positive impact on the Objective.
Objective 8: Encourage and	0	0	0	This policy is not likely to have an effect on this

Policy No. & Title	LANDSCAPES AND THE GREEN SETTING OF SETTLEMENTS - NE2A			
SA Objectives	ST	MT	LT	Commentary
protect habitats and biodiversity and geodiversity (taking account of climate change)				objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary				
The policy seeks to conserve and enhance the landscape setting of settlements and their landscape character, views and features and prevent development that would result in harm to the landscape setting of settlements. This will result in a minor positive impact on Objectives 6 and 7.				

Policy No. & Title	EXTENSION OF RESIDENTIAL CURTILAGES IN THE COUNTRYSIDE - NE2B			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	The policy in only allowing extensions to residential curtilages where there are no adverse impacts on residential amenity should result in a neutral effect on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	This policy is not likely to have an effect on this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.
Objective 4:	0	0	0	This policy is not likely to have an effect on this

Policy No. & Title	EXTENSION OF RESIDENTIAL CURTILAGES IN THE COUNTRYSIDE - NE2B			
SA Objectives	ST	MT	LT	Commentary
Build a strong, competitive economy and enable local businesses to prosper				objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	This policy is not likely to have an effect on this objective.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The policy in only allowing extensions to residential curtilages where there are no adverse impacts on the setting of the site or property, local rural landscape character and that the proposed boundary treatment is sympathetic to the location should result in a neutral effect on this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy in only allowing extensions to residential curtilages where there are no adverse impacts on the setting of the site or property, local rural landscape character and that the proposed boundary treatment is sympathetic to the location should result in a neutral effect on this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy in only allowing extensions to residential curtilages where there are no adverse impacts on key habitat features and/or ecological functions should result in a neutral effect on this Objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary The policy in only allowing extensions to residential curtilages where there are no adverse impacts on residential amenity, the setting of the site or property, local rural landscape character will result in a neutral impact on all relevant Objectives.				

<i>Policy No. & Title</i>	SITES, SPECIES AND HABITATS - NE3			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	This policy is not likely to have an effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The purpose of this policy is to prevent harm to sites, species and their habitats unless it can be successfully mitigated. In all cases, any harm to the nature conservation value of the site should be minimised, then compensatory provision of at least equal nature conservation value is made for any outstanding harm, and then, ecological enhancements are made. This is likely to result in a neutral effect on this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The purpose of this policy is to prevent harm to sites, species and their habitats unless it can be successfully mitigated. In all cases, any harm to the nature conservation value of the site should be minimised, then compensatory provision of at least equal nature conservation value is made for any outstanding harm, and then, ecological enhancements are made. This is likely to result in a neutral effect on this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking	+	+	+	The purpose of this policy is to prevent harm to sites, species and their habitats unless it can be successfully mitigated. In all cases, any harm to the nature conservation value of the site should be minimised, then compensatory provision of at least equal nature

<i>Policy No. & Title</i>	SITES, SPECIES AND HABITATS - NE3			
SA Objectives	ST	MT	LT	Commentary
account of climate change)				conservation value is made for any outstanding harm, and then, ecological enhancements are made. At best this would have a minor positive effect on this Objective rather than neutral.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary				
The policy will prevent harm to sites, species and their habitats unless it can be successfully mitigated. This is likely to result in a minor positive effect on Objective 8 and a neutral impact on the other applicable Objectives.				

<i>Policy No. & Title</i>	ECOSYSTEM SERVICES - NE4			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	People can obtain benefits from ecosystems services such as, food, water, flood and disease control and recreation. The policy allows development which considers ecosystems services and addresses food provisioning services and should improve the health and well-being of all communities. This should result in a minor positive impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	ECOSYSTEM SERVICES - NE4			
SA Objectives	ST	MT	LT	Commentary
housing				
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	This policy is not likely to have an effect on this objective.
Objective 6: Protect and enhance local distinctiveness	0	0	0	This policy is not likely to have an effect on this objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This policy is not likely to have an effect on this objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy allows development where ecosystem services are protected and enhanced in order that their benefits and function are optimised. This should result in a minor positive impact on this Objective. (The supporting text summarises the four key ecosystem services: supporting, provisioning, regulatory and cultural.)
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	The policy allows development where ecosystem services are protected and enhanced in order that their benefits and function are optimised. This should result in a minor positive impact on this Objective. (The supporting text summarises the four key ecosystem services: supporting, provisioning, regulatory and cultural.)
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	+	+	The policy allows development where ecosystem services are protected and enhanced in order that their benefits and function are optimised. This should result in a minor positive impact on this Objective. (The supporting text summarises the four key ecosystem services: supporting, provisioning, regulatory and cultural.)
Objective 11 Increase resilience to climate	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

<i>Policy No. & Title</i>	ECOSYSTEM SERVICES - NE4			
SA Objectives	ST	MT	LT	Commentary
change				
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The policy allows development where ecosystem services are protected and enhanced in order that their benefits and function are optimised. This should result in a minor positive impact on this Objective. (The supporting text summarises the four key ecosystem services: supporting, provisioning, regulatory and cultural.)
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary				
The policy allows development where ecosystem services are protected and enhanced in order that their benefits and function are optimised. This should result in a minor positive impact on Objectives 1, 3, 8 - 10 and a minor positive impact on Objective 12.				

<i>Policy No. & Title</i>	ECOLOGICAL NETWORKS - NE5			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	This policy is not likely to have an effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	ECOLOGICAL NETWORKS - NE5			
SA Objectives	ST	MT	LT	Commentary
and affordable public transport and promote cycling and walking				
Objective 6: Protect and enhance local distinctiveness	0	0	0	This policy is not likely to have an effect on this objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This policy is not likely to have an effect on this objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	++	++	++	The policy expects development to demonstrate what contribution will be made to ecological networks as shown on the Policies Map through habitat creation, protection, enhancement, restoration and/or management. This is likely to result in a major positive impact on this Objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary				
The policy expects development to demonstrate what contribution will be made to ecological networks as shown on the Policies Map through habitat creation, protection, enhancement, restoration and/or management. This is likely to result in a major positive impact on this Objective.				

Policy No. & Title	TREES AND WOODLAND CONSERVATION - NE6			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	The policy has a role to play in improving the health and wellbeing of our community – by providing shade from harmful ultra-violet radiation and improving the visual quality of our landscape. Trees and woodlands also provide opportunities for recreation and education.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The policy has a role to play in promoting stronger more vibrant and cohesive communities by providing opportunities for recreation and education.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The policy has a role to play in creating potential for employment, providing a sustainable source of compost and biofuels and the raw materials for businesses, encouraging inward investment, and bringing in tourism.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The policy has a role to play in protecting and enhancing local distinctiveness.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The policy requires development to include the appropriate retention and new planting of trees and woodlands, and not have an adverse impact on a veteran tree; this relates to avoiding potential impacts or loss of ancient woodland and aged or veteran trees.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy has a role to play in encouraging and protecting habitats and biodiversity and an important component of green infrastructure networks.
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	The policy has a role to play in reducing the effects of air pollution by removing sulphur dioxide, ozone, nitrogen oxides and particulates and reducing storm water run-off and soil erosion, acting as carbon sinks and producing oxygen; reducing energy consumption through moderation of the local climate by providing

Policy No. & Title	TREES AND WOODLAND CONSERVATION - NE6			
SA Objectives	ST	MT	LT	Commentary
				shelter and shade and reducing glare, reflection and wind speeds.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary By safeguarding trees and woodland from the adverse effects of development proposals and therefore supporting particular benefits they can deliver as articulated in the supporting text the policy will have a minor positive impact on Objectives 1, 3, 4, 6 - 9.				

Policy No. & Title	GB1: VISUAL AMENITIES OF THE GREEN BELT			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	This policy is not likely to have an effect on this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	GB1: VISUAL AMENITIES OF THE GREEN BELT			
SA Objectives	ST	MT	LT	Commentary
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	This policy is not likely to have an effect on this objective.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The policy will only allow development within or conspicuous from the Green Belt to proceed if it is not visually detrimental to the Green Belt by reason of siting, design or materials used. This protects areas of valued landscape/townscape, avoids harmful impacts to landscape character and values and protects diversity and local distinctiveness. This will result in a minor positive impact on this SA Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The policy will only allow development within or conspicuous from the Green Belt to proceed if it is not visually detrimental to the Green Belt by reason of siting, design or materials used. This ensures development that is well related to the surrounding landscape. This will result in a minor positive impact on this SA Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	GB1: VISUAL AMENITIES OF THE GREEN BELT			
SA Objectives	ST	MT	LT	Commentary
energy and encourage sustainable construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>The policy will only allow development within or conspicuous from the Green Belt to proceed if it is not visually detrimental to the Green Belt by reason of siting, design or materials used. This protects areas of valued landscape/townscape, avoids harmful impacts to landscape character and values and protects diversity and local distinctiveness. This will result in a minor positive impact on this SA Objective. This should result in a minor positive impact on Objective 6 and 7.</p>				

Policy No. & Title	GB2: DEVELOPMENT IN VILLAGES WITHIN THE GREEN BELT			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	+	In allowing some residential development within villages in the Green Belt within a Housing Development Boundary the policy will help meet local and identified needs for housing and therefore have a minor positive effect.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The delivery of well-designed new homes in villages may have a minor positive effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Allowing some non-residential development relating to business use in Green Belt villages could result in a minor positive effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public	0	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	GB2: DEVELOPMENT IN VILLAGES WITHIN THE GREEN BELT			
SA Objectives	ST	MT	LT	Commentary
transport and promote cycling and walking				
Objective 6: Protect and enhance local distinctiveness	+	+	+	Restricting new development in Green Belt villages to within defined Housing Development Boundaries should help protect and enhance local distinctiveness and therefore likely to have a minor positive effect.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	In allowing some residential development within villages in the Green Belt within a Housing Development Boundary the policy will help promote efficient use of land.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	GB2: DEVELOPMENT IN VILLAGES WITHIN THE GREEN BELT			
SA Objectives	ST	MT	LT	Commentary
Summary				
In allowing some residential development within villages in the Green Belt within a Housing Development Boundary the policy will help meet local and identified needs for housing. Allowing some non-residential development relating to business use in Green Belt villages could result in a minor positive effect on this objective. Therefore this policy has a minor positive impact on Objectives 2, 3, 4, 6 and 12.				

Policy No. & Title	GB3: EXTENSIONS AND ALTERATIONS TO BUILDINGS IN THE GREEN BELT			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	This policy approach applies to buildings for residential and businesses, It may have a negative effect on the accommodation needs of rural housing as it potentially limits the ability to extend accommodation to meet individual need. A careful balance should be taken between the accommodation needs of business against the desire to avoid the gradual erosion of the countryside. NPPF and other Development Management policies will assist to do so.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Natural effect on this SA Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy approach applies to buildings for residential and businesses, It may have a negative effect on the accommodation needs of rural businesses. A careful balance should be taken between the accommodation needs of business against the desire to avoid the gradual erosion of the countryside. NPPF and other Development Management policies will assist to do so.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	Extensions to buildings in the Green Belt which will be allowed providing they do not represent a disproportionate addition over and above the size of the original dwelling This should result in a neutral

Policy No. & Title	GB3: EXTENSIONS AND ALTERATIONS TO BUILDINGS IN THE GREEN BELT			
SA Objectives	Short term	Med term	Long term	Commentary
				impact on this SA Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not directly applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not directly applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary Allowing extensions to buildings in the Green Belt under the terms of the policy will help protect and enhance local distinctiveness.				

Policy No. & Title	PCS1: POLLUTION AND NUISANCE
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SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	By seeking to ensure there is no unacceptable risk from existing or potential sources of pollution or nuisance on the development no unacceptable risks of pollution to other existing or proposed land uses, the policy should have a minor positive impact on health and well-being.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	This policy is not likely to have an effect on this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The policy only allows development if there is no unacceptable risk from existing or potential sources of pollution or nuisance on development, and no unacceptable risks of pollution to other existing or proposed land uses. This relates to development that minimises exposure to poor air quality and noise pollution and the remediation of contaminated sites. This helps to promote stronger communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	++	++	The policy approach will help reduce the level of pollution which encourage and protect habitats and biodiversity.
Objective 9: Reduce land, water, air, light, noise pollution	++	++	++	The policy only allows development if there is no unacceptable risk from existing or potential sources of pollution or nuisance on development, and no unacceptable risks of pollution to other existing or proposed land uses. This relates to development that minimises exposure to poor air quality and noise

Policy No. & Title	PCS1: POLLUTION AND NUISANCE			
SA Objectives	Short term	Med term	Long term	Commentary
				pollution and the remediation of contaminated sites.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	+	++	++	The policy approach will help reduce the level of pollution which contributes to increase resilience to climate change.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	++	++	The policy approach will help reduce the level of pollution which encourage careful use of natural resources.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	This policy is not likely to have an effect on this objective.
Summary By seeking to ensure there is no unacceptable risk from existing or potential sources of pollution or nuisance the policy will have a minor positive impact on Objectives 1, 3, 8 and 11 and a major positive impact on Objective 9 (reducing pollution).				

Policy No. & Title	PCS2: NOISE AND VIBRATION			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	By only allowing development where it does not give rise to unacceptable increases in levels of noise where it would have an adverse impact on health and quality of life, the policy should have a positive impact on health and well-being and general amenity.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	By only allowing development where it does not give rise to unacceptable increases in levels of noise where it would have an adverse impact on residential amenity, the policy should help achieve higher housing quality.
Objective 3: Promote stronger more vibrant and	0	0	0	By only allowing development where it does not give rise to unacceptable increases in levels of noise where it would have an adverse impact on residential amenity,

Policy No. & Title	PCS2: NOISE AND VIBRATION			
SA Objectives	Short term	Med term	Long term	Commentary
cohesive communities and reduce anti-social behaviour, crime and the fear of crime				the policy should have a positive impact on communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	This policy seeks to safeguard the built environment from the potential negative impacts of noise emitting development unless this can be minimised or mitigated to an acceptable level.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This policy seeks to safeguard the built environment from the potential negative impacts of noise emitting development unless this can be minimised or mitigated to an acceptable level.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	This policy seeks to safeguard the natural environment from the potential negative impacts of noise emitting development unless this can be minimised or mitigated to an acceptable level.
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	The policy only allows development where it does not give rise to unacceptable increases in levels of noise that has an adverse impact on health and quality of life, which relates to development that minimises exposure to noise pollution and avoidance of locating potentially noisy activities in areas that are sensitive to noise.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

<i>Policy No. & Title</i>	PCS2: NOISE AND VIBRATION			
SA Objectives	Short term	Med term	Long term	Commentary
resources including energy and encourage sustainable construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary				
By only allowing development where it does not give rise to unacceptable increases in levels of noise where it would have has an adverse impact on health and quality of life; the policy should secure a neutral impact on the majority of applicable Objectives and a minor positive impact on Objective 9.				

<i>Policy No. & Title</i>	PCS3: AIR QUALITY			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	++	++	The policy only allows development that does not give rise to pollution emission and expect new development located within an Air Quality Management Area to follow the local air quality action plan. This contributes to this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	Improving air quality leads to heather and stronger communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote	0	0	0	

Policy No. & Title	PCS3: AIR QUALITY			
SA Objectives	Short term	Med term	Long term	Commentary
cycling and walking				
Objective 6: Protect and enhance local distinctiveness	0	0	0	
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy only allows development that minimises exposure to poor air quality with specific reference to preventing development which gives rise to polluting emissions which have an unacceptable adverse impact on the built environment.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy only allows development that minimises exposure to poor air quality with specific reference to preventing development which gives rise to polluting emissions which have an unacceptable adverse impact on the natural environment (in particular designated wildlife sites).
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The policy only allows development which does not give rise to polluting emissions which have an adverse impact on air quality and health; is not located where it would be at unacceptable risk from existing sources of odour/dust/other forms of air pollutant; and is consistent with the local air quality action plan if applicable. This relates to development that minimises exposure to poor air quality.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	+	++	++	The emerging policy approach will help reduce the level of air pollution which contributes to increase resilience to climate change.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	
Summary				
The policy only allows development that minimises exposure to poor air quality with specific reference to preventing development which gives rise to polluting emissions which will have a minor positive impact on				

<i>Policy No. & Title</i>	PCS3: AIR QUALITY			
SA Objectives	Short term	Med term	Long term	Commentary
Objectives 1, 3 and 11.				

<i>Policy No. & Title</i>	PCS4: MAJOR HAZARDS AND HAZARDOUS SUBSTANCES			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	The policy will only allow developments involving the use, manufacture, storage or production of hazardous substance providing it is at an appropriate distance from existing and proposed residential areas, areas of public use and areas of particular natural sensitivity, in order to maintain safety and amenity and that there would be no unacceptable risk to those who potentially use these developments. It also only allows development in close proximity to an existing hazard where there is no unacceptable risk to public safety and amenity.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	PCS4: MAJOR HAZARDS AND HAZARDOUS SUBSTANCES			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	This policy is not likely to have an effect on this objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The policy will ensure hazardous substances are stored in a way that in a way that does not give rise to harm to the environment that cannot be minimised This would therefore result in a neutral impact on this SA Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary The policy will only allow development involving hazardous substances providing it does not give rise to an unacceptable risk to those who potentially use developments and result in a neutral effect on Objectives 1 and 9.				

Policy No. & Title	CONTAMINATION - PCS5			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. This should result on no adverse impact on this SA Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. This should result on no adverse impact on this SA Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. This should result on no adverse impact on this SA Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. This should result on no adverse impact on this SA Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. This should result on no adverse impact on this SA Objective.
Objective 9: Reduce land, water,	0	0	0	The policy only allows development on contaminated land provided the proposal will not cause significant

<i>Policy No. & Title</i>	CONTAMINATION - PCS5			
SA Objectives	Short term	Med term	Long term	Commentary
air, light, noise pollution				harm to health or environment, and that remediation measures are put in place as appropriate. This relates to the remediation of contaminated sites.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate. This helps to encourage careful and efficient use of land.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary The policy only allows development on contaminated land provided the proposal will not cause significant harm to health or environment, and that remediation measures are put in place as appropriate and therefore will result in a neutral effect on all applicable Objectives with a positive impact on Objective 12.				

<i>Policy No. & Title</i>	UNSTABLE LAND - PCS6			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	The policy will prevent development being built on land at risk of instability and to ensure safe development. Resolving issues of land instability prior to the occupation of a property should provide reassurance to future occupants and not result in a negative impact on health and well-being.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	UNSTABLE LAND - PCS6			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	The policy will prevent development being built on land at risk of instability and to ensure safe development.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and draft Development Plan policies which would apply.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted and draft Development Plan policies which would apply.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and	0	0	0	This policy is not likely to have an effect on this objective.

<i>Policy No. & Title</i>	UNSTABLE LAND - PCS6			
SA Objectives	Short term	Med term	Long term	Commentary
efficient use of natural resources including energy and encourage sustainable construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary The policy will prevent development being built on land at risk of instability and to ensure safe development and result in a neutral effect on all applicable Objectives.				

<i>Policy No. & Title</i>	WATER SOURCE PROTECTION ZONES - PCS7			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	Water Source Protection Areas feed springs and watercourses used for public drinking water supply. The polluting of these catchment areas could pose a serious risk to public health. The policy seeks to prevent this.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	WATER SOURCE PROTECTION ZONES - PCS7			
SA Objectives	Short term	Med term	Long term	Commentary
and affordable public transport and promote cycling and walking				
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The policy will not allow development that would adversely affect the quality or quantity of water resources by means of pollution which relates to reducing water pollution.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The policy encourages careful and efficient use of water resource.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	WATER SOURCE PROTECTION ZONES - PCS7			
SA Objectives	Short term	Med term	Long term	Commentary
Summary				
The policy will not allow development that would adversely affect the quality or quantity of water resources polluting of Water Source Protection Areas within the District and should therefore result in a neutral impact on Objectives 1 and 9. It also encourages careful and efficient use of water resource with a minor positive impact on Objective 12.				

Policy No. & Title	PCS7A: FOUL SEWAGE INFRASTRUCTURE			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	The policy will have a major positive effect on this Objective as it will only allow development where adequate sewage treatment facilities are available or where suitable arrangements are made for their provision.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	PCS7A: FOUL SEWAGE INFRASTRUCTURE			
SA Objectives	Short term	Med term	Long term	Commentary
cultural assets				
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy avoids in increased nutrient load to sensitive watercourses which helps to encourage and protect biodiversity.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	By ensuring development is only permitted where adequate sewage treatment facilities are available or where suitable arrangements are made for their provision, the effect on this Objective should be neutral. The policy will also ensure that development which may result in increased nutrient load to sensitive watercourses should incorporate adequate mitigation measures in compliance with the requirements of the EU Water Framework and Habitats Directives.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The policy avoids in increased nutrient load to sensitive watercourses which helps to encourage careful use of natural resources
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	++	++	++	The policy will score a major positive against this Objective as it as it will only allow development where adequate sewage treatment facilities are available or where suitable arrangements are made for their provision.
Summary The policy will have a major positive effect on Objectives 1 and 13 as it will only allow development where adequate sewage treatment facilities are available or where suitable arrangements are made for their provision and a minor positive impact on Objectives 8 and 12.				

Policy No. & Title	BATH HOT SPRINGS - PCS8			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	The development of 'Aqua Sulis' as a retreat for health therapy workshop and relaxation, Bath's Hot Springs have been the centre of social, economic and cultural development in Bath. Protecting the Hot Springs have a major positive effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The development of 'Aqua Sulis' as a retreat for health therapy workshop and relaxation, Bath's Hot Springs have been the centre of social, economic and cultural development in Bath. Protecting the Hot Springs have a positive effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The development of 'Aqua Sulis' as a retreat for health therapy workshop and relaxation, Bath's Hot Springs have been the centre of social, economic and cultural development in Bath. Protecting the Hot Springs have a positive effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The development of 'Aqua Sulis' as a retreat for health therapy workshop and relaxation, Bath's Hot Springs have been the centre of social, economic and cultural development in Bath. Protecting the Hot Springs have a positive effect on this objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The Hot Springs are one of the six key attributes of the City of Bath World Heritage Site. Any adverse impact on the quality or yield of the Bath Hot Spring will in turn impact on the Outstanding Universal Value of the World Heritage Site. The policy seeks to directly prevent this happening.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	BATH HOT SPRINGS - PCS8			
SA Objectives	Short term	Med term	Long term	Commentary
change)				
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The policy will not allow development that would have an adverse impact on the quality or yield of the Bath Hot Springs which relates to reducing water pollution. Alternative option will result in a neutral impact
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	This policy helps achieve careful and use of natural resources.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary				
A policy that will not allow development that would have an adverse impact on the quality or yield of the Bath Hot Springs will have has a major positive effect on Objective 1 and a minor positive impact on Objectives 3, 4, 6, 7 and 12.				

Policy No. & Title	H1: Housing & Facilities for the Elderly, people with other supported housing or care needs			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	Positive impact as the policy requires best practice inclusive design for elderly, supported and specialist care housing.
Objective 2: Meet identified	++	++	++	This is a housing policy to improve housing quality for specialised housing.

Policy No. & Title	H1: Housing & Facilities for the Elderly, people with other supported housing or care needs			
SA Objectives	ST	MT	LT	Commentary
needs for sufficient, high quality and affordable housing				
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	This policy aims to ensure that the elderly and those with specialised housing needs have high quality housing provision which meets their needs.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Care homes and supported housing provides local employment opportunities, albeit these are often low wage jobs. In addition, other adopted Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The policy refers specifically to cycle storage which is a minor positive. In addition, other adopted Development Plan policies apply – see Table 4.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The impact of the policy is neutral, however, other adopted Development Plan policies apply – see Table 4.
Objective 7: Protect and enhance the district's historic, environmental	+	+	+	The policy refers to plants, trees and the natural environment, which is a minor positive. However, other adopted Development Plan policies apply – see Table 4.

Policy No. & Title	H1: Housing & Facilities for the Elderly, people with other supported housing or care needs			
SA Objectives	ST	MT	LT	Commentary
and cultural assets				
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy refers to plants, trees and the natural environment, which is a minor positive. However, other adopted Development Plan policies apply – see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The impact of the policy is neutral, however, other adopted Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	+	+	+	The policy refers specifically to high levels of energy efficiency which is a minor positive. In addition, other adopted Development Plan policies apply – see Table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The policy refers to energy efficiency, ventilation, adaptability and cross ventilation, which is a minor positive. Other adopted Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste	0	0	0	Other adopted Development Plan policies apply – see Table 4.

Policy No. & Title	H1: Housing & Facilities for the Elderly, people with other supported housing or care needs			
SA Objectives	ST	MT	LT	Commentary
hierarchy (Reduce, Reuse and Recycle)				
<p>Summary</p> <p>This policy has major positive impacts on the objectives 1-4, specific positive impacts are as follows:</p> <ul style="list-style-type: none"> • best practice inclusive design for elderly, supported and specialist care housing • improve housing quality for specialised housing • helps to ensure that the elderly and those with specialised housing needs have high quality housing provision which meets their needs • Care homes and supported housing provides local employment opportunities, albeit these are often low wage jobs <p>As suggested in the last SA increased detail on defining care home uses has been added to the policy to ensure that there is a clear policy approach and that the positives of this option have been realised.</p> <p>There are also positive impacts on the following Objectives 5,7,8,11 and 12.</p> <p>There are no negative impacts identified.</p>				

Policy No. & Title	H2: Houses in Multiple Occupation			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	This policy supports balanced communities, and requires dispersal of Houses in Multiple Occupation in the city.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	+	This policy supports balanced communities, and requires dispersal of Houses in Multiple Occupation in the city, however it has no impact on affordable housing provision.
Objective 3: Promote stronger more vibrant and cohesive communities and	++	++	++	This policy supports balanced communities, and requires dispersal of Houses in Multiple Occupation in the city. A dispersed approach avoids streets being dominated by HMO and the related fear of crime associated with quiet streets at certain times of year.

Policy No. & Title	H2: Houses in Multiple Occupation			
SA Objectives	ST	MT	LT	Commentary
reduce anti-social behaviour, crime and the fear of crime				
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy has a neutral impact. However, it does seek to ensure HMOs are refused where development prejudices the continued commercial use of ground/lower floors and therefore, it does help to protect employment space. Other adopted Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	Other adopted Development Plan policies apply – see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	Other adopted Development Plan policies apply – see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and	n/a	n/a	n/a	This SA Objective is not applicable to this policy.

Policy No. & Title	H2: Houses in Multiple Occupation			
SA Objectives	ST	MT	LT	Commentary
manage flood risk (taking account of climate change)				
Objective 11: Increase resilience to climate change including flood risk	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	This policy ensures that land is used efficiently.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>This policy has a major positive impact on Objective 1 and 3 it delivers the following benefits:</p> <ul style="list-style-type: none"> • Supports balanced communities, and requires dispersal of Houses in Multiple Occupation in the city • A dispersed approach avoids streets being dominated by HMO and the related fear of crime associated with quiet streets at certain times of year <p>In addition, the policy has positive impacts on the following Objectives 2 and 12.</p> <p>No negative impacts are identified.</p>				

Policy No. & Title	H3: Residential Use in Existing Buildings			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	Other adopted Development Plan policies apply – see Table 4.
Objective 2:	+	+	+	This policy sub-division of existing dwellings where

Policy No. & Title	H3: Residential Use in Existing Buildings			
SA Objectives	ST	MT	LT	Commentary
Meet identified needs for sufficient, high quality and affordable housing				there is no harmful impacts and supports the re-use of empty homes, with a potential for minor positive impacts on local supply of affordable housing.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy has a neutral impact. However, the policy encourages the re-use of empty homes which could have a positive effect in terms of creating more vibrant/cohesive communities. Other adopted Development Plan policies apply – see Table 4.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This policy has a minor positive impact as it seeks to maintain commercial ground floor uses. Other adopted Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	This policy has a minor positive impact as it includes consideration of transport harm. Other adopted Development Plan policies apply – see Table 4.
Objective 6: Protect and enhance local distinctiveness	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 9:	0	0	0	Other adopted Development Plan policies apply –

Policy No. & Title	H3: Residential Use in Existing Buildings			
SA Objectives	ST	MT	LT	Commentary
Reduce land, water, air, light, noise pollution				see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change including flood risk	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	This policy has a minor positive impact as it encourages efficient use of property. Other adopted Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>This policy has no major positive impacts identified against the SA objectives.</p> <p>Minor positive impacts are noted in relation to Objectives 2,4,5, and 12.</p> <p>No negative impacts are noted.</p>				

	H4: Self Build			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1:	+	+	+	This policy has a minor positive impact as self-

	H4: Self Build			
SA Objectives	Short term	Med term	Long term	Commentary
Improve the health and well-being of all communities				build can encourage inclusive design.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	+	This policy supports self-build housing delivery.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This policy has minor positive impact as it should support local builders and construction industry.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 8: Encourage and	n/a	n/a	n/a	This SA Objective is not applicable to this policy.

H4: Self Build				
SA Objectives	Short term	Med term	Long term	Commentary
protect habitats and biodiversity and geodiversity (taking account of climate change)				
Objective 9: Reduce land, water, air, light, noise pollution	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 11: Increase resilience to climate change	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>This policy has no major positive impacts identified against the SA objectives.</p> <p>Minor positive impacts are noted in relation to Objectives 1,2 and 4.</p> <p>No negative impacts are noted.</p>				

H5: Retention of the Existing Housing Stock				
SA Objectives	Short term	Med term	Long term	Commentary

H5: Retention of the Existing Housing Stock				
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	-/0	-/0	-/0	This policy has a minor negative impact on housing, as there may be marginal losses in housing, however, this is balanced against other positive impacts – these tests must be met to show benefits outweigh the harm. Mitigation The policy wording contains criteria which can be used to balance any negative impacts in relation to housing against other benefits.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy has a neutral impact. Other Development Plan policies apply – see Table 4.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This policy has a minor positive impact as it facilitates change of use where there are substantial economic benefits. Other adopted Development Plan policies apply – see Table 4.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	+	+	+	This policy has a minor positive impact as it facilitates change of use where there are conservation benefits. Other adopted Development Plan policies apply – see Table 4.

H5: Retention of the Existing Housing Stock				
SA Objectives	Short term	Med term	Long term	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	This policy has a minor positive impact as it facilitates change of use where there are conservation benefits. Other adopted Development Plan policies apply – see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	This policy has a minor positive impact as it facilitates change of use where there are environmental benefits. Other adopted Development Plan policies apply – see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.

H5: Retention of the Existing Housing Stock				
SA Objectives	Short term	Med term	Long term	Commentary
<p>Summary</p> <p>This policy has no major positive impacts identified against the SA objectives.</p> <p>Minor positive impacts are noted in relation to Objectives 4,6,7 and 12.</p> <p>A minor negative impact is noted in relation Objective 2 as there may be some marginal loss of housing, however, this is mitigated by the criteria based approach which requires a balanced decision to be made.</p>				

H7: Accessibility Standards				
SA Objectives	Short term	Med term	Long term	Commentary
<p>Objective 1:</p> <p>Improve the health and well-being of all communities</p>	++	++	++	This policy has positive impact on communities particularly disabled people, or those with children and families or older people as it seeks to ensure that housing is more accessible in its design.
<p>Objective 2:</p> <p>Meet identified needs for sufficient, high quality and affordable housing</p>	++	++	++	This policy has positive impact the inclusive nature of housing design for both affordable and market stock.
<p>Objective 3:</p> <p>Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	++	++	++	This policy will have a positive impact on community mix and cohesion as it will ensure that all new development contains more accessible units.
<p>Objective 4:</p> <p>Build a strong, competitive economy and enable local businesses to prosper</p>	0	0	0	Other adopted Development Plan policies apply – see Table 4.
<p>Objective 5:</p> <p>Ensure everyone</p>	n/a	n/a	n/a	This SA Objective is not applicable to this policy.

H7: Accessibility Standards				
SA Objectives	Short term	Med term	Long term	Commentary
has access to high quality and affordable public transport and promote cycling and walking				
Objective 6: Protect and enhance local distinctiveness	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources	+	+	+	Other adopted Development Plan policies apply – see Table 4.

H7: Accessibility Standards				
SA Objectives	Short term	Med term	Long term	Commentary
including energy and encourage sustainable construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Summary				
<p>This policy has a major positive impact on Objective 1 in relation to the health and well-being of communities – as it ensures housing meets enhanced accessibility standards so that a range of housing is offered.</p> <p>There is a positive impact in relation to objectives 2,3, and 12 in addition.</p> <p>There are no negative impacts identified.</p>				

H8: Affordable Housing Regeneration Schemes				
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	This policy has a positive impact on communities as it will ensure that re-development of affordable housing will be supported where it is justified.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This policy seeks to ensure that there is no loss of affordable housing where it is not clearly justified.
Objective 3:	+	+	+	This policy will have a positive impact on community

H8: Affordable Housing Regeneration Schemes				
SA Objectives	Short term	Med term	Long term	Commentary
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime				mix and cohesion as it will ensure that regeneration options are explored as part of redevelopment proposals.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	Other adopted Development Plan policies apply.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	Other adopted Development Plan policies apply.
Objective 6: Protect and enhance local distinctiveness	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	n/a	n/a	n/a	This SA Objective is not applicable to this policy.

H8: Affordable Housing Regeneration Schemes				
SA Objectives	Short term	Med term	Long term	Commentary
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	This policy seeks to encourage refurbishment to be explored before comprehensive redevelopment is pursued.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	n/a	n/a	n/a	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>This policy has a major positive impact on Objective 2 as it ensures that there is minimal loss of affordable housing stock.</p> <p>There is a positive impact in relation to objectives 1,3 and 12.</p> <p>There are no negative impacts identified.</p>				

<i>Policy No. & Title</i>	SAFEGUARDING LOCAL COMMUNITY FACILITIES - LCR1			
Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	The retention of land/buildings used for community purposes should have a major positive impact on health and well-being of all communities by ensuring there are sufficient community facilities to meet the needs of local communities.

Policy No. & Title	SAFEGUARDING LOCAL COMMUNITY FACILITIES - LCR1			
Objectives	ST	MT	LT	Commentary
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	The policy requires retention of land/buildings used for community purposes unless there is evidence of adequate existing provision or alternative facilities to be provided. This relates to provision of appropriate and accessible community social and cultural facilities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Retaining needed local community facilities will reduce the need to travel elsewhere to use equivalent facilities in potentially more distant locations and should have a minor positive impact on this Objective.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase	N/A	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title	SAFEGUARDING LOCAL COMMUNITY FACILITIES - LCR1			
Objectives	ST	MT	LT	Commentary
resilience to climate change				
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary The retention of land/buildings used for community purposes should have a major positive impact on health and well-being of all communities (Objective 1) and a minor positive impact on Objective 2 by helping to reduce the need to travel elsewhere to use equivalent facilities.				

Policy No. & Title	PUBLIC HOUSES - LRC1A			
Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	The policy seeks to prevent the loss of public houses as a valued community facility unless there is evidence of adequate existing provision or alternative facilities to be provided and should have a positive impact on health and well-being of all communities by ensuring there are sufficient community facilities to meet the needs of local communities.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The policy seeks to prevent the loss of public houses as a valued community facility unless there is evidence of adequate existing provision or alternative facilities to be provided. This relates to provision of appropriate and accessible community social and cultural facilities and should have a positive impact on this Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Retaining needed local community facilities will reduce the need to travel elsewhere to use equivalent facilities further away. This will result in a minor positive have a positive impact on this Objective.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title	PUBLIC HOUSES - LRC1A			
Objectives	ST	MT	LT	Commentary
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary				
The policy seeks to prevent the loss of public houses in terms of their community benefits unless there is evidence of adequate existing provision or alternative facilities to be provided and should have a minor positive impact on Objectives 1, 3 and 5.				

Policy No. & Title	NEW OR REPLACEMENT COMMUNITY FACILITIES - LCR2			
Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	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. Where community facilities are inadequate to meet the needs of future residents of new development, additional community facilities will be provided to meet these future needs. This should have a major positive impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger	++	++	++	By supporting the development of new or replacement community facilities the policy will maintain or enhance existing provision in locations accessible by

Policy No. & Title	NEW OR REPLACEMENT COMMUNITY FACILITIES - LCR2			
Objectives	ST	MT	LT	Commentary
more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime				sustainable transport modes. Where community facilities are inadequate to meet the needs of future residents of new development, additional community facilities will be provided to meet these future needs. This should have a major positive impact on this Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	The policy expects new or replacement community facilities to be accessible by sustainable transport modes. This should have a major positive impact on this Objective.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The policy expects new or replacement community facilities to be within or well related to the settlement or well related to existing buildings thereby protecting and enhancing local distinctiveness. This should result in a minor positive impact on this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural	N/A	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title	NEW OR REPLACEMENT COMMUNITY FACILITIES - LCR2			
Objectives	ST	MT	LT	Commentary
resources including energy and encourage sustainable construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary				
By supporting the development of new or replacement community facilities the policy will maintain or enhance existing provision in locations accessible by sustainable transport modes and therefore result in a major positive impact on Objectives 1, 3 and 5 and a minor positive impact on Objective 6.				

Policy No. & Title	SITES SAFEGUARDED FOR PRIMARY SCHOOL USE - LCR3			
Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	By continuing to safeguard sites for primary school use to provide for future identified educational needs, the policy will provide certainty and reassurance to the schools and local community. This will result in a major positive impact on health and well-being of local communities.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	By continuing to safeguard sites for primary school use to provide for future identified educational needs, the policy will contribute to providing appropriate and assessable community, cultural and recreational facilities. This will result in a major positive impact on this Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote	N/A	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title	SITES SAFEGUARDED FOR PRIMARY SCHOOL USE - LCR3			
Objectives	ST	MT	LT	Commentary
cycling and walking				
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary By continuing to safeguard sites for primary school use to provide for future identified educational needs, the policy will provide certainty and reassurance to the schools and local community. This should have a major positive impact on Objectives 1 and 3.				

Policy No. & Title	PRIMARY SCHOOL CAPACITY - LCR3A			
Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	The policy will ensure residential development is only allowed where there is a school within a reasonable distance that has sufficient spare capacity or is able to be expanded to create additional capacity to accommodate the pupil needs arising from the development. This would ensure the benefits of securing and maintaining balanced and more self-contained communities and help reduce the need to travel are realised and result in a major positive impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	This policy is not likely to have an effect on this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	In ensuring that residential development is only allowed where there is a school within a reasonable distance that has sufficient spare capacity or is able to be expanded to create additional capacity to accommodate the pupil needs arising from the development, is likely to have a minor positive impact on this Objective by helping to promote stronger more vibrant and cohesive communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	One of the aims of the policy is to help reduce the need to travel which should result in minor positive impact on this Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	This policy is not likely to have an effect on this objective.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other Development Plan policies which would apply - see Table 4.

Policy No. & Title	PRIMARY SCHOOL CAPACITY - LCR3A			
Objectives	ST	MT	LT	Commentary
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other Development Plan policies which would apply - see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary The policy will ensure residential development is only allowed where there is a school within a reasonable distance that has sufficient spare capacity or is able to be expanded to create additional capacity to accommodate the pupil needs arising from the development and result in a major positive impact on Objective 1 an a minor positive impact on Objective 3.				

Policy No. & Title	ALLOCATION OF LAND FOR CEMETERIES - LCR4			
Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	In safeguarding additional land for cemetery use, this policy will help provide for a needed community facility and certainly for local communities. It will contribute towards improving the health and well-being of all communities and have a major positive impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	Safeguarding land for cemetery use will result in a neutral impact on this Objective by helping to protect and enhance local distinctiveness.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	Safeguarding land for cemetery use will result in a neutral impact on this Objective by helping to protect and enhance historic, environmental and cultural assets.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Safeguarding land for cemetery use will result in a neutral impact on this Objective by helping to protect and protect habitats and biodiversity and geodiversity.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title	ALLOCATION OF LAND FOR CEMETERIES - LCR4			
Objectives	ST	MT	LT	Commentary
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary In safeguarding additional land for cemetery use, this policy will help provide for a needed community facility and certainly for local communities and result in a major positive impact on Objective 1 and a neutral impact on Objectives 6 - 8.				

Policy No. & Title	SAFEGUARDING EXISTING SPORT & RECREATIONAL FACILITIES - LCR5			
Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	Resisting the loss of open space, land and buildings used for sports and recreation should have a minor positive impact on health and well-being of all communities by ensuring there are sufficient sports and recreation facilities to meet the needs of local communities by providing opportunities to engage in structured sport and play, leisure and informal recreation. The policy should have a minor positive impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	Resisting the loss of open space, land and buildings used for sports and recreation should have a minor positive impact on this Objective. by ensuring there are sufficient sports and recreation facilities to meet the needs of local communities by providing opportunities to engage in structured sport and play, leisure and informal recreation. The policy should have a minor positive impact on this Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The policy will ensure that the loss of recreational facilities is permitted suitable replacement facilities of at least equivalent quality, quantity and community value are provided in locations accessible by sustainable transport modes and should result in a minor positive impact on this Objective.
Objective 6: Protect and enhance local distinctiveness	0	0	0	Resisting the loss of open space, land and buildings used for sports and recreation will result in a neutral impact on this Objective by helping to protect and enhance local distinctiveness.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	Resisting the loss of open space, land and buildings used for sports and recreation will result in a neutral impact on this Objective by helping to protect and enhance historic, environmental and cultural assets.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Resisting the loss of open space, land and buildings used for sports and recreation will result in a neutral impact on this Objective by helping to protect and protect habitats and biodiversity and geodiversity.

Policy No. & Title	SAFEGUARDING EXISTING SPORT & RECREATIONAL FACILITIES - LCR5			
Objectives	ST	MT	LT	Commentary
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary A policy that resists the loss of open space, land and buildings used for sports and recreation should have a positive impact on health and well-being of all communities by ensuring there are sufficient sports and recreation facilities to meet the needs of local communities resulting in a positive impact on Objectives 1, 3 and 5 and a neutral impact on Objectives 6 - 8.				

Policy No. & Title	NEW AND REPLACEMENT SPORTS & RECREATIONAL FACILITIES - LCR6			
Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	By supporting the development of new or replacement sport or recreational the policy will maintain or enhance existing provision in locations accessible by sustainable transport modes. The policy also expects that proposals should not give rise to significant adverse environmental conditions that would be detrimental to public safety and the amenities of local residents. Where sport or recreational facilities are inadequate to meet the needs of future residents of new development, additional sport or recreational facilities will be provided to meet these future needs. This should result in a major positive impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	See commentary under Objective 1.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	The policy expects that new or replacement sport or recreational facilities are provided in locations accessible by sustainable transport modes and that vehicle access and on-site vehicle parking would be provided to an appropriate standard. This should result in a major positive impact on this Objective.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The policy expects that new or replacement sport or recreational facilities should have no unacceptable impact on landscape character and where the re-use or adaptation of existing buildings is not practical or viable, and they are of a scale appropriate to the location.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy expects that new or replacement sport or recreational facilities should not give rise to significant adverse environmental conditions which would include those that would adversely affect historic, environmental and cultural assets. There are also other adopted Development Plan policies which would apply - see Table 4.
Objective 8:	0	0	0	The policy expects that new or replacement sport or

Policy No. & Title	NEW AND REPLACEMENT SPORTS & RECREATIONAL FACILITIES - LCR6			
Objectives	ST	MT	LT	Commentary
Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)				recreational facilities should not give rise to significant adverse environmental conditions which would include those that would adversely affect habitats and biodiversity and geodiversity. There are also other Development Plan policies which would apply - see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The policy expects that new or replacement sport or recreational facilities should not give rise to significant adverse environmental conditions including the impact of air, noise, water quality and light pollution.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	In the case of proposal for new or replacement sport or recreational facilities outside settlement, the policy expects that the re-use or adaptation of existing buildings to be considered before a new buildings and will result in a minor positive impact on this Objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary By supporting the development of new or replacement sport or recreational the policy will maintain or enhance existing provision in locations accessible by sustainable transport modes. This will result in a major positive impact on Objectives 1, 3 and 5. The policy would also have a minor positive impact on Objective 6 and a neutral impact on Objectives 7 - 9.				

Policy No. & Title	LOCAL GREEN SPACE - LCR6A			
Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	This policy is likely to have a major positive impact on this Objective as it will protect green areas identified by local communities as being of particular importance to them. Once designated development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	The NPPF encourages local communities to identify green areas of particular importance to them for special protection. Once designated, these open spaces will not be developed except in very special circumstances which would likely preclude housing. Therefore a neutral effect is recorded.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	This policy is likely to have a major positive impact on this Objective as it will protect green areas identified by local communities as being of particular importance to them. Once designated development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	The NPPF encourages local communities to identify green areas of particular importance to them for special protection. Once designated, these open spaces will not be developed except in very special circumstances which would preclude business development. Therefore a neutral effect is recorded.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	This policy is likely to have a neutral impact on this Objective as development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This policy is likely to have a neutral impact on this Objective as development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	This policy is likely to have a neutral impact on this Objective as development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained which might include the 'richness of its wildlife'.

Policy No. & Title	LOCAL GREEN SPACE - LCR6A			
Objectives	ST	MT	LT	Commentary
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	This policy would prevent the wholesale loss of an allocated Local Green Space to development which would result in a minor positive impact on this Objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary This policy is likely to have a major positive impact on Objectives 1 and 3 as it will protect green areas identified by local communities as being of particular importance to them. Once designated development will not be permitted unless very special circumstances can be demonstrated thus ensuring its special character to be retained.				

Policy No. & Title	RECREATIONAL DEVELOPMENT PROPOSALS AFFECTING WATERWAYS - LCR7			
Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	The policy, in allowing for proposals for the recreational use of waterways and water areas, will help increase the range and diversity of recreational facilities and opportunities to access these across the District. It also ensures that safety or the highway interests are addressed. This should have a major positive impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The policy, in allowing for proposals for the recreational use of waterways and water areas, will help increase the range and diversity of recreational facilities and opportunities to access these across the District. This should have a minor positive impact on this Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The policy does not allow development which would have an unacceptable impact on landscape or nature conservation interests, or be detrimental to the character or amenity value of the area. This would result in a neutral impact on this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy does not allow development which would have an unacceptable impact on landscape or nature conservation interests, or be detrimental to the character or amenity value of the area. This would result in a neutral impact on this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy does not allow development which would have an unacceptable impact on landscape or nature conservation interests, or be detrimental to the character or amenity value of the area. This would result in a neutral impact on this Objective.
Objective 9: Reduce land, water,	0	0	0	The policy does not allow development which would be detrimental to water quality and supply. This would

Policy No. & Title	RECREATIONAL DEVELOPMENT PROPOSALS AFFECTING WATERWAYS - LCR7			
Objectives	ST	MT	LT	Commentary
air, light, noise pollution				result in a neutral impact on this Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
<p>Summary</p> <p>The policy, in allowing for proposals for the recreational use of waterways and water areas, will help increase the range and diversity of recreational facilities and opportunities to access these across the District and result in a major positive impact on Objective 1 and minor positive impact on Objective 3. There would be a neutral impact on Objectives. The policy does not allow development which would have an unacceptable impact on landscape or nature conservation interests, or be detrimental to the character or amenity value of the area and have a neutral effect on Objectives 6 - 9.</p>				

Policy No. & Title	TELECOMMUNICATIONS - LCR7A			
Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The policy expects that the siting and appearance of apparatus and associated structures minimises impact on the visual amenity, character or appearance of surrounding area and are sited and designed in such a way that minimises impact on the external appearance of the host building. It also expects that development should not have an unacceptable effect on areas, landscape or heritage assets. On balance a neutral impact should be scored against this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy expects that the siting and appearance of apparatus and associated structures minimises impact on the visual amenity, character or appearance of surrounding area and are sited and designed in such a way that minimises impact on the external appearance of the host building. It also expects that development should not have an unacceptable effect on areas, landscape or heritage assets. On balance a neutral impact

Policy No. & Title	TELECOMMUNICATIONS - LCR7A			
Objectives	ST	MT	LT	Commentary
				should be scored against this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy expects that development should not have an unacceptable effect on areas of ecological assets which will result in a neutral impact on this Objective.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary				
The policy by expecting the siting and appearance of apparatus and associated structures minimises impact on the visual amenity, character or appearance of surrounding area will help ensure a neutral impact on Objectives 6 and 7. It also explicitly expects that development should not have an unacceptable effect on areas of ecological assets which will also result in a neutral impact on Objective 8.				

Policy No. & Title	BROADBAND - LCR7B			
Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	The policy seeks to ensure that new residential and employment development provides for the necessary infrastructure to allow for the implementation of superfast broadband. This will also make people's leisure time more enjoyable, make it easier for residents to work from home, and also quicker connect to local public services. This will result in a major positive impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The policy seeks to ensure that new residential and employment development provides for the necessary infrastructure to allow for the implementation of superfast broadband. This will also make people's leisure time more enjoyable, make it easier for residents to work from home, and also quicker connect to local public services. This could result in a minor positive impact on this Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Better broadband connectivity is becoming increasingly vital as many existing businesses are looking to grow, businesses from outside the area are looking to relocate and there is increased interest from potential investors.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking	N/A	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title	BROADBAND - LCR7B			
Objectives	ST	MT	LT	Commentary
account of climate change)				
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary				
The policy seeks to ensure that new residential and employment development provides for the necessary infrastructure to allow for the implementation of superfast broadband and have a major positive impact on Objectives 1 and 4 and a minor positive impact on Objective 3.				

Policy No. & Title	COMMERCIAL RIDING ESTABLISHMENTS- LCR7C			
Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	By allowing the development of commercial riding establishments, this policy will help provide opportunities for local communities to engage in recreational pursuits which can help boost health and well-being. This is likely to result in a minor positive impact on the Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	This policy will help contribute towards the provision of accessible recreational uses in the locality and have a minor positive impact on the Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Allowing the development of commercial riding establishments could help boost the local economy through job creation and enable local businesses to prosper, therefore resulting in a minor positive effect.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The policy will allow proposals for commercial riding establishments provided the site is well related to an existing bridleway network, therefore ensuring greater access to this recreational use. This will have a minor positive effect on the Objective.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The policy will only allow new buildings providing the scale, siting and design have no adverse impact on landscape character, no detriment to visual amenity and in if Green Belt the impact is not materially greater impact than the present use. This should result in a neutral effect on this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy will only allow new buildings providing the scale, siting and design have no adverse impact on landscape character, no detriment to visual amenity and in if Green Belt the impact is not materially greater impact than the present use. This should result in a neutral effect on this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy will ensure that no adverse impact on key ecological functions or key habitat integrity and should result in a neutral effect on this Objective.
Objective 9:	0	0	0	The policy will ensure that adequate provision for the storage and disposal of animal waste is made. This

Policy No. & Title	COMMERCIAL RIDING ESTABLISHMENTS- LCR7C			
Objectives	ST	MT	LT	Commentary
Reduce land, water, air, light, noise pollution				should result in a neutral effect on this Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	As this type of development is generally in a rural location, there could be some negative impact on this objective if on a greenfield site. However, given the nature of this land use, there are likely to be limited built structures and together with other provisions in the policy help to mitigate negative impacts. On balance this should result on a neutral impact on this Objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	+	+	The policy will ensure that adequate provision for the storage and disposal of animal waste is made. This will result in a minor positive effect on this Objective.
Summary By allowing the development of commercial riding establishments, this policy will help provide opportunities for local communities to engage in recreational pursuits which can help boost health and well-being and the local economy through job creation and enable local businesses to prosper resulting in a mint positive impact on Objectives 1, 3 and 4. It will ensure that adequate provision for the storage and disposal of animal waste is made also resulting in a minor positive effect on Objective 13.				

LCR8 & 9: Local Food Growing Space				
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

LCR8 & 9: Local Food Growing Space				
SA Objectives	ST	MT	LT	Commentary
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	++	++	++	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	++	++	++	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments. Reference is made to creating habitats and biodiversity.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy has a neutral impact. Other adopted Development Plan policies apply – see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	+	+	+	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable	+	+	+	This policy has a positive impact on this objective as it supports the protection of and creation of local food growing spaces such as community gardens/allotments.

LCR8 & 9: Local Food Growing Space				
SA Objectives	ST	MT	LT	Commentary
construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>This policy has a major positive impact on objectives 1,3,6 and 8, specifically it has a positive impact as it:</p> <ul style="list-style-type: none"> • supports the protection of and creation of local food growing spaces such as community gardens/allotments • supports the creation of habitats and biodiversity enhancement <p>Other positive impacts are identified in relation to Objectives 7, 11 and 12.</p> <p>No negative impacts are identified.</p>				

Policy No. & Title	ED.1A New Office Space
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Policy No. & Title	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	This policy is very supportive of this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy

Policy No. & Title				
SA Objectives	ST	MT	LT	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
<p>Summary</p> <p>Focusing windfall office development, beyond existing allocations in city and town centres is Government Policy and the most sustainable approach. Whilst the city centre is expected to grow into the wider Central area the growth in city centre uses should be mainly should be in-out rather than out-in.</p>				

Policy No. & Title	ED.1B Losses of Office Space to Residential			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	
Objective 3: Promote stronger more vibrant and cohesive	+	+	+	Protecting employment opportunities would contribute to promote stronger and vibrant communities.

Policy No. & Title	ED.1B Losses of Office Space to Residential			
SA Objectives	ST	MT	LT	Commentary
communities and reduce anti-social behaviour, crime and the fear of crime				
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Acknowledging the confines to policy making on this matter the approach is very supportive of this SA objective as far as possible. The option of making an Article 4 Direction is highlighted in the supporting text
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Summary Acknowledging the confines to policy making on this matter the approach is very supportive of this SA objective3 and 4. The option of making an Article 4 Direction is highlighted in the supporting text.				

Policy No. & Title	ED.1C Losses of Office Space to Other Town Centre Uses			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The policy protecting employment areas would have a positive effect to this objective promoting stronger more vibrant communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Losses to retail use are not thought to be risk to business development – hence a relaxed approach (further retail is a branch of business development). The policy focuses on deflecting potentially conflicting uses of likely lesser job generation and GVA growth potential.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 11 Increase resilience to climate	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy

Policy No. & Title	ED.1C Losses of Office Space to Other Town Centre Uses			
SA Objectives	ST	MT	LT	Commentary
change				
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Summary The policy focuses on deflecting potentially conflicting town centres uses of likely lesser job generation and GVA growth potential. Losses to retail not thought to be risk to business development in the round – hence a relaxed approach. Policy approach enable realisation of economic strategy contributing well to objective 4. Still scope for hotel development alongside office space growth during plan period.				

Policy No. & Title	ED.2A and ED.2B Policies for gains and losses of industrial space on ‘Strategic’, ‘Other Primary’ and other industrial sites			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	Protections of industrial estates enables walking and cycling to work across the district.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	SA Objective not applicable to appraisal of this policy
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	These policies provide an absolute level of protection to industrial land and premises within 18 Core Employment Areas and a criteria based level of protection (re adequacy and impacts) re other uses.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 6:	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy

Policy No. & Title	ED.2A and ED.2B Policies for gains and losses of industrial space on 'Strategic', 'Other Primary' and other industrial sites			
SA Objectives	ST	MT	LT	Commentary
Protect and enhance local distinctiveness				
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	SA Objective not applicable to appraisal of this policy
Summary Policy approach includes a presumption against losses of industrial space in the 8 most significant areas, albeit there is a criteria based approach (but this strongly worded, requiring compelling evidence to overcome the presumption). Other sites are subject to a less strict protection e.g. shorter marketing period – though it still safeguards them from alternative use where there is evidence that the current use is in demand.				

Policy No. & Title	EMPLOYMENT USES IN THE COUNTRYSIDE - RE1			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	By allowing employment proposals in the rural areas and depending on the nature of the scheme, this policy is likely to have a major positive impact on health and well-being of local communities e.g. proposals relating to sustainable food production.

Policy No. & Title	EMPLOYMENT USES IN THE COUNTRYSIDE - RE1			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	By allowing employment proposals in the rural areas and depending on the nature of the scheme, this policy is likely to have a positive impact on promoting stronger more vibrant communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	This policy allows proposals for employment uses which will increase the availability and access to local employment opportunities in rural areas and therefore help build a strong, competitive rural economy and have a major positive impact on this Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The policy expects replacement buildings to be of a design well-related to its context which will help Protect and enhance the District's historic, environmental and cultural assets.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies that would apply - see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage	+	+	+	The policy promotes the replacement and re-use of existing buildings and therefore should have a minor positive impact on this Objective.

<i>Policy No. & Title</i>	EMPLOYMENT USES IN THE COUNTRYSIDE - RE1			
SA Objectives	Short term	Med term	Long term	Commentary
sustainable construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary By allowing employment proposals in the rural areas and depending on the nature of the scheme, this policy is likely to have a major positive impact on Objectives 1 and 4 and minor positive impact on Objectives 3, 7 and 12.				

Policy No. & Title	AGRICULTURAL DEVELOPMENT - RE2			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	The policy seeks to ensure that development for food storage, processing, supply and distribution infrastructure has no unacceptable impacts including those associated with transport, environment and public health which cannot be adequately mitigated.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The emerging policy will allow agricultural development which may increase local employment opportunities especially in rural areas and therefore have a positive impact promoting stronger communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The policy will allow agricultural development which may increase local employment opportunities especially in rural areas and therefore have a positive impact on this SA Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy seeks to ensure that development for food storage, processing, supply and distribution infrastructure has no unacceptable impacts including those associated with the environment which cannot be adequately mitigated.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The policy seeks to ensure that development for food storage, processing, supply and distribution infrastructure has no unacceptable impacts including those associated environment and public health which cannot be adequately mitigated.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

<i>Policy No. & Title</i>	AGRICULTURAL DEVELOPMENT - RE2			
SA Objectives	Short term	Med term	Long term	Commentary
change				
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The emerging policy approach helps enhance food production and supply which helps careful and efficient use of natural resources.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	+	+	The policy seeks to ensure that adequate provision for the storage and disposal of animal waste is provided.
Summary The policy will allow agricultural development which may increase local employment opportunities especially in rural areas, enhance food production and supply. It also seeks to ensure that development for food storage, processing, supply and distribution infrastructure has no unacceptable impacts including those associated environment and public health which cannot be adequately mitigated.				
<i>Policy No. & Title</i>	FARM DIVERSIFICATION - RE3			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	If the proposal for farm diversification includes a farm shop, this would support local sustainable food production, increase the availability of fresh produce especially in rural areas and could lead to the improvement of health and well-being of local communities.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	By allowing farm diversification the policy could increase local employment opportunities contributing to promote stronger more vibrant communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	By allowing farm diversification the policy could increase local employment opportunities especially in rural areas and therefore have a minor positive impact on this SA Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance	0	0	0	In requiring a proposal to be consistent with emerging Policy RE6 (re-use of rural buildings) in terms of

Policy No. & Title	AGRICULTURAL DEVELOPMENT - RE2			
SA Objectives	Short term	Med term	Long term	Commentary
local distinctiveness				ensuring its form, bulk and general design is in keeping with its surroundings, the policy should have no advisers impact on this SA Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	The policy states that where existing buildings cannot be re-used or replaced in accordance with Policy RE6 new buildings will be allowed if they are small in scale, well designed and grouped with existing buildings. This should result in a neutral impact on this Objective In terms of energy efficiency and sustainable construction, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary By allowing farm diversification the policy could increase local employment opportunities, and support local sustainable food production, increase the availability of fresh produce if the proposal included a farm shop especially in rural areas and therefore have a minor positive impact on Objective 1, 3 and 4. The policy would result in a neutral effect on Objectives 6 and 12.				

Policy No. & Title	ESSENTIAL DWELLINGS FOR RURAL WORKERS - RE4			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This policy will contribute to increasing the diversity of affordable homes within the District by allowing essential dwellings for rural workers directly linked to their place of work.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	By allowing essential dwellings for rural workers directly linked to their place of work, the policy could increase local employment opportunities especially in rural areas and therefore have a positive impact on this SA Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	By allowing essential dwellings for rural workers directly linked to their place of work, the policy could increase local employment opportunities especially in rural areas and therefore have a positive impact on this SA Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	By allowing essential dwellings for rural workers which would be directly linked to their place of work, this would have the benefit of reducing the need to travel, help promote cycling and walking and therefore have a positive impact on this SA Objective.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The policy expects the re-use of an existing dwelling in the holding and to be are sited within a hamlet or existing group of buildings. Only when this is not feasible will siting elsewhere in the countryside be permitted in which case there are other adopted Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	ESSENTIAL DWELLINGS FOR RURAL WORKERS - RE4			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	The options appraisals has identified the impact of the emerging policy was uncertain. The policy requires that new dwellings are sited within a hamlet or existing group of buildings and are restricted in size limited to the functional requirements of the business.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>This policy will contribute to increasing the diversity of affordable homes within the District by allowing essential dwellings for rural workers directly linked to their place of work and have a major positive impact on Objectives 2 and 5 and minor positive impact on Objectives 3 and 4. The appraisal of the effect of the options on Objective 12 identified the impact of the emerging policy was uncertain. The policy makes it clear that new dwellings are sited within a hamlet or existing group of buildings and are restricted in size limited to the functional requirements of the business.</p>				

Policy No. & Title	PROTECTION OF THE BEST & MOST VERSATILE AGRICULTURAL LAND - RE5			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	The policy should have a major positive impact on this SA Objective in protecting the best and most versatile agricultural land which is key to food production and allowing for communities to respond positively to food security challenges in the future.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	This policy is not likely to have an effect on this objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	The policy should have a major positive impact on this SA Objective in protecting the best and most versatile agricultural land which is key to food production and the rural economy.
Objective 5: Ensure everyone has	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	PROTECTION OF THE BEST & MOST VERSATILE AGRICULTURAL LAND - RE5			
SA Objectives	Short term	Med term	Long term	Commentary
access to high quality and affordable public transport and promote cycling and walking				
Objective 6: Protect and enhance local distinctiveness	+	+	+	By seeking to protect the best and most versatile agricultural land, the policy should have a minor positive impact on this SA Objective in protecting and enhancing local distinctiveness in the countryside.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This policy is not likely to have an effect on this objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	This policy is not likely to have an effect on this objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	+	+	The policy should have a positive impact on this SA Objective in protecting the best and most versatile agricultural land which aid flood control.
Objective 11 Increase resilience to climate change	+	+	+	The policy will prevent the loss of the best and most versatile agricultural land particularly Grade 1 and 2 unless significant sustainability benefits are demonstrated to outweigh any loss. This should result in a positive impact on this SA Objective
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The policy will prevent the loss of the best and most versatile agricultural land particularly Grade 1 and 2 unless significant sustainability benefits are demonstrated to outweigh any loss. This should result in a positive impact on this SA Objective
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This policy is not likely to have an effect on this objective.
Summary The policy should have a major positive impact on Objective 1 and 4 in protecting the best and most versatile agricultural land which is key to food production and the rural economy and a minor positive impact on Objectives 6, 10 and 12 in protecting and enhancing local distinctiveness in the countryside, aiding flood control and encouraging the careful and efficient use of natural resources.				

Policy No. & Title	RE-USE OF RURAL BUILDINGS - RE6			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	The policy will prevent the re-use of rural buildings if they are be isolated from public services and community facilities and unrelated to an established group of buildings resulting in a positive impact on this SA Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	By promoting the re-use of rural buildings, this policy could contribute to ensuring a future for the local economy in terms of creating and /or maintaining jobs.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	By promoting the re-use of rural buildings, this policy could contribute to ensuring a future for the local economy in terms of creating and /or maintaining jobs.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	By seeking to ensure the form, bulk and general design of a proposal is in keeping with its surroundings and not harm visual amenity the policy should help to protect local distinctiveness.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	By seeking to ensure the form, bulk and general design of a proposal is in keeping with its surroundings and not harm visual amenity the policy should help to protect local distinctiveness.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy will expect any proposal not to harm ecological function with specific reference to bat roosts. This should result in a neutral impact on this Objective.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	RE-USE OF RURAL BUILDINGS - RE6			
SA Objectives	Short term	Med term	Long term	Commentary
resilience to climate change				
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	This policy promotes the re-use of rural buildings and therefore would have a major positive impact on this SA Objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary By promoting the re-use of rural buildings, this policy will have a major positive impact on Objective 12 and in contribute to ensuring a future for the local economy in terms of creating and /or maintaining jobs near public services and community facilities resulting in a positive impact on Objectives 1, 3 and 4. The policy should have a neutral impact on Objectives 6 - 8.				

Policy No. & Title	VISITOR ACCOMMODATION RE 7			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	The policy protects the existing housing stock and ensures that tourist development does not result in a reduction in the number of dwellings space.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The policy will have a major positive impact on this SA Objective by allowing new visitor accommodation and the change of use of an existing dwelling to visitor accommodation which is important in boosting the local economy. This helps achieve stronger more vibrant communities.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	The policy will have a major positive impact on this SA Objective by allowing new visitor accommodation and the change of use of an existing dwelling to visitor accommodation which is important in boosting the local economy. The important aspect of this policy is that it seeks to prevent permanent residential use of the accommodation through the use of planning conditions. This would help to ensure the approved use continues.
Objective 5: Ensure everyone has access to high quality and affordable public	+	+	+	The policy will have a positive impact on this SA Objective by ensuring there is safe and convenient access to the highway network and there are no significant adverse impacts on the local highway

Policy No. & Title	VISITOR ACCOMMODATION RE 7			
SA Objectives	ST	MT	LT	Commentary
transport and promote cycling and walking				network.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The policy expects that the scale of the proposal should not harm the character or appearance of the countryside and that materials, form, bulk and general design of buildings are in keeping with their rural surroundings. This should result in a neutral effect on the Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy expects that the scale of the proposal should not harm the character or appearance of the countryside and that materials, form, bulk and general design of buildings are in keeping with their rural surroundings. This should result in a neutral effect on the Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy expects that the proposal not to have an adverse effect on protected species or habitats which would result in a neutral impact on this Objective.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+/?	+/?	+/?	Part of the policy option would allow for the re-use of a dwelling in certain circumstances for visitor accommodation and therefore would have a minor positive impact on this SA Objective. The policy also covers to the development of new visitor accommodation but it unclear what impact there would be on this SA Objective without details of a scheme.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary				
This policy has a major positive impact on Objective 4 by allowing new visitor accommodation and the change of use of an existing dwelling to visitor accommodation which is important in boosting the local economy with a minor positive impact on Objective 3 and 5. It will result in a neutral impact on the other applicable SA Objectives and a minor positive/uncertain impact on Objective 12 as the policy also covers to the development of new visitor accommodation but it unclear what impact there would without details of a scheme.				

Policy No. & Title	PROPOSALS FOR RETAIL DEVELOPMENT OUTSIDE OF CENTRES - THE SEQUENTIAL TEST - CR1			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	By ensuring main town centre uses are guided to the most accessible locations by a range of transport modes, this policy would result in a minor positive impact.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	By directing town centre uses/facilities to town centres the policy helps to enhance/maintain the vitality and viability of these centres.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Using the sequential test, the policy seeks to guide main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, only then to out of town centre locations, with preference for accessible sites which are well connected to the town centre. It aims to support the continuing viability and vitality of town centres which should result in a major positive impact on this SA Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	One of the aims of this policy to ensure main town centre uses are guided to accessible locations or accessible sites which are well connected to the town centre. This policy would result in a major positive impact.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4
Objective 9: Reduce land, water, air, light, noise	0	0	0	There are other adopted Development Plan policies which would apply - see Table 4.

pollution				
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>National Planning Practice Guidance states that Local Plans should contain policies to apply the sequential test to proposals for main town centre uses that may come forward outside the sites or locations allocated in the Local Plan. Policy CR1 guides development to be located within town centres and would therefore have a positive effect on a number of objectives particularly on objective 4 (build a strong, competitive economy) and 5 accessibility.</p>				

Policy No. & Title	IMPACT ASSESSMENTS - CR2			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	This policy will help to resist proposals for out of centre retail, office and leisure uses that would harmfully impact on town centres. This relates to protection of community and cultural facilities and promotion of existing public spaces.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This policy will help ensure that retail and commercial leisure development outside of centres does not have an adverse impact on the vitality, viability and diversity of existing centres or impact on existing, committed and planned investment.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The policy direct new development in more sustainable location.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>The NPPF states that when assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m).</p>				

Policy No. & Title	PRIMARY SHOPPING AREAS AND PRIMARY SHOPPING FRONTAGES - CR3			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	This policy seeks to maintain or provide active ground floor uses and prevent the loss of shops where this would adversely affect the vitality, viability and diversity of the centre within defined areas (primary shopping frontages). Overall, this should result in a minor positive impact on this SA Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	This policy seeks to maintain or provide active ground floor uses and prevent the loss of shops where this would adversely affect the vitality, viability and diversity of the centre within defined areas (primary shopping frontages). Overall, this should result in a minor positive impact on this SA Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This policy seeks to maintain or provide active ground floor uses and prevent the loss of shops where this would adversely affect the vitality, viability and diversity of the centre within defined areas (primary shopping frontages). Overall, this should result in a minor positive impact on this SA Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan

<i>Policy No. & Title</i>	PRIMARY SHOPPING AREAS AND PRIMARY SHOPPING FRONTAGES - CR3			
SA Objectives	Short term	Med term	Long term	Commentary
the district's historic, environmental and cultural assets				policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	The policy allows small scale local shops within a settlement within a defined Housing Development Boundary.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>The NPPF states that the Local Plan should define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations. It would therefore have a positive effect on a number of objectives particularly on objective 3 and 4.</p>				

Policy No. & Title	DISPERSED LOCAL SHOPS – CR4			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	Within the scope of planning powers this policy will seek to encourage the provision of new small shops in suitable cases to provide continuing key retail services to their local residential communities. This should result in a major positive impact on this SA Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	Within the scope of planning powers this policy will seek to encourage the provision of new small shops in suitable cases to provide continuing key retail services to their local residential communities. It also seeks to protect existing small shops considering viability issues. This should result in a minor positive impact on this SA Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Within the scope of planning powers this policy will seek to encourage the provision of new small shops in suitable cases to provide continuing key retail services to their local residential communities. This should result in a major positive impact on this SA Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

<i>Policy No. & Title</i>	DISPERSED LOCAL SHOPS – CR4			
SA Objectives	Short term	Med term	Long term	Commentary
change				
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
<p>Summary</p> <p>The NPPF states that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development. The draft Plan allows development of appropriately located small-scale local shops which can often serve day to day needs and offer valuable social and community benefits. Therefore it contributes well to objectives 1, 3 and 4.</p>				

<i>Policy No. & Title</i>	PROMOTING SUSTAINABLE TRAVEL - ST1			
Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	The policy requires well-connected places accessible by sustainable means of transport; relates to making it easy to reach everyday destinations by active travel. This would have a major positive impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	This Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	The policy requires well-connected places accessible by sustainable means of transport; relates to prioritising access to good public transport and safe walking and cycling infrastructure over facilities for private cars which would result in a major positive impact on this Objective.

Policy No. & Title	PROMOTING SUSTAINABLE TRAVEL - ST1			
Objectives	Short term	Med term	Long term	Commentary
Objective 6: Protect and enhance local distinctiveness	0	0	0	The policy seeks to reduce the adverse impact of all forms of travel on the natural and built environment and therefore would help prevent an adverse impact on this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy seeks to reduce the adverse impact of all forms of travel on the natural and built environment and therefore would help prevent an adverse impact on this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy seeks to reduce the adverse impact of all forms of travel on the natural and built environment and therefore would help prevent an adverse impact on this Objective.
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	The policy supports and promotes measures which reduce the levels of traffic pollution which would result in a positive impact on this Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary The policy requires well-connected places accessible by sustainable means of transport; relates to making it easy to reach everyday destinations by active travel. This would have a major positive impact on Objectives 1 and 5 and a minor positive impact on Objective 9. It will also have a neutral impact on Objectives 6 - 8.				

Policy No. & Title	SUSTAINABLE TRANSPORT ROUTES ST2			
Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	This policy increases the availability of sustainable transport routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a positive impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	This policy increases the availability of sustainable transport routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a positive impact on this Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	This policy increases the availability of sustainable transport routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a minor positive impact on this Objective.
Objective 6: Protect and enhance local distinctiveness	0	0	0	This policy is not likely to have an effect on this objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title		SUSTAINABLE TRANSPORT ROUTES ST2		
Objectives	Short term	Med term	Long term	Commentary
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary This policy increases the availability of sustainable transport routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a positive impact on Objectives and 1, 3 and 5.				

Policy No. & Title		RECREATIONAL ROUTES - ST2A		
Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	The policy seeks to safeguard publicly accessible routes from the adverse effects of development proposals and would continue to make available routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a minor positive impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The policy seeks to safeguard publicly accessible routes from the adverse effects of development proposals and would continue to make available routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a minor positive impact on this Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	The policy seeks to safeguard publicly accessible routes from the adverse effects of development proposals and would continue to make available routes for cycling and walking as leisure activities and to reach everyday destinations and therefore should have a major positive impact on this Objective.
Objective 6:	N/A	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title	RECREATIONAL ROUTES - ST2A			
Objectives	Short term	Med term	Long term	Commentary
Protect and enhance local distinctiveness				
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	As recreational routes form a contingent part in green infrastructure networks, this policy would result in a major positive impact on this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary The policy seeks to safeguard publicly accessible routes from the adverse effects of development proposals and therefore should have a minor positive impact on Objectives 1 and 3 and major positive impact on Objectives 5 and 7.				

Policy No. & Title	DEVELOPMENT OF TRANSPORT INFRASTRUCTURE - ST3			
Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	The policy requires that the needs of pedestrians including those with impaired mobility, cyclists and horseriders are met. This should result in a major positive impact in this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	The policy requires that the needs of pedestrians including those with impaired mobility, cyclists and horseriders are met. This should result in a major positive impact in this Objective. .
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	This policy is not likely to have an effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The policy is key to ensuring everyone has access to high quality transport infrastructure and sets out detailed requirements to achieve this as well as requiring the effect upon the quality, patronage and efficiency of public transport operations is addressed. This should result in a major positive impact on this Objective.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The policy seeks to ensure that the visual and functional impact of transport infrastructure and any associated surface treatment, street furniture, signing, road markings and lighting upon the character of the area is addressed. This should result in a minor positive impact in this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy requires that there is no unacceptable impact on environmental assets and amenity including the World Heritage Site and its setting and Areas of Outstanding Natural Beauty. This should result in a neutral impact in this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy requires that there is no unacceptable impact on environmental assets and amenity including Natura 2000 sites (SACs/SPA). This should result in a minor positive impact in this Objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The policy requires that the impact of noise and other forms of pollution is mitigated and likely to result in a neutral impact on this Objective
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	DEVELOPMENT OF TRANSPORT INFRASTRUCTURE - ST3			
Objectives	Short term	Med term	Long term	Commentary
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	+	+	The policy requires acceptable provision for the transportation of materials to and from the site or disposal of spoil during construction and will result in a minor positive impact.
Summary				
The policy is key to ensuring everyone has access to high quality transport infrastructure and sets out detailed requirements to achieve this as well as requiring the effect upon the quality, patronage and efficiency of public transport operations is addressed. This should result in a major positive impact on Objectives 1, 3 and 5.				

Policy No. & Title	RAIL FREIGHT FACILITY WESTMORELAND STATION ROAD, BATH - ST4			
Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	This policy is not likely to have an effect on this objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This policy is not likely to have an effect on this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The provision of viable freight facility infrastructure is necessary to support sustainable development including rail freight interchanges and will therefore a positive impact on this Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The provision of viable freight facility infrastructure is necessary to support sustainable development including rail freight interchanges and will therefore a positive impact on this Objective.

Policy No. & Title	RAIL FREIGHT FACILITY WESTMORELAND STATION ROAD, BATH - ST4			
Objectives	Short term	Med term	Long term	Commentary
Objective 6: Protect and enhance local distinctiveness	0	0	0	This policy is not likely to have an effect on this objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This policy is not likely to have an effect on this objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	This policy is not likely to have an effect on this objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary The provision of viable freight facility infrastructure is necessary to support sustainable development including rail freight interchanges and will therefore a minor positive impact on Objectives 4 and 5.				

Policy No. & Title	MANAGING TRAFFIC - ST5			
Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	The policy has a major positive impact on this Objective by ensuring the needs of all road users are taken into account and the servicing needs of commercial, cultural, recreational and residential activities are met; securing improvements for pedestrians, cyclists and the mobility impaired; reducing the amount and speed of traffic and to discourage through traffic from using unsuitable routes in residential areas.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	The policy has a major positive impact on this Objective by ensuring the needs of all road users are taken into account and the servicing needs of commercial, cultural, recreational and residential activities are met; securing improvements for pedestrians, cyclists and the mobility impaired; reducing the amount and speed of traffic and to discourage through traffic from using unsuitable routes in residential areas.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The policy has a minor positive impact on this Objective by ensuring the needs of all road users are taken into account and the servicing needs of commercial, cultural, recreational and residential activities.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	The policy has a major positive impact on this Objective by facilitating the improvement of public transport integration and securing improvements for pedestrians, cyclists and the mobility impaired.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The policy has a neutral impact on this Objective by ensuring traffic management proposals are designed to respect local distinctiveness and not detract from the quality of the historic, environmental and cultural assets.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy has a neutral impact on this Objective by ensuring traffic management proposals are designed to respect local distinctiveness and not detract from the quality of the historic, environmental and cultural assets.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	The policy has a minor positive impact on this Objective by expecting traffic management proposals to improve air quality.

Policy No. & Title	MANAGING TRAFFIC - ST5			
Objectives	Short term	Med term	Long term	Commentary
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary				
The policy has a major positive impact on Objectives 1, 3 and 5 by ensuring the needs of all road users are taken into account during the design of traffic management schemes. It will also have a neutral impact on Objectives 6, 7 and 9.				

Policy No. & Title	PARK & RIDE - ST6			
Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	This policy requires the benefits of Park & Ride development to be balanced against the harm to the natural and historic environment and also will ensure provision is made for the needs of those with impaired mobility and for the safety and security of all users. This should have a positive impact on health and well-being.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	This policy requires the benefits of Park & Ride development to be balanced against the harm to the natural and historic environment and also will ensure provision is made for the needs of those with impaired mobility and for the safety and security of all users.
Objective 4: Build a strong,	+	+	+	Development of new or expansion of existing Park and Ride sites will help manage the traffic in Bath

Policy No. & Title	PARK & RIDE - ST6			
Objectives	Short term	Med term	Long term	Commentary
competitive economy and enable local businesses to prosper				which have a positive effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	In supporting the development of new and additional Park & Ride facilities, this policy will help reduce traffic congestion and shorten journeys to the City centre. The policy also seeks to ensure there is no unacceptable impact on surrounding road network and its capacity to safely accommodate potential traffic generation and have a major positive impact on this Objective.
Objective 6: Protect and enhance local distinctiveness	0	0	0	This policy requires clear and convincing justification for any harm identified to the WHS or significance of other designated heritage assets, with the degree of public benefit weighed against the level of harm. The policy also requires development within AONB to be considered in accordance with the national policy. This facilitates a balanced approach and result in a neutral impact on this Objective.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This policy requires clear and convincing justification for any harm identified to the WHS or significance of other designated heritage assets, with the degree of public benefit weighed against the level of harm. This facilitates a balanced approach and results in a neutral impact on this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	This policy only allows proposals complying with the provisions of Policy NE3 in terms of European Sites and results in a neutral effect on this Objective.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	This policy is not likely to have an effect on this objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This policy is not likely to have an effect on this objective.
Objective 11: Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy is not likely to have an effect on this objective.
Objective 13: Promote waste management accordance with the	N/A	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title	PARK & RIDE - ST6			
Objectives	Short term	Med term	Long term	Commentary
waste hierarchy (Reduce, Reuse and Recycle)				
<p>Summary This policy requires the benefits of Park & Ride development to be balanced against the harm to the natural and historic environment and therefore have a minor positive impact on Objectives 1 and 3. A minor positive impact on Objective 4 and a major positive impact on Objective 5 by helping reduce traffic congestion and shorten journeys to the City centre. The policy also seeks to ensure there is no unacceptable impact on surrounding HE1 road network and its capacity to safely accommodate potential traffic generation. The policy will have a neutral impact on the other applicable Objectives.</p>				

Policy No. & Title	TRANSPORT, ACCESS AND DEVELOPMENT MANAGEMENT - ST7			
Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	The policy requires development to provide a high standard of highway safety; safe and convenient access for pedestrians, cyclists and with mobility impairments; provision of cycle parking / storage; facilities for electric vehicles; adequate vehicular access; no increase in traffic of excessive volume; no increase in on-street parking; any improvements to the transport system required to render the development acceptable; an appropriate level of on-site parking. This relates to making it easy to reach everyday destinations by active travel. The policy also requires an appropriate level of parking, including for motor cycles and people with disabilities. This will ensure that sufficient parking provision is made for these vehicle types when considering a range of development types and have a major positive impact on this Objective.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	+	The policy requires that an appropriate level of on-site servicing and vehicle parking and cycle parking is provided in accordance with the parking standards as set out in the Schedules accompanying the policy. The Policy also allows a flexible approach in applying the Standards where justified. This will help enhance the quality of residential development and have a minor positive impact on this Objective.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The policy requires that an appropriate level of on-site servicing and vehicle parking and cycle parking is provided in accordance with the parking standards as set out in the Schedules accompanying the policy. The Policy also allows a flexible approach in applying the Standards where justified. This will help enhance the quality of development and have a minor positive impact on this Objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The policy requires that an appropriate level of on-site servicing and vehicle parking and cycle parking is provided in accordance with the parking standards as set out in the Schedules accompanying the policy. The Policy also allows a flexible approach in applying

Policy No. & Title	TRANSPORT, ACCESS AND DEVELOPMENT MANAGEMENT - ST7			
Objectives	Short term	Med term	Long term	Commentary
				the Standards where justified. This will help enhance the quality of development and have a minor positive impact on this Objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	The policy requires development to provide, if appropriate, a high standard of highway safety; safe and convenient access for pedestrians, cyclists and with mobility impairments; provision of cycle parking / storage; facilities for electric vehicles; adequate vehicular access; no increase in traffic of excessive volume; no increase in on-street parking; any improvements to the transport system required to render the development acceptable; an appropriate level of on-site parking. This relates to prioritising access to good public transport and safe walking and cycling infrastructure over facilities for private cars, and incorporation of electric vehicle charging points into new developments or ensuring they can be retrofitted. The Policy also allows a flexible approach in applying the Standards where justified. It has a positive impact on this Objective.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy requires that no traffic mitigation measures are required that would harm the historic environment. This should result in a neutral impact on this Objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy requires that no traffic mitigation measures are required that would harm the historic environment. This should result in a neutral impact on this Objective.
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	The policy requires that development provides facilities for charging plug-in and other ultra-low emission vehicles which will result in a positive impact on this Objective.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This policy is not likely to have an effect on this objective.
Objective 11 Increase resilience to climate change	0	0	0	This policy is not likely to have an effect on this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy is not likely to have an effect on this objective.

Policy No. & Title	TRANSPORT, ACCESS AND DEVELOPMENT MANAGEMENT - ST7			
Objectives	Short term	Med term	Long term	Commentary
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary The policy will have a major positive impact on Objectives 1 and 5, and a minor positive impact on Objective 2. The policy also requires that an appropriate level of on-site servicing and vehicle parking and cycle parking is provided and result in a minor positive impact on Objectives 2 - 4.				

Policy No. & Title	AIRPORT AND AERODROME SAFEGUARDING AREAS - ST8			
Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	The policy seeks to prevent development that would prejudice air safety or adversely affect the operational integrity of an aerodrome or airport. The design of buildings is therefore key to achieving this to prevent a negative impact on this Objective. The policy may therefore have a minor positive impact on this Objective in terms of health and safety.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A		This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title	AIRPORT AND AERODROME SAFEGUARDING AREAS - ST8			
Objectives	Short term	Med term	Long term	Commentary
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0/+	0/+	0/+	The policy seeks to prevent development that would prejudice air safety or adversely affect the operational integrity of an aerodrome or airport. This means that development likely to create a bird strike hazard will not be permitted. This should result in a neutral/minor positive impact on this Objective.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11: Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Summary				
The policy seeks to prevent development that would prejudice air safety or adversely affect the operational integrity of an aerodrome or airport and will have a minor positive impact on Objective 1 (health and well-being) and a neutral/minor positive impact on Objective 8 (habitats and biodiversity).				

Policy No. & Title	RESIDENTIAL PARKING options only			
Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	This policy seeks to ensure an appropriate level of car parking is achieved which should have a positive impact on health and well-being of all communities.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social	+	+	+	This policy seeks to define and set out standards in a schedule. Both options seek to ensure an appropriate level of car parking was achieved which should have a positive impact on health and well-being of all communities.

Policy No. & Title	RESIDENTIAL PARKING options only			
Objectives	Short term	Med term	Long term	Commentary
behaviour, crime and the fear of crime				
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	Neither option as proposed will affect this Objective. However, there are other adopted Development Plan policies which would apply.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	This Objective is not applicable to this policy.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This Objective is not applicable to this policy.

Policy No. & Title	RESIDENTIAL PARKING options only			
Objectives	Short term	Med term	Long term	Commentary
Summary				
The policy seeks to prevent development that would prejudice air safety or adversely affect the operational integrity of an aerodrome or airport and will have a minor positive impact on Objective 1 (health and well-being) and a neutral/minor positive impact on Objective 8 (habitats and biodiversity).				

Policy No. & Title	M1: MINERAL SAFEGUARDING AREAS			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The indirect effect of this policy could be to protect jobs within the mineral extraction/quarrying industry.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	Bath and surrounds are traditional mining areas. Preserving and safeguarding sites will help ensure that this cultural and economic activity continues and should also ensure that there is a supply of stone to preserve the character and appearance of the historic urban areas, especially Bath, which rely on the availability of this local building material.
Objective 8: Encourage and protect	0	0	0	Mining/quarrying could have an adverse impact on wildlife habitats and geodiversity. However this could

Policy No. & Title	M1: MINERAL SAFEGUARDING AREAS			
SA Objectives	Short term	Med term	Long term	Commentary
habitats and biodiversity and geodiversity (taking account of climate change)				be mitigated by the application of other adopted Development Plan policies - see Table 4.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	Mining/quarrying activities could result in land, water, air, light, noise pollution. However this could be mitigated by the application of other adopted Development Plan policies - see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The policy will help safeguard the supply of stone for local building and restoration projects within defined areas (Minerals Safeguarding Areas) and prevent adverse impacts of non-minerals development.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary				
Preserving and safeguarding sites will help ensure that this cultural and economic activity continues and should also ensure that there is a supply of stone to preserve the character and appearance of the historic urban areas, especially Bath, which rely on the availability of this local building material. This would result in a minor positive impact on Objectives 4 and 7 and maintain a neutral impact on 6, 8 and 9.				

Policy No. & Title	M2: MINERALS ALLOCATIONS			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The indirect effect of this policy could be to protect jobs within the mineral extraction/quarrying industry.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	+	+	+	Bath and surrounds are traditional mining areas. Preserving and safeguarding sites will help ensure that this cultural and economic activity continues and should also ensure that there is a long-term supply of stone to preserve the character and appearance of the historic urban areas, especially Bath, which rely on the availability of this local building material.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	Bath and surrounds are traditional mining areas. Preserving and safeguarding sites will help ensure that this cultural and economic activity continues and should also ensure that there is a long-term supply of stone to preserve the character and appearance of the historic urban areas, especially Bath, which rely on the availability of this local building material.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Mining/quarrying activities could have an adverse impact on wildlife habitats and geodiversity. This could be mitigated by the application of other adopted Development Plan policies- see Table 4.
Objective 9:	0	0	0	The policy safeguards sites where mineral extraction is

<i>Policy No. & Title</i>	M2: MINERALS ALLOCATIONS			
SA Objectives	Short term	Med term	Long term	Commentary
Reduce land, water, air, light, noise pollution				acceptable and therefore could result in land, water, air, light, noise pollution. However, this could be mitigated by the application of other adopted Development Plan policies- see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	This policy safeguards mineral sites as allocated and will only allow the extraction of minerals outside these sites if it can be demonstrated that the need for the mineral cannot be met from the allocated sites or from adjoining authority areas.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary This policy safeguards mineral sites as allocated and will only allow the extraction of minerals outside these sites if it can be demonstrated that the need for the mineral cannot be met from the allocated sites or from adjoining authority areas which will result in a minor positive impacts on Objectives 4 and 7 and neutral impacts on 6, 8, 9 and 12.				

Policy No. & Title	M3: AGGREGATE RECYCLING FACILITIES			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This policy could help support companies that recycle aggregates.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy. However, there are other adopted Development Plan policies which would apply - see Table 4.
Objective 9: Reduce land, water, air, light, noise	0	0	0	Activities associated with aggregate recycling facilities could result in land, water, air, light, noise pollution. However other adopted Development

<i>Policy No. & Title</i>	M3: AGGREGATE RECYCLING FACILITIES			
SA Objectives	Short term	Med term	Long term	Commentary
pollution				Plan policies would apply - see Table 4.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The policy directs proposals for aggregate recycling facilities to active mineral or waste management sites or brownfield sites.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	This policy is likely to have an impact on this SA Objective. However, the Joint Waste Core Strategy would apply - see Table 1.
Summary				
This policy could help support companies that recycle aggregates and have a minor positive impact on Objectives 4 and 12 plus a neutral impact on Objectives 9 and 13.				

<i>Policy No. & Title</i>	M4: WINNING AND WORKING OF MINERALS			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 3:	N/A	N/A	N/A	This SA Objective is not applicable to this emerging draft.

Policy No. & Title	M4: WINNING AND WORKING OF MINERALS			
SA Objectives	Short term	Med term	Long term	Commentary
Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime				
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The indirect effect of this policy could help support companies within the mineral extraction/quarrying industry.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The policy seeks to ensure that the proposed development is compatible with the character of the area. The policy also expects access roads to be adequate for the type and volume of traffic or can be upgraded without comprising the character or adversely affecting the environment in the vicinity of the road.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy expects that adequate safeguards can be secured for the protection of the environment and the amenities of the area and that satisfactory provision is made for the restoration of the site which maintains or enhances its value to the environment and/or community. This would therefore result on a neutral impact on the SA.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy expects that adequate safeguards can be secured for the protection of the environment and the amenities of the area and that satisfactory provision is made for the restoration of the site which maintains or enhances its value to the environment and/or community. This would therefore result on a neutral impact on the SA.
Objective 9: Reduce land, water, air, light,	0	0	0	The winning and working of mineral could result in land, water, air, light, noise pollution. However other adopted Development Plan policies would apply - see Table 4.

Policy No. & Title	M4: WINNING AND WORKING OF MINERALS			
SA Objectives	Short term	Med term	Long term	Commentary
noise pollution				
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 11 Increase resilience to climate change	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The winning and working of minerals and ancillary minerals development will only be allowed provided the need for the mineral in relation to the availability of alternative sources of material can be demonstrated. This will help encourage careful and efficient use of natural resources.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary				
The policy, by expecting that adequate safeguards can be secured for the protection of the environment and the amenities of the area and that satisfactory provision is made for the restoration of the site would result in a minor positive impact on Objectives 4 and 12.				

Policy No. & Title	M5: ENERGY MINERALS			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	The policy addresses a range of impacts that might result from oil and gas exploration and production and will ensure that the proposal does not give rise to any potential adverse impacts on amenity, human health, public safety which cannot be successfully mitigated;
Objective 2: Meet identified needs for	N/A	N/A	N/A	This SA Objective is not applicable to this policy.

Policy No. & Title	M5: ENERGY MINERALS			
SA Objectives	Short term	Med term	Long term	Commentary
sufficient, high quality and affordable housing				
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The indirect effect of this policy could be to create additional jobs within the mineral extraction/quarrying industry.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The policy addresses a range of impacts that might result from oil and gas exploration and production. The siting of wells and associated facilities will be directed to the least sensitive locations within the licence area.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The policy explicit states that permission will only be granted for extraction in the AONBs in exceptional circumstances and substantial harm to a World Heritage Site will be wholly exceptional. It will also ensure that the the proposal does not give rise to any potential adverse impacts on historic environment which cannot be successfully mitigated.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy will ensure that the proposal does not give rise to any potential adverse impacts on the natural which cannot be successfully mitigated.

Policy No. & Title	M5: ENERGY MINERALS			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 9: Reduce land, water, air, light, noise pollution	++	++	++	The policy addresses a range of impacts that might result from oil and gas exploration and production and that conditions may be imposed on planning permissions to manage such impacts. It will also seek to protect and enhance the quality of the underlying groundwater or surface water.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The policy addresses a range of impacts that might result from oil and gas exploration and production. It is likely that both Options will have a neutral impact on this Objective. .
Objective 11 Increase resilience to climate change	0	0	0	The policy addresses a range of impacts that might result from oil and gas exploration and production. It is likely that both Options will have a neutral impact on this Objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Like the extraction of conventional minerals, energy minerals can only be extracted in locations where the resource exists. This will help encourage careful and efficient use of natural resources.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	This SA Objective is not applicable to this policy.
Summary				
The policy will be addressing a range of impacts that might result from oil and gas exploration and production and that conditions should be imposed on planning permissions to manage such impacts It will also seek to protect and enhance the quality of the underlying groundwater or surface water which is crucial for the well-being of the Bath Hots Springs and will have a major positive impact on Objective 9 and minor positive impacts on Objectives 4 and 12.				

BD1: Bath Design Policy				
SA Objectives	ST	MT	LT	Commentary

BD1: Bath Design Policy				
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	This policy has a major positive impact on health and well-being as it requires development to be well designed and appropriate for Bath.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	N/A	N/A	N/A	Not applicable to the purpose of this policy
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	This policy has a major positive impact on vibrant and cohesive communities as it requires development to be well designed and appropriate for Bath, and to be inspired by its design values.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	This policy has a major positive impact on this objective as it requires development to respond to the qualities that make the city a successful and highly regarded settlement.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	N/A	N/A	N/A	Not applicable to the purpose of this policy
Objective 6: Protect and enhance local distinctiveness	++	++	++	This policy has a major positive impact on this objective as it requires development to protect and enhance Bath's local distinctiveness.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	This policy has a major positive impact on this objective as it requires development to protect and enhance Bath's historic, environmental and cultural assets.
Objective 8: Encourage and protect habitats and biodiversity (taking account of climate change)	N/A	N/A	N/A	Not applicable to the purpose of this policy
Objective 9: Reduce land, water, air, light, noise pollution	N/A	N/A	N/A	Not applicable to the purpose of this policy
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of	N/A	N/A	N/A	Not applicable to the purpose of this policy

BD1: Bath Design Policy				
SA Objectives	ST	MT	LT	Commentary
climate change)				
Objective 11: Increase resilience to climate change	N/A	N/A	N/A	Not applicable to the purpose of this policy
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	N/A	N/A	N/A	Not applicable to the purpose of this policy
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	N/A	N/A	N/A	Not applicable to the purpose of this policy
Summary This 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.				

Cattlemarket Site SB1 Mixed use development that includes the potential wider redevelopment of the Hilton site				
Policy No. & Title	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents. Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES. Site allocation includes provision for riverside walkway. Site allocation includes provision of landscaping, wildlife areas and open space
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	Site allocation makes provision for homes, including affordable housing. The draft Plan does not facilitate student accommodation on this site as it will impede the delivery of other Council objectives.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social	++	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm

Policy No. & Title	Cattlemarket Site SB1 Mixed use development that includes the potential wider redevelopment of the Hilton site			
SA Objectives	ST	MT	LT	Commentary
behaviour, crime and the fear of crime				
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site allocation includes provision for B1 office use, A1/A3 uses, and potentially a replacement hotel providing an adequate supply of land to support a diverse range of employment opportunities. This also allows residents to work locally. The Policy also ensures implementation of a deliverable scheme relating to the wider area including the adjacent Hilton Hotel is not prejudiced.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	Site is within Bath City Centre, and within easy walking and cycling distance for many Bath residents. Site is within walking distance of train station for easy access to Keynsham and other settlements outside B&NES
Objective 6: Protect and enhance local distinctiveness	++	++	++	Site allocation requires development to respond to the character of this part of the conservation area and includes a requirement to conserve the Cornmarket Building. Site allocation requires development to repair the broken street frontage of Walcot Street by re-establishing the historic building line. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views and includes provision of landscaping, wildlife areas and open space
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	Site allocation requires development to respond to the character of this part of the conservation area and includes a requirement to conserve the Cornmarket Building and in line with Bath Building Height Strategy. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate	+	+	+	Existing function of the Cattlemarket vaults as bat roost to be protected. Biodiversity value of the river to be retained and enhanced, including its role as a dark corridor. Development requirements include restoration and

Policy No. & Title	Cattlemarket Site SB1 Mixed use development that includes the potential wider redevelopment of the Hilton site			
SA Objectives	ST	MT	LT	Commentary
change)				enhancement of the biodiversity value of the river and river edge and provide a riverside walk.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. In general, it increase activity and therefore generate a degree of air, light and noise pollution, although current use as a car park will generate air and noise pollution so the effects are likely to be neutral. The policy requires that lighting from buildings to maintain a dark corridor for bats.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The land is predominantly in Flood Zone 1. The small area adjacent to the River is in FZ 2. This site is located within the Enterprise Area and included in the Core Strategy B1 Bath Spatial Strategy and B2 Central Area Strategic Policy, therefore the location of the general growth areas was justified through the Core Strategy high level Sequential Test. Development is required to respond to the flood risk associated with the site. The draft Plan requires restoration and enhancement to the biodiversity value of the river and the river edge by retaining and enhancing the green edge to the riverside which helps to avoid development at the areas with FZ2. Other development management policies apply particularly for drainage.
Objective 11 Increase resilience to climate change	0	0	0	Other development plan policies apply.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The site is a previously developed land and promotes efficient use of land. Other development plan policies apply that encourage sustainable construction.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary				
A mixed use development optimising its central location and high accessibility to sustainable modes of transport is proposed in each of the options. The development and design principles safeguard valued				

Policy No. & Title	Cattlemarket Site SB1 Mixed use development that includes the potential wider redevelopment of the Hilton site			
SA Objectives	ST	MT	LT	Commentary
				heritage assets, and provide protection and enhancement for biodiversity. Given its current neglected appearance, and use as a surface level car park, the development of this site will generally be very positive when measured against sustainability criteria, making positive contributions to objectives 1 -9 and 12. Development proposals will repair the current broken street frontage helping to improve the economic vitality of Walcot Street.

Policy No. & Title	Central Riverside and Recreation Ground SB2			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	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'. There is a policy requirement that 'Development proposals will enhance and intensify the leisure offer with more variety and year round use.' This helps achieve this objective. Policy facilitates the removal of the radial gate and facilitates 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.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	No housing is proposed for this site, as other uses are considered more appropriate.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	The draft Plan facilitates the creative reuse of the voids underneath Ground Parade and Terrace Walk and encourage an appropriate new building for cultural uses in front of Terrace Walk subject to a sensitivity analysis.. 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.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	The transformation of this part of the city will significantly contribute to the image and identity of the city as a place to do business. It will reinforce and help to differentiate the city from its competitors.
Objective 5: Ensure everyone has access to high quality and	++	++	++	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.

Policy No. & Title	Central Riverside and Recreation Ground SB2			
SA Objectives	ST	MT	LT	Commentary
affordable public transport and promote cycling and walking				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.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The policy seeks to safeguard and protect valued assets, although there is a potential tension between the requirement for a new rugby stadium and the need to protect important views from Grand Parade and Terrace Walk.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	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. Policy requires that the design to respond appropriately and creatively to its sensitive context within the WHS and ensuring appropriate landscaping, tree planning and public realm enhancements.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	Policy seeks to encourage and protect habitats and biodiversity 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.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. Policy promotes the efficient use of land The policy requires that lighting from buildings to maintain a dark corridor for bats.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	+	+	The area falls within FZ 3a/3b and functions as an important storage area during flood events. Policy requires ensuring no net loss of floodplain storage. Other adopted Development plan policies apply. Policy facilitates the removal of the radial gate which contributes to this objective. New development needs to ensure no net loss of floodplain storage.
Objective 11 Increase resilience to climate change	0	0	0	Other adopted Development plan policies apply.
Objective 12: Encourage careful and efficient use of natural	+	+	+	The plan encourages efficient use of previously development part of the land. Other development plan policies apply that encourage sustainable construction.

Policy No. & Title	Central Riverside and Recreation Ground SB2			
SA Objectives	ST	MT	LT	Commentary
resources including energy and encourage sustainable construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary				
The policy enables development to enhance the appeal of this area, and to reinforce its role as the recreational and leisure heart of the city centre. Heritage assets, in particular important views, and biodiversity are given appropriate protection. Positive outcomes on many sustainability criteria, with the policy framework providing appropriate safeguards.				

Policy No. & Title	Manvers Street SB3			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	As the site is within Bath City Centre, it is easy walking and cycling distance for many Bath residents and is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES. The site allocation includes provision for riverside walkway, and includes provision of landscaping, wildlife areas and open space.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The site allocation provides for housing including affordable housing. No student housing provided due to competing demands of different land uses. See also Policy B5 appraisal.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. The development requirements and design principles require a new public space to be provided. This important contribution to the city's public realm will contribute towards promoting stronger, more vibrant and cohesive communities.
Objective 4: Build a strong, competitive	++	++	++	This site is part of the Core Strategy Policy B2 and Enterprise Area. Site allocation includes provision for B1 office use, A1/A3 uses, and potentially a hotel providing an adequate

Policy No. & Title	Manvers Street SB3 Mixed use development of offices, residential and a new hotel.			
SA Objectives	ST	MT	LT	Commentary
economy and enable local businesses to prosper				supply of land to support a diverse range of employment opportunities and allowing residents to work locally.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	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.
Objective 6: Protect and enhance local distinctiveness	+	+	+	Site allocation requires development to respond to the variety of contexts within the site. Site development requires the provision of public spaces and enhancement of the public realm. Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	Site allocation requires development to respond to the variety of contexts within the site. Site development requires the provision of public spaces and enhancement of the public realm. Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy requires to enhance Green Infrastructure, taking into account the potential of extending and creating new green infrastructure networks, including measures to restore and enhance the biodiversity value of the river and the river edge, and retaining a dark corridor for bats. It requires a biodiversity study
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. Policy promotes the efficient use of land. The policy requires that lighting from buildings to maintain a dark corridor for bats.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is located in partly Flood Zones 1, 2 and 3 and affected by climate change. Mitigation The development of this site needs to consider raising the ground level informed by a FRA. Any loss of compensation for the redevelopment has been taken into account as part of the Bath Quays Waterside Flood conveyance project. Flood risk assessment and Land contamination reports are required. The policy requirements reflect these. Other Development Management Policies will apply. If Twerton gate were to fail to close the flood risk at this site would increase and occur early. The Council continues to

Policy No. & Title	Manvers Street SB3 Mixed use development of offices, residential and a new hotel.			
SA Objectives	ST	MT	LT	Commentary
				work with the Environment Agency to continue to develop the Bath River Avon options appraisal.
Objective 11 Increase resilience to climate change	0	0	0	Other adopted Development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	Redevelopment of brownfield helps careful and efficient use of land. Other adopted Development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	++	++	++	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary				
A mixed use development optimising its central location and highly accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of parts of the site, development will generally be very positive when measured against sustainability criteria, contributing well to objectives 1-8 and 12				

Policy No. & Title		North Quays SB4 Office led mixed use development with residential		
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The site allocation provides for housing, including affordable housing. No student housing provided due to competing demands of different land uses
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Development of parts of the Bath College site provides the opportunity to deliver up to 16,000sqm (GIA) of floorspace related principally to teaching, learning and skills development, in addition to business floorspace. Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Bath Quays North: The redevelopment of this site is the Council's flagship regeneration project; it will be an area that will be transformed into the city's main business location, and will help to redefine the city's economic profile. Site allocation includes provision of B1 office use and A1/A3 uses, to support a diverse range of employment opportunities and allowing residents to work locally.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	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. A new pedestrian and cyclist bridge is being commissioned. This will be located and orientated to optimise pedestrian and cyclist movement between the city centre, this site and the regeneration opportunities and neighbouring communities south of the river. The draft plan requires to assess the number of car parking spaces to be retained on this site as part of the analysis of the need to retain 500 public parking spaces within the Enterprise Area to maintain the vitality of the City Centre economy and to encourage modal shift, as proposed in the

Policy No. & Title	North Quays SB4 Office led mixed use development with residential			
SA Objectives	ST	MT	LT	Commentary
				<p>Transport Strategy.</p> <p>The redevelopment of this site requires the current coach parking and drop off facility to be provided in an alternative location. Should this not prove possible, then a coach drop off area will need to be provided as either an interim measure, or as part of the redevelopment of the wider area.</p>
Objective 6: Protect and enhance local distinctiveness	++	++	++	<p>Site allocation requires development to respond to the variety of contexts within the site.</p> <p>Site development requires the provision of public spaces and enhancement of the public realm</p> <p>Site allocation protects longer distance views.</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space.</p>
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	<p>As a result of its history, the nature of its redevelopment during the 1960s, the dominance of poor quality buildings and the highly visible car and coach parks, this is an area that feels fragmented and cut off from the city's core. It currently fails to make the most of its assets and contributes negatively to the character of the conservation area and to this part of the world heritage site.</p> <p>Site allocation requires development to respond to the variety of contexts within the site.</p> <p>Site development requires the provision of public spaces and enhancement of the public realm</p> <p>Site allocation protects longer distance views.</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	<p>The policy approach seeks to enhance biodiversity habitats and connections. The policy facilitates the creation of an enhanced riverside environment.</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>The land is within the Coal Authority defined Development Low Risk Area.</p> <p>The site is outside the Surface Coal Resource Plan area.</p> <p>The change of use from the existing use as a car park and coach park should improve local air and noise pollution.</p> <p>The policy requires that lighting from buildings to maintain a dark corridor for bats.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking	+	+	+	<p>This site is located in partly Flood Zones 1, 2 and 3 and affected by climate change.</p> <p>Development to consider raising the ground level. Any loss of compensation for the redevelopment has been taken into</p>

Policy No. & Title	North Quays SB4 Office led mixed use development with residential			
SA Objectives	ST	MT	LT	Commentary
account of climate change)				account as part of the Bath Quays Waterside Flood conveyance project. The Bath Quays Waterside Provides compensatory conveyancing capacity to the key development within the Enterprise Area. Flood risk assessment and Land contamination reports are required.
Objective 11 Increase resilience to climate change	+	+	+	The draft plan refers to opportunities for roofs to be used for rainwater storage and capture, for solar cooling, power and for edible gardening, and this mix of functions can help to reduce a monolithic appearance. Other adopted Development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Redevelopment of the previously developed land helps to achieve this objective. Other adopted Development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary				
A mixed use development optimising its central location and highly accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of the site, development will generally be very positive when measured against sustainability criteria. The Bath Quays Waterside project has a positive impact on flood conditions. There may be an issue with regards to the quantity of parking that gets re-provided, and the real or perceived impact of this on Objective 4.				

Policy No. & Title	South Quays and Riverside Court SB5 Mixed use development of offices & residential			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents particularly following construction of new pedestrian and cycling bridge. Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The land use options for the Enterprise Areas will enable between around 1,100 and 1,200 dwellings, including an element of affordable housing. This site is expected to facilitate around 70 dwellings. No student housing provided due to competing demands of different land uses.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	The policy requires to provide a new pedestrian and cycling bridge connecting the other development sites and to the residential communities in the south which contributes to this objective. Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. The Enterprise Area seeks to enable a significant increase in employment floorspace. The draft plan requires approx. 9,500 sqm for B1 office space, to include a significant proportion of creative workspace and A3 uses. Site development requires the provision of public spaces and improvements to the public realm
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	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. The policy requires to provide a new pedestrian and cycling bridge connecting the other development sites and to the residential communities in the south which contributes to this objective.
Objective 6: Protect and enhance local distinctiveness	++	++	++	The land is located to the south west of Bath City Centre, this area comprises the vacant South Quays site and the Riverside Court office site. They lie between the River Avon to the north and the Lower Bristol Road to the south. There are important views through and over the sites from many directions. The area and its immediate context is made up of a variety of buildings and built forms, which are of different

Policy No. & Title	South Quays and Riverside Court SB5 Mixed use development of offices & residential			
SA Objectives	ST	MT	LT	Commentary
				<p>ages. They are typically of larger scale, massing and at a range of heights, and typically contain a variety of commercial uses. Beyond the site to the south, lie the residential areas of Oldfield Park, Holloway, and Bear Flat. Site allocation requires development to respond to the context of the site.</p> <p>Site development requires the provision of public spaces and enhancement of the public realm</p> <p>Site allocation protects longer distance views.</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space</p>
<p>Objective 7: Protect and enhance the district's historic, environmental and cultural assets</p>	++	++	++	<p>Buildings in the vicinity tend to form bold relationships with their surroundings; butting up to the river's edge at the eastern end of the South Quays site, and forming a strong edge along the Lower Bristol Road. Many of these represent an important part of Bath's industrial heritage, notably the Grade II listed Newark Works, curtilage listed buildings such as the Foundry, and the associated public realm. This site was previously occupied by innovative crane manufacturers, Stothert and Pitt. The policy requires that any proposals for the site will need to be supported by an appropriate assessment of the historic, cultural and architectural value of the heritage assets.</p> <p>The draft plan provides detailed design requirements to respond to the historic and cultural context of the site including the consideration of the building heights and roofscape and protecting longer distance views.</p> <p>Site development requires the provision of public spaces and enhancement of the public realm</p> <p>Site allocation protects longer distance views.</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space</p>
<p>Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	+	+	+	<p>The policy requires development proposals on the western portion of the South Quays site and at Riverside Court must be set back from the river's edge to protect, reinforce and provide space for a tree planting close to the river edge. The policy approach seeks to enhance biodiversity habitats</p>
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	0	0	0	<p>The land is within the Coal Authority defined Development Low Risk Area.</p> <p>The site is outside the Surface Coal Resource Plan area.</p> <p>Policy promotes the efficient use of land</p> <p>The policy requires that lighting from buildings to maintain a dark corridor for bats. Other development management policies apply.</p>
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate</p>	+	+	+	<p>This site is partly Flood Zones 2 and 3 and affected by climate change. Flood mitigation measures to be undertaken in this area as part of the Bath Quays Waterside Project, will involve the construction of new flood walls and the raising of existing river walls. This is to be funded using West of England Local Enterprise investment.</p>

Policy No. & Title	South Quays and Riverside Court SB5 Mixed use development of offices & residential			
SA Objectives	ST	MT	LT	Commentary
change)				This site is required to consider raising the ground level. Any loss of compensation for the redevelopment has been taken into account as part of the Bath Quays Waterside Flood conveyance project. Flood risk assessment and Land contamination reports are required.
Objective 11 Increase resilience to climate change	+	+	+	The draft plan refers to opportunities for roofs to be used for rainwater storage and capture, for solar cooling, power and for edible gardening, and this mix of functions can help to reduce a monolithic appearance. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	Redevelopment of the previously developed land helps to achieve this objective. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	++	++	++	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary				
A mixed use development optimising its central location and accessibility to sustainable modes of transport which helps achieve objectives 1 – 5 and 12. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity which contribute well to objectives 6, 7 and 8., as well as the provision of a new public space which contribute well to objectives 1 and 3. Given the current neglected appearance of parts of the site, development will generally be very positive when measured against sustainability criteria.				

Policy No. & Title	South Bank SB6 Mixed use development of offices and residential			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	++	++	Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents, particularly following construction of new pedestrian and cycling bridge. Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	++	++	The draft plan facilitates a minimum of 100 dwellings including affordable housing. No student housing provided due to competing demands of different land uses
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires improvements to the public realm
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	++	++	Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires improvements to the public realm
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	++	++	The site is in very close proximity to Bath Spa train station, and the bus station. Being in the Bath central area it is highly accessible location, where people are encouraged to walk and cycle. The draft plan requires additional pedestrian, cycling and vehicular access points onto the Lower Bristol Road should be provided, including public access to the riverside, and alongside the river's edge.
Objective 6: Protect and enhance local distinctiveness	+	++	++	Site allocation requires development to respond to the context of the site. Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	++	++	The draft plan requires respond to the Bath Building Height Strategy. Site allocation requires development to respond to the context of the site. Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space

<i>Policy No. & Title</i>	South Bank SB6 Mixed use development of offices and residential			
SA Objectives	ST	MT	LT	Commentary
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy requires development proposals must be set back from the river's edge to protect, reinforce and provide space for a tree planting close to the river edge. The policy approach seeks to enhance biodiversity habitats. A biodiversity study is necessary.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. Policy promotes the efficient use of land The policy requires that lighting from buildings to maintain a dark corridor for bats.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	+	+	+	This site is partly Flood Zones 2 and 3 and affected by climate change. The draft plan requires that the finished floor levels of development need to be raised to above safe flooding levels. Any loss of compensation for the redevelopment has been taken into account as part of the Bath Quays Waterside Flood conveyance project. Additional flood mitigation and /or conveyancing measures (over and above those provided by the Bath Quays Waterside Project) that optimise the opportunities to improve the city's flood conditions, are also required. It facilitates a sufficient margin along the river edge enable access from the Environment Agency. Flood risk assessment and Land contamination reports are required.
Objective 11 Increase resilience to climate change	+	+	+	The draft plan refers to opportunities for roofs to be used for rainwater storage and capture, for solar cooling, power and for edible gardening, and this mix of functions can help to reduce a monolithic appearance. Other adopted Development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	++	++	Redevelopment of the previously developed land helps to achieve this objective. Other development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 13: Promote waste management accordance with the waste hierarchy	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy

<i>Policy No. & Title</i>	South Bank SB6 Mixed use development of offices and residential			
SA Objectives	ST	MT	LT	Commentary
(Reduce, Reuse and Recycle)				
<p>Summary</p> <p>A mixed use development optimising its central location and accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity, as well as the provision of a new public space. Given the current neglected appearance of parts of the site, development will generally be very positive when measured against sustainability criteria contributing well to objectives 1-8 and 10-12.</p>				

Policy No. & Title	Green Park Station West & Sydenham Park SB7 Mixed use residential led development with office, retail, and hotel.			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	++	++	Site is on the edge of Bath City Centre, and easy walking and cycling distance for many Bath residents Site is within walking distance of Bath Spa train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	++	++	The Sydenham Park area: Residenail development is expected to make up a significant proportion of floorspace (over 500 units). provision for housing, including affordable housing. No student housing provided due to competing demands of different land uses
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	++	++	The plan requires that Sydenham Park street to be the central public ream feature of the new development. Site allocation includes provision for a mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	++	++	Site allocation includes provision of B1 office use providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally. At Green Park Station West it is assumed that Sainsbury's will remain in their current location with associated surface level car parking, so there is considered to be little scope for much physical change over the majority of this area. The Sydenham Park: The draft plan facilitates employment floorspace around 14,000sqm and retailing of around 7,000 sqm and a hotel of around 150 beds and complementary food and drink establishment.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	++	++	Being located on the valley floor and close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle.
Objective 6: Protect and enhance local distinctiveness	+	++	++	The policy require new development to respond to strategic views into an across the site and to the character and sensitivity of valued assets within the World Heritage Site. Site development requires the provision of public spaces and enhancement of the public realm Site allocation protects longer distance views. Site allocation includes provision of landscaping, wildlife areas and open space
Objective 7:	+	++	++	Seeks to respond to the setting of listed buildings, notably

Policy No. & Title	Green Park Station West & Sydenham Park SB7 Mixed use residential led development with office, retail, and hotel.			
SA Objectives	ST	MT	LT	Commentary
Protect and enhance the district's historic, environmental and cultural assets				Green Park Station. Building heights to respond to important views.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy requires the river corridor to be treated as key component of the area and the trees to be retain and enhanced. The policy approach seeks to enhance biodiversity habitats
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. Policy promotes the efficient use of land The policy requires that lighting from buildings to maintain a dark corridor for bats.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Other adopted Development plan policies apply. This site is located in partly Flood Zones 1, 2 and 3 and affected by climate change. However the sequential approach was taken through the Core Strategy to justify the location of the general growth areas including this site. B&V Technical Study has identified the area to provide improved conveyance for this site as well as other sites within the EA (B&V Technical Note Addendum). It will have positive effect if this channel profiling was provided on this site.
Objective 11 Increase resilience to climate change	0	0	0	Other adopted Development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	++	++	Other adopted Development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary				

Policy No. & Title	Green Park Station West & Sydenham Park SB7 Mixed use residential led development with office, retail, and hotel.			
SA Objectives	ST	MT	LT	Commentary
<p>It is expected that delivery of this area will be undertaken in a phased manner, The policy provides guidance to avoid the delivery of sub-optimal outcomes that do not delivery the wider opportunities in the area. Therefore the effects on the objectives are recorded for more medium and long terms.</p> <p>A mixed use development optimising its edge of centre location and reasonable accessibility to sustainable modes of transport. The development and design principles safeguard valued heritage assets, eg Green Park Station, provide protection and enhancement for biodiversity, as well as the provision of an enhanced public realm. The policy contributes well to objectives 1-9 and 12.</p>				

Policy No. & Title	Bath Riverside Core Area SB8 Residential led development			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	Site is within Bath City Centre, and easy walking and cycling distance for many Bath residents. Site is within walking distance of Bath Spa and Oldfield Park train stations for easy access to and from Keynsham and other settlements outside B&NES. Site allocation includes provision for riverside walkway. Site allocation includes provision of landscaping, wildlife areas and open space.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The existing outline planning permission includes provision for housing, including affordable housing. However the policy does not facilitate student housing due to competing demands of different land uses.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site allocation includes provision for significant new residential development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of a primary school, public spaces and improvements to the public realm.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site will be developed for residential-led development which will contribute towards meeting the city's housing need. This is essential to support a strong, competitive economy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	Being located on the valley floor and close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle.
Objective 6: Protect and enhance local	+	+	+	The policy requires for land within the North Bank to provide an active building frontage and create an appropriate townscape that relates to the scale of the Upper Bristol

Policy No. & Title	Bath Riverside Core Area SB8 Residential led development			
SA Objectives	ST	MT	LT	Commentary
distinctiveness				Road. New development should not detract from important views over the site. The policy along with other Development Management policies and Bath Western Riverside SPD provides guidance to protect and enhance local distinctiveness.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	Policy framework and reference to the Bath Western Riverside SPD provides guidance facilitate to achieve this objective.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy requires to enhance the GI network, restoring and enhancing biodiversity value of the river and the river edge and retaining a dark corridor for bats.
Objective 9: Reduce land, water, air, light, noise pollution	++	++	++	This is a complex brownfield site that has required remediation works to decommission and remove the Windsor Gas Holder Station. The remediation work will contribute well to this objective. The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. Policy promotes the efficient use of land. The policy requires that lighting from buildings to maintain a dark corridor for bats.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Other adopted Development plan policies apply. This site is partly Flood Zones 1, 2 and 3 and affected by climate change. Outline application has principle of development and siting of buildings including approach to flood compensation, mitigation and land contamination.
Objective 11 Increase resilience to climate change	+	+	+	Other adopted Development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	Redevelopment of this large scale brownfield site will have a major contribution to this objective. Other adopted Development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 13:	0	0	0	Covered by Development Management Policies in the Joint

Policy No. & Title	Bath Riverside Core Area SB8 Residential led development			
SA Objectives	ST	MT	LT	Commentary
Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)				Waste Core Strategy
Summary				
This development is making a significant contribution to meeting the city's housing requirements, that in turn supports other sustainability objectives. It is transforming underused land into a new part of the city, creating new pedestrian and cyclist routes, improving access to the river, and providing new open spaces.				

Policy No. & Title	Bath Riverside – North Bank (part of SB8 above) Residential led development			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	Site is within easy walking and cycling distance for many Bath residents Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	Site allocation includes provision for housing, including affordable housing. No student housing provided due to competing demands of different land uses
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Policy framework allows for additional residential development that will contribute towards ensuring natural surveillance at different times of the night and day.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site will be developed for residential-led development which will contribute towards meeting the city's housing need. This is essential to support a strong, competitive economy.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	Being located on the valley floor and close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle.
Objective 6:	++	++	++	Site allocation protects longer distance views.

Policy No. & Title				
Bath Riverside – North Bank (part of SB8 above) Residential led development				
SA Objectives	ST	MT	LT	Commentary
Protect and enhance local distinctiveness				Site allocation includes provision of landscaping, wildlife areas and open space
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	Policy requires an appropriate townscape response that relates to the scale of the Upper Bristol Road. Policy ensures that building heights to not detract from important views over the site.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	++	++	++	The policy approach seeks to enhance biodiversity habitats
Objective 9: Reduce land, water, air, light, noise pollution	++	++	++	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. The policy promotes the efficient use of land. The policy requires that lighting from buildings to maintain a dark corridor for bats.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Other adopted Development plan policies apply. This site is partly Flood Zones 1, 2 and 3 and affected by climate change. B&V Technical Note Addendum concluded that the impact of raising all the development sites in this policy area on peak water levels is negligible. However appropriate mitigation measures need to be considered. Flood risk assessment, Land contamination reports and Ecology surveys are required. Westmark: This site is partly within Flood Zone 2 but some areas are moving into Flood zone 3 with climate change. B&V Bath Flood Risk Management Project Technical Note has assumed the site is raised above flood level and any loss of compensation for the redevelopment of this site has been taken into account as part of the Bath Quays Waterside flood conveyance project Phase 2. As with other sites along the river corridor any new development should be sufficiently set back to allow better access to the river. In terms of relationship to the river corridor any new development should enhance the river corridor margin, seeking opportunities to improve public access and promote habitat creation where possible. As part of our maintenance requirements for main rivers we would look to have a sufficient margin next to the river to allow access for inspection and any required emergency works. Household Waste Recycling Centre: This site is partly

Policy No. & Title				
Bath Riverside – North Bank (part of SB8 above) Residential led development				
SA Objectives	ST	MT	LT	Commentary
				<p>within Flood Zone 2. As with other sites along the river corridor any new development should be sufficiently set back to allow better access to the river.</p> <p>In terms of relationship to the river corridor any new development should enhance the river corridor margin, seeking opportunities to improve public access and promote habitat creation where possible. As part of our maintenance requirements for main rivers we would look to have a sufficient margin next to the river to allow access for inspection and any required emergency works.</p> <p>Will be contaminated from previous uses. Need to ensure development proposals are supported by appropriate risk assessments/remediation proposals.</p>
Objective 11 Increase resilience to climate change	0	0	0	<p>Other adopted Development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.</p>
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	<p>Other adopted Development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.</p>
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	<p>Covered by Development Management Policies in the Joint Waste Core Strategy</p>
Summary				
<p>Development of underutilised sites is largely positive in relation to sustainability criteria, and adequate policy safeguards are in place to protect and enhance heritage assets and ecological considerations. Issues such as building heights may be tested as part of the viability of schemes.</p>				

Policy No. & Title	Bath Press SB9 Residential led development with additional office floorspace			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	Site is accessible to the health and well-being facilities in Bath. Site is within walking distance of Oldfield Park train station for easy access to and from Keynsham and other settlements outside B&NES. Site allocation includes provision of landscaping, wildlife areas and open space
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	Site allocation provides for housing (at least 200 flats), including affordable housing. No student housing provided due to competing demands of different land uses
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site allocation includes provision for a housing led mixed use development, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site allocation includes provision for a minimum of 1,500 sqm of office floorspace which will provide a range of employment opportunities and allow residents to work locally.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	Being located on the valley floor and close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle. The policy seeks to provide new streets and spaces through the site that improve pedestrian and cycling connections to Oldfield Park Railway Station, Moorland Road District Centre, and Victoria Park for neighbouring residential communities.
Objective 6: Protect and enhance local distinctiveness	++	++	++	The policy seeks the retention of the 1920s Bath Press façade and the historically important elements of the building and protection of northerly views across the site through the identification and retention of key view corridors. Development proposals need to respond to the Bath Building Heights Strategy.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	The policy seeks the retention of the 1920s Bath Press façade and the historically important elements of the building. Development proposals need to respond to the Bath Building Heights Strategy.
Objective 8:	+	+	+	The policy approach seeks to enhance biodiversity habitats,

Policy No. & Title				
Bath Press SB9 Residential led development with additional office floorspace				
SA Objectives	Short term	Med term	Long term	Commentary
Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)				the creation of a new green infrastructure link.
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Other adopted Development plan policies apply. The small area along the Lower Bristol Road is within FZ2. The sequential approach should be taken within the site. Flood risk assessment and Land contamination reports are required.
Objective 11 Increase resilience to climate change	+	+	+	The policy encourages green roofs as part of a new green infrastructure link. Other adopted Development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	Redevelopment of the brownfield land encourages careful and efficient use of land. Other adopted Development plan policies apply. Core Strategy Policy CP4 supports connection of development of this site to a District Heating network. Therefore, assuming this connection is delivered development will have a significant positive effect against this objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy
Summary				
Development of this underutilised site is largely positive in relation to sustainability criteria, and adequate policy safeguards are in place to protect and enhance heritage assets and ecological considerations. Issues such as building heights may be tested as part of the viability of schemes.				

Policy No. & Title	Roseberry Place SB10 Mixed use residential, office and convenience retail			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	Site is within easy walking and cycling distance for many Bath residents Site is within walking distance of Oldfield Park train station for easy access to and from Keynsham and other settlements outside B&NES Site allocation includes provision for riverside walkway Site allocation includes provision of landscaping, wildlife areas and open space
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The draft plan facilitates around 200 residential units including affordable housing. No student housing provided due to competing demands of different land uses
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	The draft plan facilitates a mix of uses which include around 200 residential units, ensuring natural surveillance at different times of the night and day. Site development requires the provision of public spaces and improvements to the public realm
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	The draft plan facilitates a mix of uses which include around 200 residential units and a minimum of 6,000 sq.m (GIA) of B1 employment floorspace. Other complementary uses to enable a more diverse and engaging environment, such as small scale local needs retail will be permitted where these do not adversely impact on existing retail centres. Site allocation includes provision for B1 office use providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	Being located on the valley floor and relatively close to the centre of Bath it is highly accessible by public transport and people are encouraged to walk and cycle. The draft plan facilitates connections across Windsor Bridge Road and Lower Bristol Road.
Objective 6: Protect and enhance local distinctiveness	++	++	++	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. Development should not detract from important views Development to provide a defined and active edge to this key entrance to the city. Provides for a wider variety of built forms and materials to be used, responding to its mixed used character whilst respecting the homogenous character of the whole city.

Policy No. & Title	Roseberry Place SB10 Mixed use residential, office and convenience retail			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	Site allocation protects important views.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	<p>Its riverside location has been identified as an 'Ecological Node' in the Natural Environment Evidence Base [link] commissioned to inform the Council's Masterplan for the Enterprise Area. An 'Ecological Node' is defined as an area 'where wildlife corridors intersect and/or there are features of particular ecological value in the river channel'.</p> <p>The policy approach seeks to enhance biodiversity habitats, including the 'ecological node' and the provision of green infrastructure links. The policy requires a biodiversity study to be commissioned to inform the development of the site.</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>The land is within the Coal Authority defined Development Low Risk Area.</p> <p>The site is outside the Surface Coal Resource Plan area.</p> <p>The policy requires that lighting from buildings to maintain a dark corridor for bats.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	<p>This site is partly Flood Zones 2 and 3 and affected by climate change. B&V Technical Note Addendum concluded that the impact of raising all the development sites in this policy area on peak water levels is negligible. However appropriate mitigation measures need to be considered. Flood risk assessment, Land contamination reports, Ecology surveys and WFD assessment (either screening or full assessment) are required.</p> <p>Other adopted Development plan policies apply. See table 4</p>
Objective 11 Increase resilience to climate change	0	0	0	Other adopted Development plan policies apply, including those relating to sustainable construction.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	Redevelopment of the brownfield land will contribute to encourage careful and efficient use of land. Other adopted Development plan policies apply, including those relating to sustainable construction..
Objective 13: Promote waste management	0	0	0	Covered by Development Management Policies in the Joint Waste Core Strategy

Policy No. & Title	Roseberry Place SB10 Mixed use residential, office and convenience retail			
SA Objectives	Short term	Med term	Long term	Commentary
accordance with the waste hierarchy (Reduce, Reuse and Recycle)				
Summary				
The policy framework for the redevelopment of this site provides for a mixed used scheme comprising residential, offices and a local needs foodstore. It improves cycling accessibility and the connection between the Two Tunnels cycle route and the Bristol / Bath Railway Path. The development and design principles safeguard valued heritage assets, provide protection and enhancement for biodiversity				

Policy No. & Title	SB 11 Former MoD Foxhill			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	++	++	The requirement for B1 space, local needs retailing and a primary school on-site would enable sustainable to travel to places of work and education. This may not be achieved until later phases. The draft Plan requires 1.5ha of natural green space and 2.1ha of formal greenspace within the site. This objective will be secured by the application other relevant Development Management policies.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The policy secures this by reference to around 700 total dwellings – which would be subject to the application of affordable housing policy. Design Quality will be secured by the application other relevant Development Management policies
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	++	++	Housing quantum and lack of alternatives justifies provision of new primary school on-site as a requirement. Other SA sub-criteria secured by the application other relevant Development Management policies
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	++	++	The policy stipulates a reasonable level of B1a space given the sites locational characteristics and the overall strategy for delivering increases in B1a space across the city. Major injection of housing enables workers to live closer to employment centres. (e.g. Enterprise Area and Universities)
Objective 5: Ensure everyone has	++	++	++	The site is well located accessible to bus stops and PROWs. This objective will be secured by the application other relevant Development Management policies.

Policy No. & Title	SB 11 Former MoD Foxhill			
SA Objectives	Short term	Med term	Long term	Commentary
access to high quality and affordable public transport and promote cycling and walking				
Objective 6: Protect and enhance local distinctiveness	+	++	++	<p>Clause 6 is more strongly worded than LP Policy and states that Great weight will be given to maintain the significance of assets, in particular in relation to views of the site and its illumination in respect of the Bath WHS and setting of the Bath Conservation Area. The Bath WHS Setting SPD should be used to assess development effects. It also requires an 'advance planting plan' identifying a comprehensive tree planting proposal accompanied by management proposals on the northern part of the application site.</p> <p>The issue is the northern part of the site in the main (later phase) and advance planting will take time to become fully effective</p>
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	<p>Clause 6 is more strongly worded and states that Great weight will be given to maintain the significance of assets, in particular in relation to views of the site and its illumination in respect of the Bath WHS and setting of the Bath Conservation Area. The Bath WHS Setting SPD should be used to assess development effects. It also requires an 'advance planting plan' identifying a comprehensive tree planting proposal accompanied by management proposals on the northern part of the application site.</p> <p>The issue is the northern part of the site in the main (later phase) and advance planting will take time to become fully effective</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	<p>The policy secures 1.5ha of natural green space and requires lighting to be designed to address the ecological and habitat requirements of bats.</p> <p>This objective will also be secured in detail by the application other relevant Development Management policies</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>Re-development of the site will result in intensification of development on the site, including uses that will be occupied at night. Therefore, re-development is likely to increase levels of light/noise pollution. Criterion 2 is particularly strong in respect of recognising the impact of illumination on the assessment of effects on heritage assets. This objective will also be secured in detail by the application other relevant Development Management policies</p>

Policy No. & Title	SB 11 Former MoD Foxhill			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1- This objective will be secured by the application other relevant Development Management polices
Objective 11 Increase resilience to climate change	0	0	0	This objective will be secured by the application other relevant Development Management polices
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The site is previously developed land, therefore it encourages efficient use of land. This objective will be secured by the application other relevant Development Management polices
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	This objective will be secured by the application other relevant Development Management polices
Summary				
<p>The approach compared to the alternative provides the most suitable balance of uses across the site to enable its optimum contribution to Core Strategy Policy B1 (Bath Spatial Strategy). The main purpose of allocating the site again would be to secure the achievement of this and to secure the most high profile design concepts in the outline permission – should circumstances change. Other elements will be secured via the application of other development management policies.</p> <p>The policy has major positive effects on objectives 1, 2, 3, 4, 5, 6 and 7 and a minor positive effect on objective 8 and 12. A negative effect on objective 9 (reduce land, water, air, light, noise pollution), as re-development is likely to increase levels of light/noise pollution. However The policy recognises the impact of illumination and gives great weight to maintain the significance of heritage assets, in particular in relation to views of the site and its illumination. This helps to minimise the impact on this objective.</p>				

Policy No. & Title	SB 12 Former MoD Warminster Road			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	Criterion (5) re provision of land for school enables flexibility for school and increases potential for an increase in outdoor activities for pupils. Criterion (6) re <i>Creation of walkways through the undeveloped part of the site to formalise and improve public access to the Site of Nature Conservation Interest, lying beyond the fence line if relevant here.</i> SA objective also addressed by application of other development management policies
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	++	++	Criterion (1) secure the uses of the site for at least 150 dwellings, thus making a major contribution to city-wide requirements
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	Criterion (5) re provision of land for school enables this
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	+	+	Site not seen as an employment location given availability of alternative sites and need for housing. Loss of jobs on site unavoidable. New workers for economy via new housing. Replacement employment space allocated in Enterprise Area instead of on-site.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	++	++	Sites location is fixed and enables good access via a variety of means to the city centre. Criteria 6 (Creation of walkways through the undeveloped part of the site to formalise and improve public access to the Site of Nature Conservation Interest, lying beyond the fence line) contribute well to this objective. SA objective also addressed by application of other development management policies.
Objective 6: Protect and enhance local distinctiveness	+	+	+	Design Criterion 2, 3, 4 and 7 achieve this SA objective also addressed by application of other development management policies.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	++	++	Design criteria 2, 3, 4 and 7 achieve this, <i>particularly Criteria 2 (Removal of the existing disused buildings which are utilitarian in appearance and detract from the setting of the World Heritage Site and the character and appearance of the Conservation Area.)</i> SA objective also addressed by application of other development management policies.

Policy No. & Title	SB 12 Former MoD Warminster Road			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	Design criteria 3, 4d, 4e and 6 achieve this. SA objective also addressed by application of other development management policies.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	Design criteria 4 achieves this re impact of illumination on heritage assets and ecological asset. SA objective also addressed by application of other development management policies.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1 – SA objective addressed by application of other development management policies
Objective 11 Increase resilience to climate change	0	0	0	Neutral – SA objective addressed by application of other development management policies
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The site is previously developed land therefore it encourages efficient use of land. – SA objective addressed by application of other development management policies
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Neutral – SA objective addressed by application of other development management policies
Summary				
<p>The approach secures the most suitable of the site to enable its optimum contribution to Core Strategy Policy B1 (Bath Spatial Strategy). The main purpose of allocating the site again would be to secure the achievement of this and to secure the most high profile design concepts in the outline permission – should circumstances change. Other elements will be secured via the application of other development management policies.</p> <p>The policy has major positive effects on objectives 2, 5 and 7 and a minor positive effect on objective 1, 3, 6, 8 and 12. A negative effect on objective 4 (Build a strong, competitive economy and enable local businesses to prosper) in the short term as loss of jobs on site was not avoidable and the site is not seen as an employment location given availability of alternative sites and need for housing. However the site is well located accessible to employment opportunities in Bath. This helps to</p>				

Policy No. & Title	SB 12 Former MoD Warminster Road			
SA Objectives	Short term	Med term	Long term	Commentary
contribute to this objective in the medium and long terms.				

Policy No. & Title	SB 13 Former MoD Ensleigh			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	++	++	Provision of primary school on site (later phase) makes a major contribution to make it easy to reach a key service on foot. Site enables easy access to the AONB for walking. Criterion 14 mitigates the loss of the current field on-site. SA objective addressed by application of other development management policies
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The site makes an important contribution (400 units) via criterion (1) to boost housing supply
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Primary school secured by criterion (12). Reference to 'By design' in criterion (2). SA objective also addressed by application of other development management policies
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	+	+	The loss of the existing employment use is unavoidable. Replacement floorspace is best directed to the Enterprise Area as mitigation. Re-identification for residential redevelopment also injects workforce into and closer to the city.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	A above but criterion (10) reinforce the need to ensure good public transport provision e.g. bus stops, cycle paths or contributions. SA objective also addressed by application of other development management policies
Objective 6: Protect and enhance local distinctiveness	+	+	+	Achieved by criteria (6, 7, 8, 9). Scope for harm mitigated by the application of these criteria. Much of site is previously developed and redevelopment will improve its appearance. SA objective also addressed by application of other development management policies
Objective 7: Protect and	+	++	++	Achieved by criteria (6, 7, 8, 9). Scope for harm mitigated by the application of these criteria. Much of

Policy No. & Title	SB 13 Former MoD Ensleigh			
SA Objectives	Short term	Med term	Long term	Commentary
enhance the district's historic, environmental and cultural assets				site is previously developed and redevelopment will improve its appearance. Particularly criteria 2 Removal of the existing disused buildings which are utilitarian in appearance and detract from the setting of the World Heritage Site and the character and appearance of the Conservation Area. SA objective also addressed by application of other development management policies
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	Achieved by the application of criterion (4) on green infrastructure and (5) on ecology , with particular reference to the SNCI and SAC
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	Likely a net increase in illumination (asp due to development of playing field) but mitigation achieved by the application of criterion (4). Potential net increase in traffic mitigated by response to objective 5. SA objective also addressed by application of other development management policies
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1 - SA objective addressed by application of other development management policies e.g. SUDS
Objective 11 Increase resilience to climate change	0	0	0	SA objective addressed by application of other development management policies
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The site is previously development land which help achieve to objective. Criterion 11 requires that the development scope the potential to incorporate renewable energy. SA objective also addressed by application of other development management policies.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	+	+	Criterion 13 requires integrated waste management infrastructure. SA objective also addressed by application of other development management policies.
Summary				
The approach secures the most suitable balance of uses across the site to enable its optimum contribution to Core Strategy Policy B1 (Bath Spatial Strategy). The main purpose of allocating the				

Policy No. & Title	SB 13 Former MoD Ensligh			
SA Objectives	Short term	Med term	Long term	Commentary
<p>site again would be to secure the achievement this and to secure the most high profile design concepts of the outline permission – should circumstances change. Other elements will be secured via the application of other development management policies.</p> <p>The policy has major positive effects on objectives 1, 2, 3, and 7 and a minor positive effect on objective 5, 6, 8 and 12.</p> <p>A negative effect on objective 4 (Build a strong, competitive economy and enable local businesses to prosper) in the short term as loss of jobs on site was not avoidable and the site is not seen as an employment location given availability of alternative sites and need for housing. However the site is well located accessible to employment opportunities in Bath. This helps to contribute to this objective in the medium and long terms.</p>				

Policy No. & Title	SB14 Twerton Park			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	Ensures that change at Twerton Park contributes to Twerton local centre, whilst enhance the role of this site in for structured sport and associated facilities. SA objective also addressed by application of other development management policies.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0/+	0/+	0/+	Policy does not stipulate housing on site but enables its provision as part of a package of uses. SA objective also addressed by application of other development management policies.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	Policy approach enables investment in and enhancement of the current facility
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0/+	0/+	The policy requires any change within Twerton Park should seek to enhance the facility and Twerton High Street as a local centre, where possible, by enhancing local retail or commercial leisure provision. SA objective addressed by application of other development management policies
Objective 5: Ensure everyone has access to high	+	+	+	Neutral – SA objective addressed by application of other development management policies

Policy No. & Title	SB14 Twerton Park			
SA Objectives	Short term	Med term	Long term	Commentary
quality and affordable public transport and promote cycling and walking				
Objective 6: Protect and enhance local distinctiveness	0/+	0/+	0/+	Neutral to potentially positive if Twerton Local Centre enhanced – SA objective also addressed by application of other development management policies
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	Neutral – SA objective addressed by application of other development management policies
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Neutral – SA objective addressed by application of other development management policies
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	Neutral – SA objective addressed by application of other development management policies
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Neutral – SA objective addressed by application of other development management policies
Objective 11 Increase resilience to climate change	0	0	0	Neutral – SA objective addressed by application of other development management policies
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The site is previously developed land – SA objective addressed by application of other development management policies
Objective 13: Promote waste management accordance with the waste	0	0	0	Neutral – SA objective addressed by application of other development management policies

Policy No. & Title	SB14 Twerton Park			
SA Objectives	Short term	Med term	Long term	Commentary
hierarchy (Reduce, Reuse and Recycle)				
Summary				
<p>The sites future availability and developability is uncertain (and therefore change is not relied upon). The policy enables investment in the current facility and raises the scope for that investment to include the enhancement of Twerton local centre if the northern part of the site was to be redeveloped in any sense, and the provision of housing. This contributes well to objectives 1, 2, 3, 4, 5, 6 and 12. Detailed matters would be dealt with in the application of general development management polices (i.e. treated as a windfall site)</p>				

Policy No. & Title	SB15 Hartwells			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	Vision for site and policy criterion included in respect of connecting development to safeguarded cycle route, enabling easy reach to the city centre and its shops and places of work. Route may not be delivered in short term. Other appraisal questions/prompts addressed by other DM policies. The site is accessible to health and well-being facilities.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	+	Allocated as a major housing site. The policy facilitates 80-100 dwellings which could include specialist older persons housing. Student housing considered but rejected. Although the site is outside the Enterprise Area (and not subject to CSD policy B5) it is considered that this site can best contribute to the overall needs of the city by focusing on non-student housing.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Neutral – SA objective addressed by application of other development management policies
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	- /+	- /+	- /+	Negative – promotes loss of employment on site (albeit at a low level). Mitigated by availability of compensatory land. Positive - enables workers to be housed in the city addresses mismatch between jobs and resident workforce.
Objective 5:	+	+	++	Site located on major bus route. Vision for site and

Policy No. & Title	SB15 Hartwells			
SA Objectives	Short term	Med term	Long term	Commentary
Ensure everyone has access to high quality and affordable public transport and promote cycling and walking				policy criterion included in respect of connecting development to safeguarded cycle route, enabling easy reach to the city centre and its shops and places of work. Route may not be delivered in short term. Other appraisal questions/prompts addressed by other DM policies
Objective 6: Protect and enhance local distinctiveness	+	+	+	Design criteria included related to immediate context and views into the site from higher ground to ensure development does not harm the significance of the WHS or the setting of the CA. SA objective also addressed by application of other development management policies.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	Design criteria included related to immediate context and views into the site from higher ground to ensure development does not harm the significance of the WHS or the setting of the CA. SA objective also addressed by application of other development management policies.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The policy requires a design response that recognises the importance of the discussed railway line as a connective habitat particularly as dark corridor for bats. SA objective also addressed by application of other development management policies.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The policy refers to the dark corridor for bats. Neutral – SA objective addressed by application of other development management policies
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	SA objective addressed by application of other development management policies
Objective 11 Increase resilience to climate change	0	0	0	SA objective addressed by application of other development management policies
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage	+	+	+	Promotes reuse of brownfield site. Other SA questions/prompts addressed by application of other development management policies

<i>Policy No. & Title</i>	SB15 Hartwells			
SA Objectives	Short term	Med term	Long term	Commentary
sustainable construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Neutral – SA objective addressed by application of other development management policies
Summary The policy generally makes positive impact on achieving objectives 1, 2, 5, 6,7 and 12. The sites allocation for non-student residential development and the inclusion of key design principles enables the site to play the most useful future role in delivering the spatial strategy for the city and will help to achieve good design. A negative effect on objective 4 (Build a strong, competitive economy) was identified as this leads to loss of employment site. However, loss of employment is mitigated by availability of land elsewhere. Replacement facility already permitted at Peasedown Business Park.				

<i>Policy No. & Title</i>	SB16 Burlington Street			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	Allocated for mixed residential and community uses
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	Allocated for mixed residential, which the site can include student accommodation.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	Allocated for mixed residential and community uses.

Policy No. & Title	SB16 Burlington Street			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	The site/ policy doesn't have the scope to address this in any significant way, however it could facilitate community uses which can help contribute local businesses.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The site is well located accessible by public transport. SA objective addressed by application of other development management policies e.g. cycle storage
Objective 6: Protect and enhance local distinctiveness	++	++	++	Policy refers to the trees, all facades and acceptable extent of extension and includes more supporting text re the sites context. SA objective also addressed by application of other development management policies.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	The policy refers to the trees, all facades and acceptable extent of extension and includes more supporting text re the sites context. SA objective also addressed by application of other development management policies.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Neutral – SA objective addressed by application of other development management policies
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	Neutral – SA objective addressed by application of other development management policies
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Neutral – SA objective addressed by application of other development management policies
Objective 11 Increase resilience to climate change	0	0	0	Neutral – SA objective addressed by application of other development management policies

Policy No. & Title	SB16 Burlington Street			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	The site is currently used as car parking and reuse of brownfield land could encourage efficient use of land. SA objective addressed by application of other development management policies
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Neutral – SA objective addressed by application of other development management policies
Summary The policy makes positive contributions to objectives 1, 2, 3, 5, 6, 7 and 12. Site allocated for mixed use community and residential use potentially including student accommodation makes a major positive effect on objective 3 (Meet identified needs for sufficient, high quality and affordable housing). Greater emphasis in adopted approach 2 re SA objectives 6 and 7 on the historic environment and protecting existing trees.				

Policy No. & Title	SB17 South of Englishcombe Lane			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	The site is accessible to health and well-being facilities in Bath. SA objective addressed by application of other development management policies
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The policy specifies around 40 dwellings including affordable housing. Capacity reduced from Local Plan allocation following urban design response to geotechnical constraints as part of pre-app post 2007 Local Plan adoption.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social	0	0	0	Neutral – SA objective addressed by application of other development management policies

Policy No. & Title	SB17 South of Englishcombe Lane			
SA Objectives	Short term	Med term	Long term	Commentary
behaviour, crime and the fear of crime				
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Residential development here would help locate workforce closer to the city.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	This does not include such a requirement as the land is outside the policy area and land ownership and deliverability is an issue. The lack of such an access/short cut is of minor consideration given the size of the site and the extent of current footpaths
Objective 6: Protect and enhance local distinctiveness	0	0	0	Neutral – SA objective also addressed by application of other development management policies
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	Protection of hedgerows on site boundaries, retention of as many trees as possible (there will be some loss to achieve access), mitigated by planting of new large trees. SA objective also addressed by application of other development management policies
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	Protection of hedgerows on site boundaries, retention of as many trees as possible (there will be some loss to achieve access), mitigated by planting of new large trees. SA objective also addressed by application of other development management policies
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	Neutral – SA objective addressed by application of other development management policies
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of	0	0	0	Neutral – SA objective addressed by application of other development management policies

Policy No. & Title	SB17 South of Englishcombe Lane			
SA Objectives	Short term	Med term	Long term	Commentary
climate change)				
Objective 11 Increase resilience to climate change	0	0	0	Neutral – SA objective addressed by application of other development management policies
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Neutral – SA objective addressed by application of other development management policies
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Neutral – SA objective addressed by application of other development management policies

Policy No. & Title	SB 18 Royal United Hospital Allows redevelopment of outdated wards, and the provision of new medical facilities and additional car parking.			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	The Royal United Hospital is a major sub-regional healthcare facility serving 500,000 people within the District and beyond B&NES, Wiltshire, Somerset and South Gloucestershire. It is managed by the Royal United Hospitals Bath NHS Foundation Trust, which acquired the Royal National Hospital for Rheumatic Diseases (RNHRD) located in the centre of Bath, in February 2015. It is now managing all the services offered by this specialist provider. As well as being the main provider of healthcare services the Trust is also the largest employer in Bath & North East Somerset with around 5,000 staff. This site specific policy enables future investment in the RUH site, enhancing its role as a major acute hospital and sub-regional healthcare facility.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	Impact of emerging policy is neutral. However non-health care uses including housing could be delivered if the land is not required for healthcare provision or parking during the Plan period.

Policy No. & Title	SB 18 Royal United Hospital Allows redevelopment of outdated wards, and the provision of new medical facilities and additional car parking.			
SA Objectives	ST	MT	LT	Commentary
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	The policy allows for the delivery of a parking strategy that will improve on-site parking, improving wayfinding throughout the site, reducing off-site parking impacts and encouraging the use of sustainable modes of travel. This is partly in response to long standing concerns about the impact on parking on the local areas. The policy seeks to improve connections between existing pedestrian and cycling routes through the site and to GI assets beyond the site.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Successful operation of the RUH will contribute to general economic well-being of the District.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	Other development plan policies apply. The Estate Strategy provides measures for improving public transport provision.
Objective 6: Protect and enhance local distinctiveness	0	0	0	Other development plan policies apply.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	Other adopted Development plan policies apply.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	There are specific requirements in relation to green infrastructure, and other development plan policies apply.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. Other development plan policies apply.
Objective 10: Reduce vulnerability to, and manage flood	0	0	0	The site is located within Flood Zone 1, therefore the use of sustainable drainage techniques would be our main priority. FRA is required. Other development plan policies apply.

Policy No. & Title	SB 18 Royal United Hospital Allows redevelopment of outdated wards, and the provision of new medical facilities and additional car parking.			
SA Objectives	ST	MT	LT	Commentary
risk (taking account of climate change)				
Objective 11 Increase resilience to climate change	0	0	0	Other development plan policies apply, including those relating to sustainable construction..
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	++	++	++	Redevelopment of the brownfield land would contribute to this objective. Other development plan policies apply including those relating to sustainable construction.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Other development plan policies apply, including those relating to sustainable construction.
Summary				
The policy framework enables the RUH to implement infrastructure improvements and new developments to continue to provide quality services which contribute well to objectives rela1, 3, 4, 5,8 and 12. Other policies apply to the development of the site.				

Policy No. & Title	SB.19 University of Bath Campus at Claverton Down			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	The zonal text enables the further provision of facilities for sports and recreation. General principle (i) states that The loss of publically accessible playing pitch capacity_to other type's development will only be permitted if that capacity is replaced elsewhere within the city or its immediate environs. Any reduction in non-publically accessible capacity is a matter for the University as it weighs this resource against its overall institutional and campus priorities. The green and clear zones also maintain access to existing open space. This objective will be secured by the application other relevant Development Management policies.
Objective 2: Meet identified needs for sufficient, high quality and	+	+	+	This enables more student accommodation on –campus but general criterion (a) requires that a balanced portfolio of new provision so that the growth of the University reduces its impact on the realisation of objectives for normal housing.

Policy No. & Title	SB.19 University of Bath Campus at Claverton Down			
SA Objectives	ST	MT	LT	Commentary
affordable housing				<p>Criterion (q) requires that follow-on supply and demands be addressed to inform decision-making.</p> <p>It is not possible to state /specify the level of development is acceptable in urban design terms without further evidence. This will be assessed at Development Management stage.</p> <p>Tying in permissions for academic space to student accommodation projects on-campus was considered as a means of ensuring that teaching (recruiting) capacity was matched with student housing on campus. However, it is considered that the policy as now worded, the HMO Article 4 Direction and other site specific allocation policies in the Enterprise Area will enable balanced development on-campus. Further there are reasons why academic space needs to be built even if numbers were not to increase.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	<p>The site can accommodate university related uses include variety of space for education, business, conference, IT, sports, health, arts and social, catering and retail which helps promote stronger more vibrant and cohesive communities on campus.</p> <p>This objective will be also secured by the application other relevant Development Management policies.</p>
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	<p>The University of Bath is a major employer in the District. Both options enable it to invest within the non-Green Belt part of its estate, which will likely enable growth and an increase in job opportunities.</p> <p>Tying in permissions for academic space to student accommodation projects on-campus was considered as a means of ensuring that teaching (recruiting) capacity was matched with student housing on campus. However, it is considered that the policy as now worded, the HMO Article 4 Direction and other site specific allocation policies in the Enterprise Area will achieve balanced development on-campus.</p> <p>It is not possible to state /specify the level of development is acceptable in urban design terms without further evidence. This will be assessed at Development Management stage</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	<p>Criterion (g) is more specific - In all circumstances development should enable sustainable transport choices to be made including bus use to and from the campus/estate and pedestrian and cyclist circulation to, from and within the campus/estate. This includes retaining but not increasing an operational level of car parking of not more than 2,200 spaces so as not to harm the patronage of sustainable transport modes, their viability, or cause additional car trips to and from</p>

Policy No. & Title	SB.19 University of Bath Campus at Claverton Down			
SA Objectives	ST	MT	LT	Commentary
				the campus.
Objective 6: Protect and enhance local distinctiveness	+/0	+/0	+/0	<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>The Sulis Club is a 'satellite' recreational ground on the edge of the Claverton plateau with pitches, tennis courts and a clubhouse. It is also wholly in the World Heritage Site, Cotswolds AONB and Green Belt.</p> <p>The campus is already substantially developed. There is scope for further intensification but this requires careful management. In order to effectively manage development within the AONB and to ensure impact on the wider AONB is comprehensively considered, the Policy requires the University to undertake a full and detailed assessment preceding a planning application. The policy is comprehensive in terms of the inclusion of general and area specific development principles that relate to this objective. This objective will also be secured by the application other relevant Development Management policies.</p>
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	<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>The campus is already substantially developed. There is scope for further intensification but this requires careful management.</p> <p>The zonal approach and policy wording policy is comprehensive in terms of the inclusion of general and area specific development principles that relate to this objective. This objective will also be secured by the application other relevant Development Management policies.</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0 +	0/+	0/+	<p>The campus is already substantially developed. There is scope for further intensification but this requires careful management.</p> <p>This will be achieved by the application of zonal approach '3' (green zone) and '5' (clear zone), general principles (f) and (j), and area specific principle 'P' (AONB north of the Avenue). This will neutralise negative effects and could potentially generate positive outcomes.</p>

Policy No. & Title		SB.19 University of Bath Campus at Claverton Down		
SA Objectives	ST	MT	LT	Commentary
				This objective will also be secured by the application other relevant Development Management policies.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<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 have the potential to increase light spill.</p> <p>The application of zonal approach (2) for the AONB to the north of the Avenue, and general design criteria (J) and area specific criterion (p) will moderate/mitigate the potential for light population impacts</p> <p>This objective will also be secured by the application other relevant Development Management policies.</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>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1- This objective will be secured by the application other relevant Development Management policies.
Objective 11 Increase resilience to climate change	0	0	0	This objective will be secured by the application other relevant Development Management policies.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	<p>The policy encourages careful and efficient use of the brownfield land within the campus.</p> <p>This objective will be also secured by the application other relevant Development Management policies.</p>
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	This objective will be secured by the application other relevant Development Management policies.
Summary Approach Extend the policy area to cover whole estate (including Green Belt, but do not remove further land from the Green Belt). Include much more specific policy in the form of a framework plan and general and area specific design criteria. Do not include a liking mechanism and instead rely on other Policies. to ensure balanced use of				

Policy No. & Title	SB.19 University of Bath Campus at Claverton Down			
SA Objectives	ST	MT	LT	Commentary
estate (i.e. Article 4 Direction re HMOs and, CS Policy B5 and related site allocations policies in the Enterprise Area.				

Policy No. & Title	SB.20 Bath Spa University Campus at Newton Park			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	This objective will be secured by the application other relevant Development Management policies.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	Realistically this enables the University to redevelop old housing stock on a roughly 1:1 basis. It is unlikely to increase the number of bedspaces on campus further than has been achieved since 2011
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	This objective will be secured by the application other relevant Development Management policies.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	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 to that achieved since 2011
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	This objective will be secured by the application other relevant Development Management policies.
Objective 6:	+	+	+	The policy directs applicants to the Development Plan's

Policy No. & Title	SB.20 Bath Spa University Campus at Newton Park			
SA Objectives	ST	MT	LT	Commentary
Protect and enhance local distinctiveness				policies on the historic environment in recognition that the campus lies with a listed historic park/garden. This objective will also be secured by the application other relevant Development Management policies.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	<p>Bath Spa's Newton Park Campus sits within the core of a registered (Grade II*) historic parkland 'of outstanding interest' and includes a Scheduled Monument (St Loe's Castle). There are three Grade I listed buildings (The Mainor House, Castle, and Castle Gatehouse); one Grade II* listing building (the Stables); and one Grade II listed building (the Dairy). The walls to the Italian Garden are also listed (Grade II*). The wider parkland beyond the campus also contains part of the Wansdyke Scheduled Monument and other listed buildings.</p> <p>The policy directs applicants to the Development Plan's policies on the historic environment in recognition that the campus lies with a listed historic park/garden and that there are listed buildings on and around the campus.</p> <p>This objective will also be secured by the application other relevant Development Management policies.</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy wording highlights keys species using the site, including bats, and that development must have due regard to the presence of these species. This objective will also be secured by the application other relevant Development Management policies.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>This objective will be secured by the application other relevant Development Management policies.</p> <p>The land is within the Coal Authority defined Development Low Risk Area.</p> <p>The site is outside the Surface Coal Resource Plan area.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1- This objective will be secured by the application other relevant Development Management policies.
Objective 11	0	0	0	This objective will be secured by the application other

Policy No. & Title	SB.20 Bath Spa University Campus at Newton Park			
SA Objectives	ST	MT	LT	Commentary
Increase resilience to climate change				relevant Development Management Policies.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	This is redevelopment of previously developed sites (brownfield land) therefore it contributes to efficient use of land. This objective will be secured by the application other relevant Development Management policies. The determination of whether a specific area within the campus is previously developed will be made at development management stage and this issue should be raised at the time of a pre-application submission.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	This objective will be secured by the application other relevant Development Management policies.
Summary				
The policy is NPPF compliant as PDL green Belt matters will be dealt with at development management stage. The objective of the policy is to focus in SA objectives 2+4, re enabling development in the context of objectives 6+7+8 on the heritage context and also ecological context – reflecting observations raised by Natural England.				

Policy No. & Title	Somerdale KE2a			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	<p>Site is within walking distance of Keynsham Town Centre with health facilities.</p> <p>Site allocation includes provision for a GP surgery, to providing improved access to healthcare.</p> <p>Site allocation includes provision for a primary school, making it easy to reach for new residents.</p> <p>Site located adjacent to train station for easy access to Bristol and Bath facilities.</p> <p>Site allocation includes provision for cycle / footways, including a link to central Bristol, allowing for active travel and leisure / informal recreation.</p> <p>Site allocation includes provision for a new social and sports club and sports pitches allowing engagement in structured sport.</p> <p>Site allocation includes provision of landscaping, wildlife areas and open space which could be used for local food production.</p>

Policy No. & Title	Somerdale KE2a			
SA Objectives	ST	MT	LT	Commentary
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	Site allocation includes provision for around 700 homes, including a policy compliant affordable housing offer.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Site allocation includes provision for a new social and sports club and sports pitches accessible to the local community. Site development requires the submission of a design guide which will address issues such as designing out crime, provision of public spaces and design of public realm.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	Site allocation includes provision for at least 11,000sqm of B1 office use, providing an adequate supply of land to support a diverse range of employment opportunities and allowing residents to work locally.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	Site located adjacent to train station for easy access to Bristol and Bath facilities Site allocation includes provision for cycle / footways, including a link to central Bristol, allowing for active travel and leisure / informal recreation. Site is within walking distance of Keynsham Town Centre.
Objective 6: Protect and enhance local distinctiveness	++	++	++	Site allocation includes requirement to retain historic Blocks A, B and C. Site development requires the submission of a design guide which will address issues such as provision of public spaces and design of public realm. Site allocation includes provision of landscaping, wildlife areas and open space, with the Hams protected for the community Site allocation requires development to respond positively to and enhance and/or better reveal the significance of the heritage assets within the site boundary, including the Roman settlement of Trajectus.
Objective 7: Protect and enhance the district's historic,	+	+	+	The Hams contains the Roman town of Trajectus which has been identified following archaeological evaluation. This area will remain undeveloped and has been designated as a Scheduled Ancient Monument. Site

Policy No. & Title	Somerdale KE2a			
SA Objectives	ST	MT	LT	Commentary
environmental and cultural assets				<p>allocation requires development to respond positively to and enhance and/or better reveal the significance of the heritage assets within the site boundary, including the Roman settlement of Trajectus.</p> <p>Evaluation work on the factory buildings and land to the north and south (areas identified for development) identify land of low to moderate archaeological potential planning application contains conditions to mitigate harm.</p> <p>Site allocation includes requirement to retain historic Blocks A, B and C, retaining the historical link of the site which was the former Fry / Cadbury factory.</p> <p>Site development requires the submission of a design guide which will address issues such as relation to surrounding townscape</p> <p>Several trees across the site have the protection of a 2012 Tree Preservation Order (TPO).</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	Site bounds River Avon SNCI; site development requires flood protection measures, SuDS, wetland habitat, wildlife areas and open space to avoid potential impacts on the designated site.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>The land is within the Coal Authority defined Development Low Risk Area.</p> <p>The west part of the site is within the Surface Coal Resource Plan area. However no development is proposed in this area.</p> <p>Other Development Management policies apply</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	<p>Site is located partly within Flood Zone 1 and 2 and has been subject to the Core Strategy Sequential test</p> <p>Site development requires flood protection measures and SuDS which leads to development supporting and corresponding with appropriate flood risk management guidance and policies for flooding</p> <p>Site has achieved planning consent with Environment Agency working closely with applicant to secure appropriate flood risk mitigation, sustainable drainage and ecological benefits</p>
Objective 11 Increase resilience to climate change	0	0	0	Other Development Management policies apply
Objective 12: Encourage careful and efficient use of natural resources	+	+	+	<p>Development is partly brownfield (reuse of the old factory buildings and development of the previously developed rear of the factory) and greenfield</p> <p>Site development requires flood protection measures and SuDS</p>

<i>Policy No. & Title</i>	Somerdale KE2a			
SA Objectives	ST	MT	LT	Commentary
including energy and encourage sustainable construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Refer to the Joint Waste Core Strategy
The policy provides clarity in policy terms for meeting the above sustainability objectives in the event that future applications are proposed for the site. Allocating this site with specific development and design requirements would contribute positively to Objectives 1, 2, 3, 4, 5, 6, 7 and 12.				

<i>Policy No. & Title</i>	Riverside Offices and Fire Station KE2b			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	Site is within walking distance of Keynsham Town Centre with its health facilities Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops Draft policy requires improved public realm along Temple Street, high quality open space, and new links to the Memorial Park from Temple Street which relates to maintaining/increasing access to existing open space, the provision of new open space and design that supports social interaction. Development is encouraged to reinstate an orchard, which supports sustainable food production.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The site does not currently provide any housing Draft policy requires a mixed use development which includes residential uses as part of the overall mix. This relates to providing good quality housing to meet identified needs.
Objective 3: Promote stronger more vibrant and cohesive communities	++	++	++	The policy requires redevelopment to replace the current uses, including a new leisure centre, with a mix of uses including retail/town centre uses, residential and office. Elements of the current site (rear parts of Riverside) are open spaces that are not overlooked during non-working hours

Policy No. & Title	Riverside Offices and Fire Station KE2b			
SA Objectives	ST	MT	LT	Commentary
and reduce anti-social behaviour, crime and the fear of crime				which has the potential to attract anti-social behaviour, which can be intimidating and lead to a fear of crime. Draft policy requires the continuation of Market Walk into the development site, improved public realm along Temple Street, high quality open space, and new links to the Memorial Park from Temple Street which relates to promotion of public spaces that might support other functions and design of public realm that maximises opportunities for social interaction and connections within and between neighbourhoods.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	<p>The site currently includes some retail floorspace along the ground floor.</p> <p>The site currently includes a fire station.</p> <p>The site currently includes significant amounts of office floorspace but is no longer fit for purpose and is not attractive to potential occupants (and has therefore been partially empty for many years, and now completely empty following Council relocation to the Civic Centre).</p> <p>The policy requires a new mixed use development including replacement retail and new B1 offices (around 2,500sqm). A replacement fire station has already been granted planning permission at Hicks Gate on the edge of Keynsham.</p> <p>Providing an increase in jobs over the number currently on the site helps to provide an adequate supply of land for a diverse range of employment opportunities and correcting imbalances between residential and employment development to help reduce travel distances to work.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	0	0	0	<p>Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops.</p> <p>Draft policy requires provision of suitable car parking, that mitigates the transport impact of the development.</p>
Objective 6: Protect and enhance local distinctiveness	++	++	++	<p>Site currently contains inappropriate high-rise over-scaled buildings</p> <p>The existing buildings collectively do not contribute to the significance of the Conservation Area or its setting.</p> <p>A number of historic buildings were demolished and replaced when the existing buildings were constructed in the 1970s. The former fine grain of the east side of Temple Street was replaced by the more coarse grain displayed today, as many of the historic narrow plots were combined to form the large scale Riverside development.</p> <p>Taken as a whole, the Riverside complex currently causes harm to the Conservation Area.</p>

Policy No. & Title	Riverside Offices and Fire Station KE2b			
SA Objectives	ST	MT	LT	Commentary
				Draft policy requires high quality design which enhances the Conservation Area and its setting; there must be a variation in roof heights; incorporation of a palette of materials identified as central to the character of Keynsham; design of buildings must provide articulation and relief to the elevations. These relate to protecting areas of valued townscape and development which values and protects diversity and local distinctiveness.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	<p>Site currently contains inappropriate high-rise over-scaled buildings</p> <p>The existing buildings collectively do not contribute to the significance of the Conservation Area or its setting.</p> <p>A number of historic buildings were demolished and replaced when the existing buildings were constructed in the 1970s. The former fine grain of the east side of Temple Street was replaced by the more coarse grain displayed today, as many of the historic narrow plots were combined to form the large scale Riverside development.</p> <p>Taken as a whole, the Riverside complex currently causes harm to the Conservation Area.</p> <p>Draft policy requires high quality design which enhances the Conservation Area and its setting; there must be a variation in roof heights; incorporation of a palette of materials identified as central to the character of Keynsham; design of buildings must provide articulation and relief to the elevations. These relate to protecting areas of valued townscape and development which values and protects diversity and local distinctiveness.</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	<p>Site currently consists of extensive hard landscaping with little/no green infrastructure that would relate to this objective.</p> <p>Draft policy requires improved links, views and green infrastructure; the Memorial Park should be enhanced and linked with Temple Street with planting along the new public routes through the site. Opportunities for providing terraced public open space overlooking the park will be encouraged, as will reinstatement of the orchard. The suitability for tree planting along Temple Street should be investigated.</p> <p>The policy requirements relate to development which incorporates biodiversity into the design, and encourages habitats and biodiversity.</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>The land is within the Coal Authority defined Development Low Risk Area.</p> <p>The site is not within the Surface Coal Resource Plan area.</p> <p>The policy requires provision of suitable car parking that</p>

Policy No. & Title	Riverside Offices and Fire Station KE2b			
SA Objectives	ST	MT	LT	Commentary
				<p>mitigates the transport impact of development.</p> <p>Sites lawful use is as a large scale office. Redevelopment for a mix of uses should not have a material increase in traffic, which relates to minimising increase in traffic congestion.</p> <p>Site located within walking distance of train station for easy access to Bristol and Bath facilities, and also close to town centre bus stops.</p> <p>The site is located close to, but not within, the Keynsham air quality management area which relates to minimising exposure to poor air quality.</p> <p>The policy requires an improved public realm along Temple Street which investigates the suitability for tree planting, which would have a localised positive effect on air quality.</p>
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	0	<p>The site is located within Flood Zone 1 on an elevated site from the river valley below. Parts of the site are located in Flood Zone 2 and 3 but these are areas where improved green infrastructure is required.</p> <p>The policy requires provision of SuDS (excluding infiltration techniques)</p> <p>This relates to development which supports and corresponds with appropriate flood risk management guidance, and should provide a betterment to the existing situation. FRA and Land Contamination reports are required. The site does fall within the inundation area for chew valley reservoir, which extends further across the site than the fluvial flood zone extents. This should therefore be addressed in any site specific flood risk assessment for the site. It is likely that previous uses have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward.</p>
<p>Objective 11 Increase resilience to climate change</p>	++	++	++	<p>The policy requires incorporation of infrastructure for district heating and to be built to a high standard of energy efficiency. This relates to increasing resilience to climate change.</p>
<p>Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction</p>	++	++	++	<p>Site is a current office/retail/fire station development and is therefore brownfield.</p> <p>The policy requires provision of SuDS.</p> <p>The policy requires incorporation of infrastructure for district heating .</p> <p>This relates to development that encourages careful and efficient use of natural resources including energy and encourage sustainable construction.</p>
<p>Objective 13: Promote waste management</p>	0	0	0	<p>Refer to the Joint Waste Core Strategy.</p>

Policy No. & Title	Riverside Offices and Fire Station KE2b			
SA Objectives	ST	MT	LT	Commentary
accordance with the waste hierarchy (Reduce, Reuse and Recycle)				
<p>Summary</p> <p>The policy has the potential to result in major or minor positive effects with regards to objectives 1, 3, 4, 6, 7, 8, 11 and 12. In order to address the issues identified through the previous appraisals, the Development Requirements and Design Principles set specific requirements.</p>				

Policy No. & Title	South Road Car Park SSV2			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	The site is within Midsomer Norton Town Centre with its health facilities. The site located close to town centre bus stops. Redevelopment of the site 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.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	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.
Objective 4: 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.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Development would be within the town centre (walking distance of shops, facilities and public transport). The draft Plan requires retaining public car parking for the town centre.
Objective 6: Protect and enhance local	+	+	+	The site is located within the town centre.

<i>Policy No. & Title</i>	South Road Car Park SSV2			
SA Objectives	ST	MT	LT	Commentary
distinctiveness				The draft Plan requires a well-designed frontage with the entrance for a new store orientated towards the High Street.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The site is not within the Conservation Area (CA) but is surrounded by MN CA. The draft Plan requires that new development would need to protect and enhance the district's historic environmental and cultural assets.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	New development needs to contribute enhance ecological networks, with specific consideration for bat flightlines.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	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 be within the town centre, minimising traffic congestion (more people will be able to walk/cycle) Likely that previous uses have resulted in contamination which will need to be addressed SSV2 recognises that a challenge to address is the location of a new food store with neighbouring (residential) areas – potential noise issue Development Management Polices PCS1, PCS2 and PCS 5 apply.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site lies within Flood Zone 1. FRA is required. Located away from the river so the use of sustainable drainage techniques would be the main priority.
Objective 11 Increase resilience to climate change	0	0	0	Other Development Management Policies apply.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development is on a brownfield site. Other Development Management Policies apply.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.
Summary				

Policy No. & Title	South Road Car Park SSV2			
SA Objectives	ST	MT	LT	Commentary
<p>The policy has the potential to result in major or minor positive effects with regards to objectives 1, 3, 4, 5, 6, 7 and 12. In order to address negative effects and enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements as below;</p> <ul style="list-style-type: none"> • Enhance the Conservation Area and its setting. • Enhance ecological networks, with specific consideration for bat flightlines. • Maintain the existing level of parking spaces and provide more space onsite or off site to accommodate new store. <p>Other Development Management Policies, in particular Policies PCs1, PCS2 and PCS 5 would help address these issues.</p>				

Policy No. & Title	Central High Street Core including the Palladium and Brewery Sites SSV1			
SA Objectives	ST	MT	LT	Commentary
<p>Objective 1: Improve the health and well-being of all communities</p>	+	+	+	<p>Site is within Midsomer Norton Town Centre with its health facilities</p> <p>Site located close to town centre bus stops</p> <p>Redevelopment of the site 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, and support social interaction for all ages.</p>
<p>Objective 2: Meet identified needs for sufficient, high quality and affordable housing</p>	0	0	0	
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	++	++	++	<p>Currently the area includes some poor quality buildings that are in a poor state of repair which detract from the town centre environment. Redevelopment would seek to improve this area with new development / conservation of historic buildings and improve the public realm. Improved attractive links between the High Street and South Road would also be included. This relates to designing out crime and promoting a feeling of security through better design; promotion of public spaces and design of public realm that maximised opportunities for social interaction and connections within and between neighbourhoods.</p>
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	++	++	++	<p>Although likely to be small scale, these units would assist in providing land to provide employment opportunities and help to reduce travel distances to work.</p>
<p>Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking</p>	+	+	+	<p>Development would be within the town centre (walking distance of shops, facilities and public transport)</p> <p>This policy provides a more attractive link between South Road and the High Street.</p>

<i>Policy No. & Title</i>	Central High Street Core including the Palladium and Brewery Sites SSV1			
SA Objectives	ST	MT	LT	Commentary
Objective 6: Protect and enhance local distinctiveness	+	+	+	The Conservation Area Appraisal recognises the need for restoration of key buildings such as the Palladium and former brewery This policy requires new development to retain the historic features of the Palladium and Brewery, enhancing the Conservation Area. Improving the public realm is also required.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The Conservation Area Appraisal recognises the need for restoration of key buildings such as the Palladium and former brewery The policy requires new development to retain the historic features of the Palladium and Brewery, enhancing the Conservation Area. Improving the public realm is also required.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	There is a bat roost on site. This policy requires 'Lighting at this location must be designed to be responsive to the bat roost on site.' this will help to address this issue.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	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 be within the town centre, minimising traffic congestion (more people will be able to walk/cycle)
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site lies within Flood Zone 1 due to the presence of the flood relief tunnel. This takes flood flows from the River Somer, preventing widespread flooding in the town centre. FRA is required. Flood alleviation tunnel – any blockage would result in flood risk. Documents potentially required by EA for planning application: <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports
Objective 11 Increase resilience to climate change	0	0	0	Other Development management policies apply.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development is on a brownfield site Other Development management policies apply.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.

<i>Policy No. & Title</i>	Central High Street Core including the Palladium and Brewery Sites SSV1			
SA Objectives	ST	MT	LT	Commentary
<p>Summary</p> <p>The policy has the potential to result in major or minor positive effects with regards to objectives 1, 3, 4, 5, 6, 7 and 12. In order to address negative effects and enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements as below;</p> <ul style="list-style-type: none"> Enhance the Conservation Area and its setting including retention and reuse of the former Brewery building and former Palladium cinema. Enhance ecological networks, with specific consideration for bat flightlines. Lighting at this location must be designed to be responsive to the bat roost on site <p>Other Development Management Policies, in particular Policies M1 would help address these issues.</p>				

<i>Policy No. & Title</i>	Welton Bag Factory SSV4			
SA Objectives	ST	MT	LT	Commentary
<p>Objective 1: Improve the health and well-being of all communities</p>	++	++	++	<p>The site is adjacent to Midsomer Norton Town Centre with its health facilities.</p> <p>The site is located within walking distance of town centre bus stops.</p> <p>The policy requires an improved crossing between the site and the High Street at Stones Cross which will make it easier to walk to the Town Centre. The policy also requires de-culverting the Wellow Brook to provide continued natural sections as part of west to east GI corridor which helps achieve this objective.</p>
<p>Objective 2: Meet identified needs for sufficient, high quality and affordable housing</p>	++	++	++	<p>The Policy states that the priority will be to deliver a mixed use development of employment and residential including affordable housing.</p>
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	++	++	++	<p>The site is currently vacant with many unoccupied industrial buildings and no public access. Redevelopment would open up the area for the public and improve connections to the High Street.</p>
<p>Objective 4: Build a strong, competitive economy and enable local businesses to prosper</p>	+	+	+	<p>The site is currently in an employment use, although the occupier has vacated the factory and relocated. There is little prospect of the factory re-opening. SSV4 states that the priority is to deliver an appropriate mix of employment floorspace and housing.</p> <p>Therefore, although redevelopment is likely to provide less employment floorspace than is currently on site, there will be more jobs provided than at present, and this is assessed as being positive.</p> <p>This relates to providing an adequate supply of land for employment opportunities and helping to reduce travel distances to work.</p>
<p>Objective 5: Ensure everyone has</p>	+	+	+	<p>Development would be adjacent to the town centre (walking distance of shops, facilities and public transport)</p>

Policy No. & Title	Welton Bag Factory SSV4			
SA Objectives	ST	MT	LT	Commentary
access to high quality and affordable public transport and promote cycling and walking				The Policy requires to provide a more direct and attractive connection between the site and the High Street via Stone's Cross and north to south and west to east pedestrian links through the site.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The site is adjacent to MN Conservation Area and the former brewery building is within the Conservation Area. MN and Welton CA is registered as at risk by Historic England. The policy requires retention and reuse of the former brewery subject to robust economic viability testing measured against the value of the whole development allocation, and taking full account of the heritage value and wider possible uses of the former brewery building.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The site is adjacent to MN Conservation Area and the former brewery building is within the Conservation Area. The policy requires retention and reuse of the former brewery and contributing to enhance the character and appearance of the Conservation Area.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	++	++	++	The Wellow Brook is currently culverted through this site. The policy requires incorporation of a high quality green infrastructure route by de-culverting the Wellow Brook. This relates to the objective of encouraging and protecting habitats and biodiversity
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	A small part of the site is within the Coal Authority defined Development High Risk Area. The 'Development High Risk Area' for the coal mining legacy will be defined on the Policies Map within which the submission of a Coal Mining Risk Assessment would be necessary to support a development proposal. Policy PCS6 'Unstable Land' states that the onus will be with the developer and/or landowner for securing a safe development and for submitting the necessary Risk Assessment(s) to support the proposal. The site is also within the Surface Coal Resource Plan area. Potential ground constraints and contamination across site Development would be adjacent to the town centre, minimising traffic congestion (more people will be able to walk/cycle) Potential ground constraints and contamination across site
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1, 2 and 3 The Policy requires de-culvert the Wellow Brook that currently runs underneath the site. This could be restored to mimic the upstream natural sections through the site providing habitat creation/enhancement route linking with the Welton Green community space This would provide a significant local asset and could help to achieve Water Framework Directive objectives for the watercourse. The policy requires locating more vulnerable uses outside of the floodplain. Other Development Management Policies apply. Flood risk assessment, Land contamination reports, WFD assessment (either

<i>Policy No. & Title</i>	Welton Bag Factory SSV4			
SA Objectives	ST	MT	LT	Commentary
				screening or full assessment) and Ecological surveys are necessary.
Objective 11 Increase resilience to climate change	0	0	0	Other Development Management Policies apply.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	++	++	Development is on a brownfield site.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.
<p>Summary</p> <p>The policy has the potential to result in major or minor positive effects with regards to objectives 1, 3, 4, 5, 6, 7, 8 and 12.</p> <p>In order to address negative effects and enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements as below;</p> <ul style="list-style-type: none"> • Enhance the Conservation Area and its setting including retention and reuse of the former Brewery building. • Improve pedestrian and cycling connections both north to south and east to west connecting to existing cycle and bridleway for new and neighbouring residential community. • De-culvert the Wellow Brook to provide continued natural sections • Appropriate ecological mitigation to be included • Coal Mining Risk Assessment is necessary <p>Other Development Management Policies would help address issues identified.</p>				

<i>Policy No. & Title</i>	Midsomer Norton Town Park SSV3			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	SSV3 proposes a new town park, with improved linkages between Midsomer Norton and Westfield. This will allow cyclists travelling along the existing cycle path to access the town centre and use its facilities. This relates to improved access to healthcare (in the town centre) using sustainable transport means and making it easy to reach the town centre facilities by active travel. New town park will offer opportunities to engage in structures sport and play, leisure and informal recreation. New town park will offer increased access to open space and constitute a facility that supports social interaction for all ages.
Objective 2: Meet identified needs for sufficient, high	++	++	++	The policy facilitates about 35 dwellings contributing to this objective.

Policy No. & Title	Midsomer Norton Town Park SSV3			
SA Objectives	ST	MT	LT	Commentary
quality and affordable housing				
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The policy facilitates a significant community, social and cultural facility which could support civic, cultural, recreational and community functions, and offers opportunities for social interaction and new connections between Midsomer Norton and Westfield. The batch area is currently not managed well. Formalising the use of the batch as part of Town Park will help reducing anti-social behaviour.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	New Town Park will enhance town's leisure and cultural offers and encourage more people to visit Midsomer Norton which helps enhancing the vitality and vibrancy of the town centre.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	++	++	++	New Town Park will improve linkages between Midsomer Norton, Westfield and Radstock.
Objective 6: Protect and enhance local distinctiveness	+	+	+	SSV3 recognises the positive impact the site plays on the landscape character of the town and the historical landmark that the site represents as a remnant of the Somerset Coalfield.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	++	SSV3 recognises the positive impact the site plays on the landscape character of the town and the historical landmark that the site represents as a remnant of the Somerset Coalfield. SSV3 requires that the area is turned into a town park which will protect and enhance the setting of the adjacent Conversation Area.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	++	SSV3 states that ecology is integral to the design of the park, and will be enhanced by the creation of the town park. SSV3 requires appropriate ecological mitigation for bat, reptiles and invertebrates. Also it requires maintaining bat flight lines and no increase to light levels along the boundary.
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	The land is within the Coal Authority defined Development Low Risk Area. The site is also within the Surface Coal Resource Plan area. Policy M1 applies. Development has the potential to take traffic off the road and encourage people to use bikes. Development would enhance an area of tranquillity as a town park.
Objective 10: Reduce vulnerability	0	0	0	Flood Zone 1

Policy No. & Title	Midsomer Norton Town Park SSV3			
SA Objectives	ST	MT	LT	Commentary
to, and manage flood risk (taking account of climate change)				<p>River Somer runs through the site. Development provides opportunity to improve access to river.</p> <p>There is historic landfill in part of the site. Previous uses will have therefore resulted in contamination that may pose a risk to the water environment. This will need to be adequately assessed in any proposals coming forward with a planning application supported by appropriate risk assessments / remediation proposals.</p> <p>Sustainable drainage will be a priority</p> <p>Flood risk assessment, Land contamination reports, WFD assessment (either screening or full assessment) and Ecological surveys are necessary.</p>
Objective 11 Increase resilience to climate change	++	++	++	SSV3 will act as a large piece of green infrastructure which will improve the quality of life in an urban area and relates to this objective (trees can assist with cooling, flood prevention etc)
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	<p>Implementing a town park at sustainable location within the centre of Midsomer Norton would have positive effect on this objective particularly in a long term.</p> <p>Other Development Management Policies apply.</p>
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.
<p>Summary</p> <p>The policy has the potential to result in major or minor positive effects with regards to objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 11 and 12.</p> <p>In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements as below;</p> <ul style="list-style-type: none"> • Maintain and improve existing Public Right of Way, particularly along the River Somer for habitat creation/enhancement which will be part of an important GI route. • Provide links to the Five Arches cycle route. • Enhance the setting of the adjacent Conversation Area. • Appropriate ecological mitigation to be included • Land remediation necessary 				

Policy No. & Title	Charlton Timber Yard SSV14			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	The Policy facilitates town centre uses in very sustainable location. It is within walking distance of town centre bus stops
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The Policy requires an active frontage onto Frome Road which will contribute to the reduction in the fear of crime. The policy approach requires a mixed use scheme encompassing town centre uses which will increase opportunities for social interaction.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	The site is currently in employment / ancillary retail use. The policy requires a mixed use scheme encompassing town centre uses. This relates to providing land for employment opportunities and reducing travel distances to work.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Development would be in the town centre (walking distance of shops, facilities and public transport). Town centre bus stops are located within walking distance.
Objective 6: Protect and enhance local distinctiveness	++	++	++	The Policy requires a heritage led regeneration scheme to enhance the Conservation Area, including suitable materials, retention of historic stone buildings including the former fire station, incorporation of stone boundary, and reinstatement of windows within historic buildings.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	The Policy requires a heritage led regeneration scheme to enhance the Conservation Area, including suitable materials, retention of historic stone buildings, incorporation of stone boundary, and reinstatement of windows within historic buildings.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+ / 0	+ / 0	+ / 0	The Policy requires the Wellow Brook boundary to be protected and enhanced as a bat corridor, with additional bat boxes to be erected as well as SuDS.

Policy No. & Title	Charlton Timber Yard SSV14			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>The land is within the Coal Authority defined Development Low Risk Area.</p> <p>The site is outside the Surface Coal Resource Plan area. Previous uses have resulted in contamination that may pose a risk to the water environment. This would need to be adequately assessed in any proposals coming forward</p> <p>Other Development Management Policies apply.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	<p>Flood Zone 1 with area along river bank in zone 2</p> <p>Part of the site looks to move into Flood Zone 3 in future with climate change.</p> <p>Development is required to provide SuDS</p> <p>The policy approach seeks to protect the Wellow Brook boundary, with buffer zone (primarily for ecological purposes but also means that development would not occur within the flood zone)</p> <p>Previous uses may have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward with any planning application supported by appropriate risk assessments/remediation proposals.</p> <p>Mitigation</p> <p>A sequential approach is required within the site.</p> <p>Development should utilise sustainable drainage techniques.</p> <p>Documents potentially required by EA for planning application:</p> <ul style="list-style-type: none"> • Flood risk assessment • Land Contamination reports • Ecological surveys
Objective 11 Increase resilience to climate change	0	0	0	Other Development Management Policies apply.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Site is brownfield which facilitate efficient use of land.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.

Policy No. & Title	Charlton Timber Yard SSV14			
SA Objectives	Short term	Med term	Long term	Commentary
<p>Summary</p> <p>The 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>In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements as below;</p> <ul style="list-style-type: none"> • Mixed use scheme encompassing town centre uses providing an active ground floor frontage onto Frome Road • Heritage led regeneration scheme which will enhance the Conservation Area. • Retention and reuse of the historic stone buildings and wall. • Protect and enhance the Wellow Brook boundary as a bat corridor. <p>Other Development Management Policies would help address issues identified.</p>				

Policy No. & Title	Radstock County Infants SSV17			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	The site is located well located accessible to the services and facilities in Radstock.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The policy facilitates about 10 dwellings including affordable housing.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	Currently the site is derelict, with signs of vandalism. This relates to anti-social behaviour and increasing the fear of crime. Redevelopment would improve the current situation and promote a feeling of security
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This proposed development could contribute to the viability of town centre.
Objective 5: Ensure everyone has access to high quality and affordable public transport and	+	+	+	The site is located within Radstock settlement with good access to public transport, services and shops.

<i>Policy No. & Title</i>	Radstock County Infants SSV17			
SA Objectives	Short term	Med term	Long term	Commentary
promote cycling and walking				
Objective 6: Protect and enhance local distinctiveness	++	++	++	The site is currently vacant and redundant. The surrounding area is residential. The policy requires the frontage of the site to be consistent with and respond positively to the distinct building line and to this part of the CA.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	The site is within the Conservation Area and has a neutral effect on the CA with relatively low scale buildings on the site. The policy requires the frontage of the site to be consistent with and respond positively to the distinct building line and to this part of the CA. The policy also requires the development to incorporate a predominance of white lias stone as the external wall material.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	Some trees protected by Tree Preservation Orders. The policy requires protecting existing trees on the western boundary including those protected by TPOs.
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area. The existing residential area and former school use would have generated greater noise levels albeit over a reduced amount of time than the proposed use as residential
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	Flood Zone 1 Use of SuDS is main priority and required by the emerging policy
Objective 11 Increase resilience to climate change	+	+	+	The policy approach requires protection of tree planting alongside site boundary which can relate to passive cooling
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Site is brownfield The policy requires SuDs
Objective 13: Promote waste	0	0	0	Joint Waste Core Strategy policies apply.

<i>Policy No. & Title</i>	Radstock County Infants SSV17			
SA Objectives	Short term	Med term	Long term	Commentary
management accordance with the waste hierarchy (Reduce, Reuse and Recycle)				
<p>Summary</p> <p>The policy has the potential to result in major or minor positive effects with regards to objectives 1, 2, 3, 4, 5, 6, 7, 8, 9, 11 and 12.</p> <p>In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements as below;</p> <ul style="list-style-type: none"> • The frontage of the site should be consistent with and respond positively to the distinct building line and to this part of the CA. • The development shall incorporate a predominance of white lias stone as the external walling material. • Protect existing trees on the western boundary • Provision of SuDs by using infiltration techniques. 				

<i>Policy No. & Title</i>	Former St Nicholas Infant School SSV20			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	Site is adjacent to Radstock Town Centre with its health facilities Site located within walking distance of town centre bus stops
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	+	The policy requires the conservation and reuse of the buildings as part of a residential development
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	The site is currently partially derelict and shows signs of vandalism which has the potential to attract further anti-social behaviour and increase the fear of crime. Conservation and reuse of the buildings would provide a feeling of security and reduce anti-social behaviour, crime and the fear of crime

Policy No. & Title	Former St Nicholas Infant School SSV20			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	Any development in this location would contribute the viability and vitality of the town centre.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Development would be adjacent to the town centre (walking distance of shops, facilities and public transport).
Objective 6: Protect and enhance local distinctiveness	+	+	+	This site is adjacent to the Landscape Setting area.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	++	++	++	This site is within the Conservation Area. This 19th century buildings are regarded as an important heritage asset to Radstock, which display interesting architectural qualities such as the bell tower, and have been constructed using high quality local materials. The draft plan requires conservation and reuse of the 10 th century buildings, and reinstate the important historic features to enhance the character and appearance for the CA and preserve the setting of the sounding Grade II listed buildings.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	The policy requires appropriate mitigation to be included for bats which takes account of the significance of bat populations in this area.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The land is within the Coal Authority defined Development Low Risk Area. The site is outside the Surface Coal Resource Plan area.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of	0	0	0	Flood Zone 1

Policy No. & Title	Former St Nicholas Infant School SSV20			
SA Objectives	Short term	Med term	Long term	Commentary
climate change)				
Objective 11 Increase resilience to climate change	0	0	0	Other Development Management policies apply – see table 4.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Site is brownfield
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.
<p>Summary</p> <p>The 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>In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements as below;</p> <ul style="list-style-type: none"> • Conservation and reuse of the 10th century buildings, and reinstate the important historic features to enhance the character and appearance for the CA and preserve the setting of the sounding Grade II listed buildings. • Appropriate mitigations to be included for bats. 				

Policy No. & Title	Bath College Somer Valley Campus SSV18			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	Development would result in loss of open space. However existing playing field has no public access and currently not in use. This site is not listed in the Green Space Strategy or required by the Sport Pitch Strategy.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	No housing is proposed.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	++	++	++	The policy facilitates more educational led mixed use offering more opportunities for training and employment which contributes positively to this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	The policy facilitates a construction skills centre of excellence providing local people with training opportunities and practical skills that can be utilised in the local employment market. This is in line with the SV Strategy. Therefore major positive effect on this objective.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	Site would benefit from existing public transport routes to the College
Objective 6: Protect and enhance local distinctiveness	+	+	+	The policy requires to enhance the setting of the adjacent Conservation Area and Listed Buildings. It also requires to retain existing trees and enhance if appropriate. A land and visual impact assessment is necessary to inform the assessment of longer range views.
Objective 7: Protect and enhance the	+/0	+/0	+/0	The site lies in close proximity to a number of undesignated heritage assets. The most recent are three WW2 pillboxes along the southern boundary of the site (B&NES Historic Environment Record: MBN30293 and

Policy No. & Title	Bath College Somer Valley Campus SSV18			
SA Objectives	ST	MT	LT	Commentary
district's historic, environmental and cultural assets				<p>MBN30294) and whilst these would not be directly impacted by the development, their setting may be a consideration. Also the historic record of a Bronze Age round barrow within the playing field area (MBN2232), which may not have been an isolated feature as such monuments often occur in groups or in association with earlier/later monuments.</p> <p>A predetermination desk-based archaeological assessment should be carried out to assess all previous observations/finds in the vicinity and the likely impact of the proposed development, followed by geophysical survey of site, and possibly field evaluation (trial trenching), to fully assess any archaeological impacts of the development.</p> <p>The policy approach requires that building scale and height do not cause intrusion into views from the south east; enhance the setting of the adjacent Conservation Area and listed buildings; to include an area of high quality open space; to retain existing trees.</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	<p>Existing site is open green space but with little ecological value (used for recreation, grass kept mown)</p> <p>The policy approach requires the retention of trees along the boundaries, and the provision of SuDS.</p>
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>The land is within the Coal Authority defined Development Low Risk Area.</p> <p>The site is outside the Surface Coal Resource Plan area.</p> <p>A transport statement/assessment needs to be prepared including an assessment of current parking levels, travel modes and the traffic impacts of the development.</p> <p>Potential contamination.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	<p>Flood Zone 1</p> <p>Use of SuDS is main priority and required by emerging policy.</p>
Objective 11 Increase resilience to climate change	0	0	0	<p>Vision for this site says ' New buildings will be constructed to a high level of design and sustainability which will be used as an educational tool for the Construction Skills training programme.</p> <p>Other Development management policies apply</p>

Policy No. & Title	Bath College Somer Valley Campus SSV18			
SA Objectives	ST	MT	LT	Commentary
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	The potential development area is a playing field. However there is no public access and currently not used as a playing pitch. Emerging policy approach requires SuDS Other Development management policies apply
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	Joint Waste Core Strategy policies apply.
<p>Summary</p> <p>The policy has the potential to result in major or minor positive effects with regards to objectives 3, 4, 5, 6 and 7. The policy facilitates a construction skills centre of excellence providing local people with training opportunities and practical skills that can be utilised in the local employment market. This contributes well to the SV Strategy.</p> <p>In order to respond to enhancement measures identified through the previous appraisals the Development Requirements and Design Principles set specific requirements as below;</p> <ul style="list-style-type: none"> • Enhance the setting of the adjacent CA and listed Buildings. • Retain existing trees particularly around the boundaries and enhance this planning if appropriate • A pre-determination desk-based archaeological assessment is needed. • Building scale and height should not cause intrusion into long distance views of the site • A land and visual impact assessment is required. 				

Policy No. & Title	St Peter's Factory / Cobblers Way SSV11			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	++	++	++	The policy requires pedestrian and cycle access from Lincombe Road which would make it easier to reach facilities along Wells Road. Green infrastructure requirements and enhanced access to open space to the south and east relate to opportunities to engage in play, leisure and informal recreation and increasing access to open space.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	The policy requires around 80 dwellings 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 currently a green field site that is partially used as a storage ground / dump for materials from previous phases of construction. Potential exists for vandalism. Redevelopment would introduce natural surveillance to a site which currently has none which relates to designing out crime and promoting a feeling of security The draft plan requires links to Lincombe Road and Cobblers Way and link in with the public right of way running north to south. This relates to maximising connections within and between neighbourhoods Inclusion of green infrastructure supports recreational functions
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This location is close to employment opportunities in Midsomer Norton and Westfield. This relates to providing a supply of workers and reducing travel distance to local employment opportunities.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The policy requires pedestrian and cycle access from Lincombe Road which would make it easier to reach facilities along Wells Road. Green infrastructure requirements and enhanced access to open space to the south and east.
Objective 6: Protect and enhance local distinctiveness	0	0	0	The land is adjacent to the MN/Westfield Landscape Setting area. The policy approach includes green infrastructure provision such as retention and strengthening of tree belts and protection of areas vulnerable to landscape impact such as requiring development to well set back from the Plateau edge

ANNEX D

<p>Objective 7: Protect and enhance the district's historic, environmental and cultural assets</p>	0	0	0	The land is not within the Conservation Area.
<p>Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)</p>	+	+	+	The policy includes significant green infrastructure provision with particular emphasis on protection of bats and invertebrates and enhancement of the Waterside stream.
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	0	0	0	<p>The land is within the Coal Authority defined Development Low Risk Area. The land is outside the Surface Coal Resource Plan area.</p> <p>Potential on-site contaminant sources include deep made ground associated with the backfilled quarry; possible contamination associated with fly-tipped material present on site; naturally occurring elevated concentrations of contaminants within the underlying natural soils; possible contamination associated with the former quarrying and limekiln operations undertaken on site.</p> <p>Minor aquifer underlying the site. The policy includes protection of the aquifer.</p>
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	0	<p>Flood Zone 1. Flood Risk Assessment is necessary. Use of SuDS is main priority and is required by emerging policy Site is at the headwaters of the 'waterside' ordinary watercourse and should therefore look to provide a betterment in surface water runoff from the site compared to existing (this could be referred to in the draft Plan)</p>
<p>Objective 11 Increase resilience to climate change</p>	+	+	+	The policy requires significant green infrastructure which includes tree planting – related to passive cooling
<p>Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction</p>	0	0	0	
<p>Objective 13: Promote waste management accordance with the waste</p>	0	0	0	Joint Waste Core Strategy policies apply.

hierarchy (Reduce, Reuse and Recycle)				
<p>Summary</p> <p>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 as below;</p> <ul style="list-style-type: none"> • In the southern part of the site residential development is to face the open countryside setting of the Waterside Valley, with development set well back from the plateau edge. • Enhancement of the Waterside stream at the southern boundary • Retention and strengthening of tree belts • Dark corridors to be in place to protect bat feeding and commuting routes around the sites perimeter <p>Protect minor aquifer underlying the site</p>				

Policy No. & Title	Old Mills Industrial Estate SSV9 Site boundary			
SA Objectives	Short term	Med term	Long term	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	Development for business uses in this location would make it easier to reach workplaces for local residents. The policy requires community facilities which help to achieve this objective. Development would build on a currently open and undeveloped green field; however this is not currently publically accessible
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	0	0	0	
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	The policy requires community facilities which help achieve this objective.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	++	++	++	The allocation forms two broad areas; firstly an extension of the existing Old Mills Industrial Estate to the south of the A362, and secondly a new industrial estate to the north of the A362. The Somer Valley element of the Bristol, Bath & Somer Valley EZ will prioritize the establishment of a new strategic employment location for the area It will promote the delivery of new business investment and employment growth and address the Core Strategy Vision & Spatial Strategy for the area. The draft plan allocates a large area of land for business uses.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The policy requires improvements to the A362 to ensure safe access to the site. This would include for pedestrians and cyclists
Objective 6: Protect and enhance local distinctiveness	0	0	0	The coal mining past is evident within the surrounding landscape, including the widely visible and distinct conical shape of the Old Mills Batch.

ANNEX D

				The policy requires major landscaping to mitigate the impact on the surrounding countryside and nearby residential properties.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	The site is not within the MN Conservation Area. The policy requires major landscaping to mitigate the impact on the surrounding countryside and nearby residential properties.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	No specific ecology designation on site, however it is adjacent to the batch designated as a SNCI and RIG. The policy requires major landscaping to mitigate the impact on the surrounding countryside and nearby residential properties. This could also have an ecological benefit / provide mitigation.
Objective 9: Reduce land, water, air, light, noise pollution	-/0	-/0	-/0	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 This will require remediation in the draft plan / planning application.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The northern area is Flood Zone 1. The majority of the southern site is in Flood Zone 1, with the Wellow Brook corridor being Flood Zone 2 and 3. Development over 1 ha, Flood Risk Assessment is necessary. DM Policy CP 5 applies. Use of SuDS is main priority (refer to DM policies)
Objective 11 Increase resilience to climate change	0	0	0	The policy requires major landscaping which will include trees – related to passive cooling. Check renewable energy policy for industrial use.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	-/0	-/0	-/0	Site is greenfield. The northern area comprises around 11ha of agricultural land located to the north of the A362. To the north of the site a series of agricultural fields, well defined by hedgerows, slope upwards towards the village of Paulton. The southern area comprises around 4ha of agricultural land which is immediately to the east of the existing Old Mills industrial estate, south of Langley's Lane and the A362. This is within the Coal Resource Area. Policy M1 applies. Other Development Management policies apply Check emerging policies,
Objective 13: Promote waste management	0	0	0	Joint Waste Core Strategy policies apply.

accordance with the waste hierarchy (Reduce, Reuse and Recycle)				
<p>Summary</p> <p>The policy has the potential to result in major or minor positive effects with regards to objectives 1, 3, 4 and 5. The allocation forms two broad areas; firstly an extension of the existing Old Mills Industrial Estate to the south of the A362, and secondly a new industrial estate to the north of the A362. The Somer Valley element of the Bristol, Bath & Somer Valley EZ will prioritize the establishment of a new strategic employment location for the area. It will promote the delivery of new business investment and employment growth and address the Core Strategy Vision & Spatial Strategy for the area. Therefore a major effect to contribute to objective 4 build a strong, competitive economy and enable local businesses to prosper. However the sites are greenfield and 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 as below;</p> <ul style="list-style-type: none"> • Major landscaping in order to mitigate the impact on the surrounding countryside • and nearby residential properties • Retention and enhancement of existing hedgerows along perimeter of site (with onsite replacement of any habitat lost in accommodating the access roads). • Provision of community facilities to meet the needs of workers • Mitigate impact on the Batch which is identified as an undesignated heritage asset, a Regionally Important Geological Site and a Site of Nature Conservation Interest • Careful consideration of the appropriate position and scale of development to ensure impact on the surrounding landscape is minimised • Flood mitigation measures along the southern and western boundaries of the site, which should also incorporate ecological improvements • Appropriate lighting strategy to incorporate dark corridors to mitigate impact on bats 				

Policy No. & Title	SR17: Compton Martin			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	Site SR17 is within walking distance the village public house and village post office.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	+	This site would help to meet some of the identified needs (maximum 10 dwellings) for Compton Martin in accordance with Policy RA2 of the Core Strategy. Greenfield development is likely to be more viable compared to brownfield.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Crime prevention is mainly related to the layout of the development, other Development Management Policies apply.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This site is located close to the public house and the village post office. Development on this site may help to sustain these village businesses.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The site is located near to the Compton Martin public house and post office and is close to the bus stops that serve the village.
Objective 6: Protect and enhance local distinctiveness	+	+	+	SR17 is adjacent to the Compton Martin conservation area and the green space has been identified as contributing to the setting of the conservation area. SR17 is also washed over by the AONB and development on this site could have a negative impact on the AONB. The Draft Plan includes the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Compton Martin.

Policy No. & Title	SR17: Compton Martin			
SA Objectives	ST	MT	LT	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	SR17 is adjacent to the Compton Martin conservation area and the green space has been identified as contributing to the setting of the conservation area. There is a requirement for any development on this site to minimise the impact on the setting of the Compton Martin conservation area by leaving appropriate buffers and green space.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site. Further the site is also washed over by the AONB and development on this site could have a negative impact on the AONB. The policy limits the site capacity to a maximum of ten dwellings and the remainder of the site should be left open to avoid harming the AONB setting.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The site is in within the Coal Authority defined Development Low Risk Area. The land is not within the Surface Coal Resource Plan area. Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts. The policy has a requirement that if illumination is proposed it should be designed to avoid intruding into areas where darkness is valued as a characteristic of the village.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	The site is located within Flood Zone 1.
Objective 11 Increase resilience to climate change	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy.

Policy No. & Title	SR17: Compton Martin			
SA Objectives	ST	MT	LT	Commentary
construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.
<p><u>Summary</u></p> <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, however the Development Requirements and Design Principles set specific requirements to address these issues.</p> <ul style="list-style-type: none"> • Building materials should reflect the local materials to protect and enhance the local distinctiveness of Compton Martin. • Limit the site capacity to a maximum of ten dwellings and the remainder of the site should be left open to avoid harming the AONB setting. • Minimise the impact on the setting of the Compton Martin conservation area by leaving appropriate buffers and green space. Mitigation • A dark corridor for bats and light sensitive species should be incorporated into the development. • If illumination is proposed it should be designed to avoid intruding into areas where darkness is valued as a characteristic of the village. 				

Policy No. & Title	SR5: East Harptree			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	Site SR5 is within walking distance to the village green and village shop.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	+	This site would help to meet identified needs for East Harptree in accordance with Policy RA2 of the Core Strategy. Further the site is large enough to deliver affordable housing in accordance with Core Strategy Policy CP9 of the Core Strategy.

Policy No. & Title	SR5: East Harptree			
SA Objectives	ST	MT	LT	Commentary
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	This proposed development could help to increase the viability of the village shop and increase the opportunities for social interaction. Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This site is located within walking distance to the village shop and the hair dressers shop. Development on this site may help to sustain these village businesses.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The site is within walking distance of the village bus stop. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The policy for this site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of East Harptree.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The site has been identified as a 'gateway into the East Harptree conservation area'. The site is currently covered by hard standing and by redundant farm sheds development on this site could enhance it and improve the setting of the conservation area. The policy for the site would require sensitive design with particular regard to site layout and building heights and soft landscaping to reduce the impact of any development and enhance the site.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate)	+	+	+	The site is currently covered by concrete hard standing and a number of barns. The development of this site will provide an opportunity to increase the biodiversity on site. The policy requires precautionary working practices for reptiles and nesting birds on the site.

Policy No. & Title	SR5: East Harptree			
SA Objectives	ST	MT	LT	Commentary
change)				<p>The policy requires native planting, mixed species seeding of lawns and gardens and the provision of nest boxes to be incorporated into any site design.</p> <p>The policy also requires a dark corridor for bats and light sensitive species to be incorporated into the development.</p>
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	0	0	0	<p>The site is in within the Coal Authority defined Development Low Risk Area.</p> <p>The land is not within the Surface Coal Resource Plan area.</p> <p>The policy has a requirement that if illumination is proposed it should be designed to avoid intruding into areas where darkness is valued as a characteristic of the village.</p> <p>Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.</p>
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	0	<p>This site is in Flood Zone 1. The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.</p> <p>The Placemaking Plan principles for the site would require that a sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity. However restoring and enhancing the watercourse on the site.</p> <p>Also the housing will need to be sited an appropriate distance from the culvert and the draft Plan requires to look to restore and enhance the watercourse on the site.</p> <p>Further previous uses may have resulted in contamination that may pose a risk to human health and the water environment. This will need to be adequately assessed in any proposals coming forward with any planning application supported by appropriate risk assessments/remediation proposals.</p>
<p>Objective 11 Increase resilience to climate change</p>	0	0	0	<p>Development on this site would be required to meet policy CP2 of the Core Strategy.</p>
<p>Objective 12: Encourage</p>	0	0	0	<p>Development on this site would be required to meet policy CP2 of the Core Strategy.</p>

Policy No. & Title	SR5: East Harptree			
SA Objectives	ST	MT	LT	Commentary
careful and efficient use of natural resources including energy and encourage sustainable construction				
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.
<u>Summary:</u>				
Allocating this site for about 10 dwellings would contribute positively to Objective 1, 2, 3, 4 and 5. The site is currently covered by hard standing and by redundant farm sheds development on this site could enhance the ecology and conservation character therefore positive effect on Objective 7 and 8 with the draft site specific Development and Design Principles.				

Policy No. & Title	SR6: East Harptree			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	Site SR6 is within walking distance to the village green. Site SR6 is within walking distance to the village shop.
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	+	+	+	This site would help to meet identified needs for East Harptree in accordance with Policy RA2 of the Core Strategy. Greenfield development is likely to be more viable compared to brownfield.

Policy No. & Title	SR6: East Harptree			
SA Objectives	ST	MT	LT	Commentary
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	+	+	+	This site could help to unite Water Street with Middle Street through the use of a pedestrian link with any dwellings overlooking the route. This will ensure natural surveillance and more people using the pedestrian route and provide opportunities for people to build relationships.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This site is located close to the village shop and village hair dressers shop. Development on this site may help to sustain these village businesses.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The site is located in the centre of East Harptree and is close to the bus stops that serve the village. The policy requires a pedestrian link between the site and Middle Street which will enable residents of the site to safely access the primary school and the village green.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The site is located in the Mendips Hills AONB however it is surrounded by housing on three sides and it does not contribute towards the openness of the AONB landscape. The policy includes the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of East Harptree.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	0	0	0	This site is not within the East Harptree conservation area. however there is a requirement in the Draft Plan for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site. There is a requirement in the policy for the hedgerows to be conserved and protected and reinstated where possible and provide a dark corridor

Policy No. & Title	SR6: East Harptree			
SA Objectives	ST	MT	LT	Commentary
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	<p>The site is in within the Coal Authority defined Development Low Risk Area.</p> <p>The land is not within the Surface Coal Resource Plan area.</p> <p>Where illumination is proposed, it should be designed to avoid intruding into areas where darkness is valued as a characteristic feature of the village.</p> <p>The Placemaking Plan policies have a requirement that if illumination is proposed it should be designed to avoid intruding into areas where darkness is valued as a characteristic of the village.</p> <p>Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	<p>This site has been subject to a sequential flood risk and the whole site is in Flood Zone 1. FRA and Land Contamination Reports are required.</p> <p>The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.</p> <p>The Placemaking Plan principles for the site would require that a sustainable urban drainage system (SUDs) should be integrated at an early stage into the design of the site with opportunities taken to maintain or enhance biodiversity.</p>
Objective 11 Increase resilience to climate change	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	0	0	0	Development on this site would be required to meet policy CP2 of the Core Strategy.
Objective 13: Promote waste management accordance with	0	0	0	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.

Policy No. & Title	SR6: East Harptree			
SA Objectives	ST	MT	LT	Commentary
the waste hierarchy (Reduce, Reuse and Recycle)				
<p>Summary</p> <p>SR6 would contribute positively to meeting identified housing needs for East Harptree in accordance with Policy RA2 of the Core Strategy. Allocating SR6 for about 8 dwellings would contribute positively to Objective 1, 2, 3, 4, 5 and 6. However there are some negative effects have been identified on Objective 7 and 8. Appropriate mitigations and enhancement should be included in site specific Development and Design Principles.</p>				

Policy No. & Title	SR24: Temple Cloud			
SA Objectives	ST	MT	LT	Commentary
<p>Objective 1: Improve the health and well-being of all communities</p>	+	+	+	<p>The site is within walking distance to the primary school, village hall, garage, shop and the village's bus stops.</p> <p>The site is adjacent to the villages football pitch and to the play park. If the site was developed it would offer opportunities for people to engage in structured and informal sports and recreation.</p>
<p>Objective 2: Meet identified needs for sufficient, high quality and affordable housing</p>	++	++	++	<p>This site would help to meet identified needs for Temple Cloud in accordance with Policy RA1 of the Core Strategy.</p> <p>Greenfield development is likely to be more viable compared to brownfield.</p> <p>Further the site is large enough to deliver affordable housing in accordance with Core Strategy Policy CP9 of the Core Strategy.</p>
<p>Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime</p>	0	0	0	<p>This proposed development could help to increase the viability of the village shop and increase the opportunities for social interaction.</p> <p>Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.</p>

Policy No. & Title	SR24: Temple Cloud			
SA Objectives	ST	MT	LT	Commentary
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This site is located within walking distance to the village shop and to the village hall. Development on this site may help to sustain these village businesses/organisations in the future.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The site within walking distance to the A37 and to the village bus stops that provide routes to Bristol, Bath, Wells and the Somer Valley. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Temple Cloud.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	This site is not within a conservation area however there is a requirement in the emerging Placemaking Plan principles for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site. There will be no impact on the historic or cultural assets of Temple Cloud.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site. There is a requirement in the Placemaking Plan emerging principles for any development to maintain and strengthen the integrity and connectivity of the green infrastructure on the site. Further there is also a requirement in the design principles for hedgerows to be protected and reinstated where possible.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The site is in within the Coal Authority defined Development Low Risk Area. The land is not within the Surface Coal Resource Plan area. Modern site construction practices should be applied to minimise the water, air and light pollution impacts.
Objective 10: Reduce vulnerability to, and manage	0	0	0	This site is in Flood Zone1. FRA and Land Contamination Reports are required.

Policy No. & Title	SR24: Temple Cloud			
SA Objectives	ST	MT	LT	Commentary
flood risk (taking account of climate change)				
Objective 11 Increase resilience to climate change	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	+	+	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect.
<p>Summary</p> <p>SR24 would contribute positively to meeting identified housing needs for Temple Cloud in accordance with Policy RA1 of the Core Strategy. Allocating site SR24 for about 70 dwellings would contribute positively to Objective 1, 2,, 4, 5, 6, 7, 11, 12 and 13. However there are some negative effects have been identified on Objective 8 in the previous appraisals. Appropriate mitigations and enhancement included in site specific Development and Design Principles helps address these negative impacts.</p>				

Policy No. & Title	SR14: Timsbury			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	0	0	0	<p>The site is adjacent to the village hall, the cricket ground and children's park.</p> <p>SR14 is also within walking distance of the villages' shops and primary school.</p> <p>If the site is developed it would offer opportunities for people to engage in structured and informal sports and recreation.</p>

Policy No. & Title	SR14: Timsbury			
SA Objectives	ST	MT	LT	Commentary
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This site would help to meet identified needs for Timsbury in accordance with Policy RA1 of the Core Strategy Further the site is large enough to deliver affordable housing in accordance with Core Strategy Policy CP9 of the Core Strategy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This site has the potential to provide employment space and dwellings which will improve the employment opportunities in the village. This site is located within walking distance to the village shops, village businesses and to the village hall. Development on this site will help to sustain these village businesses/organisations.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The site is adjacent the village bus stops which provide routes to Bristol, Bath, and to the Somer Valley. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Timsbury. This site has been identified as a 'gateway' into the village and the vision for the site includes the requirement for the development to create a 'sense of place' and attention to the design of the buildings to ensure that they are informed by the character of Timsbury.

Policy No. & Title	SR14: Timsbury			
SA Objectives	ST	MT	LT	Commentary
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	<p>The site is not within the Timsbury conservation area however it has been identified a 'gateway into the village'.</p> <p>The Placemaking Plan principles require any development to have particular regard to site layout, building height and soft landscaping, to minimise the visual impact of the development in this sensitive location.</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	+	+	+	<p>The site is a brownfield site which is covered by concrete hard standing. The redevelopment of this site will increase the biodiversity potential on this site.</p> <p>The Placemaking Plan principles requires maintenance and strengthening of the integrity and connectivity of the Green infrastructure. Further there is an additional emerging policy which requires enhancement of the site for biodiversity, including mixed species seeding of lawns and the provision of nest boxes and hedgehog boxes on the site.</p>
Objective 9: Reduce land, water, air, light, noise pollution	+	+	+	<p>As this is a central site in close proximity to the village shops and doctors surgeries, bus routes and cycle paths the development of this site should help to reduce reliance on private cars and facilitate the reduction in traffic congestion.</p> <p>Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts</p>
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is in Flood Zone 1. FRA and Land Contamination Reports are required.
Objective 11 Increase resilience to climate change	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.

<i>Policy No. & Title</i>	SR14: Timsbury			
SA Objectives	ST	MT	LT	Commentary
Objective 13: Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	+	+	+	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect.
<p>Summary:</p> <p>SR14 would contribute positively to meeting identified housing needs for Timsbury in accordance with Policy RA1 of the Core Strategy. Allocating site SR14 for about 25 dwellings would contribute positively to Objective 1, 2, 3, 4, 5, 6, 7 and 8. The site is currently covered by hard standing. Development on this site could enhance the ecology and conservation character therefore positive effect on Objective 7 and 8 with the draft site specific Development and Design Principles.</p>				

<i>Policy No. & Title</i>	SR15: Timsbury			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	<p>The site is located adjacent to the village's primary school and is within walking distance of the shops and businesses.</p> <p>The site is also within a short walking distance of the village doctor's surgery.</p> <p>The site is within short walking distance of the Timsbury village hall and the village park and playing fields.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	This site would help to meet identified needs for Timsbury in accordance with Policy RA1 of the Core Strategy.
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of	0	0	0	Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.

Policy No. & Title	SR15: Timsbury			
SA Objectives	ST	MT	LT	Commentary
crime				
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	+	+	+	This site is located within walking distance to the village shops, village businesses and to the village hall. Development on this site will help to sustain these village businesses/organisations.
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	+	+	+	The site is adjacent the village bus stops which provide routes to Bristol, Bath, and the Somer Valley. There are many public rights of ways which link the village to the open countryside which will facilitate the promotion of walking.
Objective 6: Protect and enhance local distinctiveness	+	+	+	The Placemaking Plan principles for this proposed site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of Timsbury.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	+	+	+	The site is not within the Timsbury Conservation area however it is close to the historic core of Timsbury village. The policy requires to regard to site layout, building height and soft landscaping to minimise the visual impact of the development. There will be no impact on the historic or cultural assets of Timsbury.
Objective 8: Encourage and protect habitats and biodiversity and geodiversity	-	-	-	The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site. The proposed development will be limited to the western section of the site and a green wedge will be retained.

Policy No. & Title	SR15: Timsbury			
SA Objectives	ST	MT	LT	Commentary
(taking account of climate change)				Any development on the site must leave a 15m buffer from the mature trees on the western edge of the site to protect the roots. There is a requirement in the Draft Placemaking Plan principles for any development to maintain or strengthen the integrity and connectivity of the green infrastructure.
Objective 9: Reduce land, water, air, light, noise pollution	0	0	0	The site is in within the Coal Authority defined Development Low Risk Area. The land is not within the Surface Coal Resource Plan area. As this is a central site in close proximity to the village shops and doctors surgeries, bus routes and cycle paths the development of this site should help to reduce reliance on private cars and facilitate the reduction in traffic congestion. Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.
Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)	0	0	0	This site is within a Low Flood Risk Zone (FZ1). FRA and Land Contamination Reports are required.
Objective 11 Increase resilience to climate change	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction	+	+	+	Development on this site would be required to meet policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.
Objective 13: Promote waste	+	+	+	It is encouraged that developments incorporate waste management, therefore there is a potential that this policy

Policy No. & Title	SR15: Timsbury			
SA Objectives	ST	MT	LT	Commentary
management accordance with the waste hierarchy (Reduce, Reuse and Recycle)				may have an indirect positive effect.
<p>Summary:</p> <p>Allocating site SR15 for about 20 dwellings would contribute positively to Objective 1, 2, 3, 5, 6 and 7. Appropriate mitigations and enhancement should be included in site specific Development and Design Principles in the Draft Placemaking Plan to ensure that the site is in accordance with all the SA objectives.</p>				

Policy No. & Title	SR2: West Harptree			
SA Objectives	ST	MT	LT	Commentary
Objective 1: Improve the health and well-being of all communities	+	+	+	<p>Site is within walking distance of the doctor's surgery</p> <p>Site is within walking distance to village shop and the beauty salon.</p> <p>Site is within walking distance to the village's two public houses.</p>
Objective 2: Meet identified needs for sufficient, high quality and affordable housing	++	++	++	<p>This site would help to meet the identified needs for West Harptree in accordance with Policy RA2 of the Core Strategy.</p> <p>Greenfield development is likely to be more viable compared to brownfield.</p> <p>Further the site is large enough to deliver affordable housing in accordance with Core Strategy Policy CP9.</p>
Objective 3: Promote stronger more vibrant and cohesive communities and reduce anti-social behaviour, crime and the fear of crime	0	0	0	<p>This proposed development could help to increase the viability of the village shop and increase the opportunities for social interaction.</p> <p>Crime prevention is mainly related to the layout of the development, which can be dealt appropriately through masterplanning on the site.</p>

Policy No. & Title	SR2: West Harptree			
SA Objectives	ST	MT	LT	Commentary
Objective 4: Build a strong, competitive economy and enable local businesses to prosper	0	0	0	<p>This site is located close to the village shop and to the village's two public houses.</p> <p>Development on this site may help to sustain these village businesses.</p>
Objective 5: Ensure everyone has access to high quality and affordable public transport and promote cycling and walking	-	-	-	<p>The site is within walking distance of the village shop however the route to the shop is narrow and fronts onto the B3114 which may limit the number of people who would walk to the village facilities.</p> <p>The site is within walking distance of the bus stops that serve the village however the footpaths to the bus stops is narrow and fronts onto the B3114 which may limit the number of people who would walk to the village facilities. However the Placemaking Plan emerging policy principles require an additional footway from the site into the village.</p>
Objective 6: Protect and enhance local distinctiveness	+	+	+	The Placemaking Plan principles for this site include the requirement for building materials to reflect the local materials to protect and enhance the local distinctiveness of West Harptree.
Objective 7: Protect and enhance the district's historic, environmental and cultural assets	-	-	-	<p>This site is adjacent to the West Harptree conservation area.</p> <p>The site lies within the Upper Chew and Yeo Valley Landscape Character Area and the Mendips Hills AONB.</p> <p>There is a requirement in the Placemaking Plan principles for any development to have regard to the surrounding site layout, existing building heights and soft landscaping to reduce the visual impact of this site.</p> <p>There is also a requirement for appropriate landscaping to ensure appropriate relationships between the developed parts of the site and the wider countryside.</p>
Objective 8: Encourage and protect habitats and biodiversity and geodiversity (taking account of climate change)	0	0	0	<p>The site is a greenfield site and has the potential to support biodiversity. Therefore there could be a loss of biodiversity on the site.</p> <p>Further the site is also washed over by the AONB and development on this site could have a negative impact. The southern and eastern hedgerows and the stream line have been identified as important features and as visual containment.</p> <p>The policy requires any garden boundaries to be a minimum of 15m's from the centre line of the eastern and</p>

Policy No. & Title	SR2: West Harptree			
SA Objectives	ST	MT	LT	Commentary
				<p>southern boundaries.</p> <p>In addition there is also a requirement for any development to maintain and strengthen the integrity and connectivity of the green infrastructure.</p>
<p>Objective 9: Reduce land, water, air, light, noise pollution</p>	0	0	0	<p>The site is in within the Coal Authority defined Development Low Risk Area.</p> <p>The land is not within the Surface Coal Resource Plan area.</p> <p>Further, modern site construction practices should be applied to minimise the water, air and light pollution impacts.</p>
<p>Objective 10: Reduce vulnerability to, and manage flood risk (taking account of climate change)</p>	0	0	+	<p>This site is in Flood Zone 1.</p> <p>The site has been subject of a Surface Water Flooding assessment that indicated that there is existing surface water flooding issues within the site.</p> <p>The Placemaking Plan development management policies would require that a sustainable urban drainage system (SUDs) to be integrated at an early stage into the design of the site. Please refer to the Surface Water Flooding Report.</p> <p>A full drainage strategy should be provided which demonstrates that the site can be adequately drained without increasing flood risk elsewhere and to ensure that the surface water flooding on the site can be mitigated.</p>
<p>Objective 11 Increase resilience to climate change</p>	0	0	0	<p>Development on this site would be required to meet Policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.</p>
<p>Objective 12: Encourage careful and efficient use of natural resources including energy and encourage sustainable construction</p>	0	0	0	<p>Development on this site would be required to meet Policy CP2 of the Core Strategy. This should lead to a positive effect on the SA objective.</p>
<p>Objective 13: Promote waste management accordance with the waste hierarchy</p>	0	0	0	<p>It is encouraged that developments incorporate waste management, therefore there is a potential that this policy may have an indirect positive effect. However, due to the small nature of the site this will be minimal.</p>

Policy No. & Title	SR2: West Harptree			
SA Objectives	ST	MT	LT	Commentary
(Reduce, Reuse and Recycle)				
<p>Summary:</p> <p>SR2 would contribute positively to meeting identified housing needs for West Harptree in accordance with Policy RA2 of the Core Strategy. Allocating this site for about 17 dwellings would contribute positively to Objective 1, 2, 4, 5, 6 and 7. However there are some negative effects have been identified on Objective 8 and 10. Appropriate mitigations and enhancement should be included in site specific Development and Design Principles which will allow this site to come forward for housing.</p>				