

North Somerset Council
Local Development Framework

Core Strategy

**Sustainability Appraisal
Main Report
Core Volume**

CONTENTS

	Page
Non-Technical Summary (also available as a separate document)	3
Abbreviations and Definitions	9
Part I: Orientation	
1. Components of the Sustainability Appraisal Report	10
2. Legal requirements	10
3. Context of the Sustainability Appraisal	11
Part II: Analysis	
4. Testing the CS objectives	13
5. Identifying the strategic options	14
6. Appraising the strategic options	15
7. Monitoring	15
Part III: Consultation	
8. Publication	16
9. Next steps	16
Appendices	
Appendix 1: Components of the SA Report	17
Appendix 2: Compliance with SEA requirements	21
Appendix 3: Profile of the Core Strategy	26
Appendix 4: Evolution of the environment without the Core Strategy	28
Appendix 5: Responses to draft SA Framework	30
Appendix 6: Addendum to Strategies and Initiatives Document	31
Appendix 7: Compatibility analysis of SA objectives	32
Appendix 8: Summary of SA objectives and indicators	35

Appendix 9: Testing of plan objectives	41
Appendix 10: Options for appraisal	54
Appendix 11: Summary of Appraisal Tables	65

NON-TECHNICAL SUMMARY

The SEA Directive¹ requires that a non-technical summary is provided of each SEA. This is set out below under the nine areas specified.

(a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes

The starting point of the Core Strategy is the North Somerset Vision as set out in the Sustainable Community Strategy (SCS):

‘Sustainable, inclusive, safe, healthy, prosperous communities thriving in a quality environment.’

The Core Strategy develops this through seven more detailed vision statements for North Somerset and its component parts and ten priority objectives. These lead into 34 policies grouped under six headings. The first four headings reflect priorities identified through the SCS. The final two headings relate to area policies and a policy on delivery.

The priority objectives seek to deliver a minimum of 13,400 new homes by 2026. Major development proposals are to be delivered in tandem with infrastructure improvements. Employment growth is prioritised throughout North Somerset to support greater self-containment and businesses of all sizes are supported. Provision is to be made for the needs of an ageing population, prioritising supported living as opposed to residential care.

Weston-super-Mare is the focus for employment-led strategic development. In the other towns and villages the objective is to improve the vibrancy, prosperity, distinctiveness, quality and range of local services. The Green Belt and valued strategic gaps and green spaces are to be protected.

The plan seeks to redress inequalities between the most deprived and prosperous areas of North Somerset and to reduce the overprovision of one particular type or tenure of housing, and the number of drug and alcohol rehabilitation centres where this is causing social and/or physical problems.

Accessibility is to be improved through major transport schemes and local improvements so that, particularly in the towns, people are encouraged to make more sustainable transport choices. Sufficient parking is to be provided to meet the needs of users, contribute to the vitality of centres and provide for choice in transport modes.

The Strategies and Initiatives Document identifies the other documents that have influenced the formulation of the Core Strategy. The Core Strategy will form part of the Local Development Framework for North Somerset and will set the over-arching policy framework for the production of other Local

¹ Annex 1 (j)

Development Documents. It may also influence the content of other plans and programmes beyond the land use planning system.

(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme

The CS Topic Papers set out the current state of the environment in North Somerset. The table below sets out its likely evolution without the Core Strategy.

Biodiversity, flora, fauna	<p>Important habitats could be vulnerable to development pressure if less sensitive sites are not made available to meet demand.</p> <p>Climate change will affect the sustainability of important existing habitats, some of which could therefore be under pressure. In the absence of a Core Strategy there may be restricted opportunities to negotiate biodiversity enhancements to offset this.</p>
Population	<p>ONS projections show the population of North Somerset increasing by 65,000 (32%) between 2006 and 2026. This is a consequence of larger families, longer life expectancy and increasing net in-migration. Having policies in place that limit housing growth in North Somerset would also curb population growth within the district.</p> <p>The old age dependency ratio is the number of people of state pension age and over as a percentage of the working age population. In North Somerset it is projected to rise from 23% (2006) to 24% before falling back to 23% by 2026.</p>
Human health	<p>While the existence of the Core Strategy is unlikely to have any significant direct effect on human health, its absence could restrict opportunities to negotiate developer contributions towards new healthcare facilities.</p> <p>A lack of planned sites for housing, employment and related uses could displace these developments onto land with a higher risk of flooding, though this would be opposed by national policy (PPS25). A more likely outcome would be piecemeal drainage solutions that fail to grasp strategic opportunities to better manage flood risk.</p>
Soil	<p>In the absence of a Core Strategy there may be restricted opportunities to limit the loss of productive land through planning the more efficient use of land for development.</p>
Water	<p>Development will increase demand for local water resources, whether the development is planned or</p>

	unplanned. New capacity may be provided more easily and cheaply as part of planned development. While the existence of the Core Strategy is unlikely to have any significant direct effect on water quality, its absence could restrict opportunities to negotiate developer contributions towards new water management facilities.
Air	Local air quality will be adversely affected by the increased use of motor vehicles, though technological improvements have some capability to offset this.
Climatic factors	Development will have a net adverse effect on climate change.
Material assets	In the absence of a Core Strategy there may be restricted opportunities to negotiate service, social and economic infrastructure enhancements to match population growth. While housing numbers can be achieved by appeal, there are no equivalent safeguards of quality or affordability, to the extent that these are dependent on local rather than national or regional policies. In the absence of a Core Strategy, reliance would need to be placed on local plan policies that do not wholly reflect current aspirations. Unplanned development could lead to wasteful use of natural resources in construction and operation.
Cultural heritage	Important heritage assets could be vulnerable to development pressure if less sensitive sites are not made available to meet demand.
Landscape	Important landscapes could be vulnerable to development pressure if less sensitive sites are not made available to meet demand.
Interrelationship between the above	The main driver for environmental change in North Somerset is the growth in population and consumption. Growth would continue in the absence of a Core Strategy but would be less well-planned. Individual proposals would be taken forward through planning applications and appeals without a comprehensive assessment of the merits of different ways of delivering this growth. It is possible that funding for infrastructure needs arising from development would also be diminished in the absence of a planned approach.

(c) The environmental characteristics of areas likely to be significantly affected

The Core Strategy proposes major development at Weston-super-Mare. Parts of the land are affected by flood risk (Flood Zone 3a). Elsewhere, development is likely to be largely infill. Relaxation of settlement boundaries

outside Weston will be assessed separately through the Site Allocations DPD. Major development at the Port and Airport will also be assessed through subsequent planning documents.

(d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC²

The SA Template identified key issues and problems, such as:

- the resource use and service accessibility implications of population growth
- the impact of climate change, especially on flood risk
- congestion on the strategic transport routes arising from the homes/jobs imbalance, particularly at Weston-super-Mare
- the need for physical and economic regeneration at Weston-super-Mare
- protection and celebration of distinctiveness
- lack of affordable housing

Effects on nature conservation have been assessed separately through a Habitats Regulations Assessment.

(e) The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation

The Strategies & Initiatives Document identifies relevant objectives. These have been considered in preparing the Core Strategy, both directly and in consultation with the key environmental agencies. Many protective policies are well-established and the Core Strategy refines these rather than start afresh.

(f) The likely significant effects³ on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including

² These Directives are known as the Birds Directive (79/409/EEC) and the Habitats Directive (92/43/EEC).

³ The footnote to Annex 1 states that “These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.”

architectural and archaeological heritage, landscape and the interrelationship between the above factors

The Main Report – Appraisal Tables set out the likely significant effects identified, which are also summarised in the Main Report – Core Volume (Appendix 11). The Core Strategy is a high-level strategic document. It relies upon subsequent documents to add detail and so many effects are uncertain at this stage.

Effects on nature conservation have been assessed separately through a Habitats Regulations Assessment.

Appraisal has identified a lack of specific protection for agricultural land, including best and most versatile land. Protection was afforded by the Joint Replacement Structure Plan (Policy 20) but this policy was not saved when the life of other policies was extended in 2007. Protection could be included in a future Development Management DPD.

(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme

The Core Strategy is a self-contained document and so the policies themselves contain mitigation measures, where relevant. The Core Strategy is to be read as a whole, so the mitigation measures applicable to one policy may be set out in another.

(h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information

The SA has been conducted largely on the basis of comparing the Publication Version wording against the ‘business as usual’ option (retaining the adopted North Somerset Replacement Local Plan (2007)) and the ‘no plan’ option (relying on the Joint Replacement Structure Plan (2002) and national policy).

At Consultation Draft stage, additional alternatives were identified for most policies but discounted for reasons set out in that document. For most policies, no additional alternatives have been identified at Publication stage. The need for alternatives to Policy CS10: Transportation and Movement was considered but discounted because it reflects local transport policy established through the Joint Local Transport Plan, which has itself been subject to SEA.

The only policy for which a wider range of alternatives was appraised was CS13: Scale of New Housing. For this policy, six options were appraised, ranging from no further permissions for housing to the housing figure proposed in the draft Regional Spatial Strategy (Proposed Changes, 2008).

The SA was carried out in accordance with government guidance. It was done internally. The main difficulties encountered were that:

- the prediction of future effects is to some extent inherently subjective;
- strategic choices may conceal effects that only become apparent once proposals are further refined; and
- effects vary in their predictability in line with planning's ability to influence events, with economic and social predictions being far less assured than environmental ones.

(i) A description of the measures envisaged concerning monitoring in accordance with Article 10

Proposals for monitoring are set out in the North Somerset Core Strategy Monitoring Framework. Monitoring of environmental effects will be integrated with LDF monitoring generally. The results will be published in the Annual Monitoring Report.

ABBREVIATIONS AND DEFINITIONS

Abbreviations

BMV	Best and most versatile agricultural land (Grades 1, 2 and 3a)
CHP	Combined heat and power
CO2	Carbon dioxide
CS	Core Strategy
DPD	Development Plan Document
GHG	Green house gases
JRSP	Joint Replacement Structure Plan (adopted 2002)
LDF	Local Development Framework
LPA	Local planning authority (North Somerset Council)
PCS	Publication Core Strategy
PDL	Previously developed land (also known as brownfield land)
PPG/PPS	Planning Policy Guidance/Planning Policy Statement: documents setting out national planning policy
RLP	North Somerset Replacement Local Plan (adopted 2007)
RSS	Regional Spatial Strategy
SA	Sustainability appraisal
SCS	North Somerset Sustainable Community Strategy
SEA	Strategic environmental assessment
SEA Directive	EU Directive 42/2001 EC on the environmental effects of plans and programmes
SEA Regulations	The Environmental Effects of Plans and Programmes Regulations 2004
SFRA	Strategic Flood Risk Assessment
SPD	Supplementary Planning Document
SuDS	Sustainable drainage systems
WsM	Weston-super-Mare

Definitions

Scoping Report	The documents that show how we have prepared for carrying out the appraisal, by collecting information on the policy context and baseline information, identifying sustainability issues and problems and developing an appraisal framework. This work was done and consulted upon in 2007.
Main Report	The documents that show how we have carried out the appraisal. This work was done in 2010/11 and is now being consulted upon. To avoid confusion, this specific document is referred to as the 'Main Report – Core Volume' to distinguish it from supporting documents, including the detailed Appraisal Tables.
Sustainability Report	The Scoping Report documents and Main Report documents combined.

PART I: ORIENTATION

1.0 Components of the Sustainability Appraisal Report

1.1 This document is the principal output from the Sustainability Appraisal (SA) that North Somerset Council has carried out on its emerging Core Strategy. We are publishing the SA for comment alongside the Publication Version of the Core Strategy itself.

1.2 The 'Core Strategy Sustainability Appraisal Report' meets the statutory requirements for a sustainability report under planning legislation and for an environmental report under European environmental legislation. Sustainability Appraisal and Strategic Environmental Assessment (SEA) are described in our Sustainability Appraisal Template (September 2007)⁴. That document explains what is meant by sustainable development, how the appraisal process helps in making better choices, and our proposals for how we intended to set about it.

1.3 The Sustainability Appraisal Report comprises a number of related documents compiled since the Core Strategy process began in 2006. These are listed in Appendix 1. They are divided into the 'Scoping Report', setting out background information, including an introduction to the process, and the 'Main Report', which details the appraisal itself. The Main Report comprises this overview document – called the 'Core Volume' – and further documents containing the 'Appraisal Tables' and 'Monitoring Framework'.

2.0 Legal requirements

2.1 We are required⁵ to produce an SA of most of the local development documents that will make up the LDF⁶. We are also required to exercise our plan-making functions with the objective of contributing to the achievement of sustainable development, having regard to national policies and advice⁷.

2.2 The SA must also comply with the requirements of the European Directive on SEA⁸ (see below). The SEA Directive focuses exclusively on environmental issues, whilst the broader sustainability appraisal also considers social and economic issues. However, its definition of

⁴ http://www.n-somerset.gov.uk/NR/rdonlyres/8A5E2A53-12E8-4272-A316-BED7467AC783/0/document_20071022_SATemplate.pdf

⁵ Planning and Compulsory Purchase Act 2004, section 19(5)

⁶ Local development documents (LDDs) comprise development plan documents (DPDs), supplementary planning documents (SPDs) and certain other documents not containing planning policies

⁷ Planning and Compulsory Purchase Act 2004, section 39

⁸ Directive 2001/42/EC on the 'assessment of the effects of certain plans and programmes on the environment', commonly referred to as the Strategic Environmental Assessment or 'SEA' Directive, transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations')

'environmental' is quite broad – including population, human health, cultural heritage and material assets.

2.3 There is a great deal of overlap between the SA and SEA aims and processes when applied to documents in the LDF. Government advice suggests that the requirements of SEA can be incorporated within the SA process, and for the most part we aim to do this. Appendix 2 shows how the various elements of our appraisal comply with the requirements of the SEA legislation.

3.0 Context of the Sustainability Appraisal

3.1 Government guidance⁹ reminds us that we must have regard to the Secretary of State's policies and guidance in preparing the Core Strategy. We are not required to justify national planning policy when conducting the SA, for example by appraising alternatives to national policy. Although national policy forms part of the overall framework for development consent, it is not a 'plan or programme' within the meaning of the SEA Directive and therefore is not subject to the Directive's requirements. However, it is desirable for the SA to include information on the significant sustainability effects of implementing national policies. Where there is a range of reasonable options for implementing a national policy at a local level, these need to be examined as part of the SA.

3.2 The Strategies & Initiatives Document identifies relevant environmental protection objectives from higher level documents. These have been considered in preparing the Core Strategy, both directly and in consultation with the key environmental agencies. Many protective policies are well-established and the Core Strategy refines these rather than start afresh.

3.3 The SEA Directive requires the significant environmental effects of a plan or programme to be assessed, and that this information is taken into account in finalising the document. These are separate stages of the process, so it is possible to conclude that the plan or programme would worsen sustainability but also that it does all that is possible within wider policy constraints to mitigate these effects. The SA therefore combines elements of 'hard' sustainability – answering the question of if and how matters will be worsened – and 'soft' sustainability – answering the question of whether there is any more that North Somerset Council can do about this.

⁹ *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*, ODPM, 2005, para. 1.9

Figure 1: Stages and Tasks¹⁰

Stage A: Context and objectives

A1: Identifying other plans, programmes and sustainability objectives

A2: Collecting baseline information

A3: Identifying key sustainability issues

A4: Developing appraisal framework

A5: Consulting on the scope of the appraisal

Stage B: Developing and refining options

B1: Testing plan objectives against appraisal framework

B2: Developing strategic alternatives

B3: Predicting effects

B4: Evaluating effects

B5: Mitigating adverse effects and maximising beneficial effects

B6: Developing proposals for monitoring

Stage C: Reporting

C1: Preparing the appraisal report

Stage D: Consultation

D1: Public participation

D2: Assessing significant changes

D3: Making decisions and providing information

Stage E: Monitoring implementation

E1: Finalising aims and methods for monitoring

E2: Responding to adverse effects

¹⁰ Based on ODPM (2005), *A Practical Guide to the Strategic Environmental Assessment Directive*:

www.communities.gov.uk/publications/planningandbuilding/practicalguidesea

PART II: ANALYSIS

4.0 Testing the CS objectives

4.1 Figure 1 above identifies a number of stages and tasks in carrying out SA. Stage A covers production of the Scoping Report and consultation on it. Stage B is the analytical stage, leading to Stage C, report-writing, Stage D, consultation, and Stage E, monitoring implementation.

4.2 Between stages A and B it is necessary to consider the responses received to consultation on the Scoping Report. The draft SA Template was published for comment alongside the Core Strategy Issues & Options paper (October 2007). Consultation on the draft was carried out between 12 October and 30 November 2007. Three responses were received, summarised in Appendix 5. English Heritage was also consulted, as a statutory consultee under the SEA Regulations, but its response to Issues & Options did not comment on SA/SEA issues.

4.3 Two changes were made in finalising the objectives comprising the SA framework (previously set out in the SA Template). At the Environment Agency's request, SA objective EN5 was re-worded from 'Minimise development in floodplain' to the broader 'Minimise flood risk'. In SA objective EC4, reference to 'the Strategically Significant Cities & Towns' (a term from draft RSS) was replaced with 'Weston-super-Mare'.

4.4 The Environment Agency also suggested additions to the Strategies and Initiatives Document, listed at Appendix 6.

4.5 The first task of Stage B, Task B1, is to test the plan objectives against the appraisal framework. The Core Strategy has its own objectives that reflect policy imperatives handed down to North Somerset and choices we have made about local priorities. These objectives may differ from those developed for SA. The aim of Task B1 is to test how sustainable the 'CS objectives' are by comparing them with the 'SA objectives'. This may suggest ways in which the objectives for the Core Strategy can be improved to make its outcomes more sustainable.

4.6 As a prelude to this, we have compared the SA objectives against each other for compatibility using a compatibility matrix. The results are set out in Appendix 7. Although they indicate certain tensions they do not require any change to the objectives provided that these tensions are acknowledged and considered acceptable.

4.7 Appendix 9 sets out the results of the testing of the CS objectives. It shows that the consequences of those objectives dealing with social policy – restricting one-bedroomed dwellings and drug and alcohol rehabilitation centres – are not at this stage fully understood. It also shows that transport objectives appear contradictory, promoting both more sustainable and less sustainable modes of travel.

5.0 Identifying the strategic options

5.1 Task B2 relates to developing the Core Strategy options. The ODPM guide recommends that broad strategic options are considered as opposed to detailed policy wording variants. Options need to be sufficiently distinct to highlight the different sustainability implications of each, so that meaningful comparisons can be made. The SEA Directive refers to “*reasonable alternatives taking into account the objectives and the geographical scope of the plan.*”

5.2 The ODPM guide states that only reasonable, realistic and relevant options need to be put forward. Options considered often include scenarios termed ‘no plan’ and ‘business as usual’, to test whether the plan improves on the situation which would exist without it, with ‘business as usual’ being a decision to continue with existing policies. Initially, we had doubts that these were reasonable, realistic and relevant options for SA of a Core Strategy. This is because PPS12 has a clear expectation that every local planning authority will adopt a Core Strategy¹¹ that elaborates on the RSS; the Secretary of State has reserve powers to ensure that plans are produced¹². However, the Secretary of State has made clear the Government’s intention to abolish the RSS and to leave planning decisions largely to local authorities. Mostly, the SA has been conducted on the basis of three options:

- the Publication Version wording
- ‘business as usual’ (continuing with the adopted North Somerset Replacement Local Plan (RLP), or minerals/waste equivalents)
- ‘no plan’ – reliance on the Joint Replacement Structure Plan (JRSP) that provides a sub-regional context and on national policy, where relevant, and otherwise determining planning applications on their merits (which would make refusals or conditions harder to justify)

The SEA Directive¹³ requires information to be provided on the likely evolution of the current state of the environment without implementation of the plan. This is set out in Appendix 4 below and also forms an underlying assumption of the ‘no plan’ option.

5.3 The Core Strategy Consultation Draft included for each policy a section headed ‘Alternative options and contingency planning’. This identified possible alternatives and why they had been discounted at an early stage. Appendix 10 lists the 34 policies in the CS Publication Version, identifying why in most cases no additional options have been generated. Only CS13: Scale of New Housing was considered to require more than three options for appraisal.

¹¹ PPS12, para. 4.1

¹² Planning & Compulsory Purchase Act 2004, section 27

¹³ Annex 1 (b)

6.0 Appraising the strategic options

6.1 Tasks B3 to B5 are the main analytical stage: predicting and evaluating the likely effects of the options generated and considering ways of adjusting the options to mitigate adverse effects and maximise beneficial effects. To prepare for this, a piece of work was done to 'operationalise' the SA Framework, turning the broad SA objectives into things that could be measured or commented upon. This work is set out in Appendix 8. The SA indicators are intended primarily as prompts to the appraiser but can also help in identifying indicators for monitoring purposes.

6.2 The assessment was undertaken internally, between November 2010 and February 2011. This work is set out separately in the Appraisal Tables and is summarised, with a commentary, in Appendix 11.

6.3 The main difficulties encountered were that:

- the prediction of future effects is to some extent inherently subjective;
- strategic choices may conceal effects that only become apparent once proposals are further refined; and
- effects vary in their predictability in line with planning's ability to influence events, with economic and social predictions being far less assured than environmental ones.

7.0 Monitoring

7.1 The final task of Stage B is to propose measures to monitor the significant effects of implementing the Core Strategy. This is a way to test the assumptions that have been made about how the Core Strategy works out in practice. Specifically, the SEA Directive requires the significant environmental effects of implementing an LDD to be monitored to identify unforeseen adverse effects and to enable remedial action¹⁴. However, SA indicators should be those that help the decision-making process and may not necessarily be the same during the assessment as in monitoring. It may be possible to identify remedial actions from the contingency arrangements outlined in the Core Strategy Consultation Draft.

7.2 Our proposals for monitoring are set out in a document entitled 'North Somerset Core Strategy Monitoring Framework'. Monitoring of environmental effects will be integrated with LDF monitoring generally, including monitoring of economic and social effects. The results of monitoring will be published in the Annual Monitoring Report, which we submit to Government by December each year.

¹⁴ Article 10(1)

PART III: CONSULTATION

8.0 Publication

8.1 The SA is being published for comment alongside the Publication Version of the Core Strategy. The consultation period is six weeks, opening on Wednesday, 9 February 2011 and closing at midnight on Wednesday, 23 March 2011.

8.2 Regulations require us to consult with the three statutory environmental agencies (English Heritage, Natural England and the Environment Agency). We also welcome comments from other sources.

8.3 Responses can be made by filling in the comments box online at www.n-somerset.gov.uk, by email to david.robins@n-somerset.gov.uk or by post to:

Planning Policy Team
North Somerset Council
Somerset House
Oxford Street
Weston-super-Mare
BS23 1TG

9.0 Next steps

9.1 Comments received on the SA will be considered in finalising the Submission Version of the Core Strategy. They will also be available to the Inspector conducting the independent Examination of the Core Strategy as part of the evidence base for the policies proposed.

9.2 If significant defects in the SA are identified as a result of consultation, we will consider producing a Supplementary Report to address these, where necessary to meet legal requirements.

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APPENDIX 1: Components of the SA Report

Report stage	Document name	Date	Web link	SEA stage met	SA task met
Scoping Report, comprising:	The Strategies & Initiatives Document	May 2007	http://www.n-somerset.gov.uk/NR/rdonlyres/B3FEC15B-9530-45C0-9436-A8568BE3E9C9/0/document_20070501_StrategiesandInitiativesDocument.pdf	policies, programmes and environmental objectives	A1
	Topic Paper: Demography, Deprivation and Social Exclusion	April 2007	http://www.n-somerset.gov.uk/NR/rdonlyres/03B8CD8B-A8F3-4D0E-AAAA-D50A5CAF5108/0/document_LocalDevelopmentFrameworkDemographyTopicPaper.pdf	baseline information	A2
	Topic Paper: Housing	April 2007	http://www.n-somerset.gov.uk/NR/rdonlyres/57AF3C7C-29FE-4A5D-B3BA-7539889FBBDC/0/document_20070725_HousingTopicPaper.pdf		
	Topic Paper: Economic Development	July 2007	http://www.n-somerset.gov.uk/NR/rdonlyres/6556ADD6-49B3-4D4B-A2FA-98D1965ABB00/0/document_20070701_TopicEconomicDevelopment.pdf		
	Topic Paper: Resources	August 2007	http://www.n-somerset.gov.uk/NR/rdonlyres/48F9FF05-E18E-4F10-B020-DF5061F62E7C/0/document_20070912_Resources.pdf		

Topic Paper: Retail Hierarchy and Provision	August 2007	http://www.n-somerset.gov.uk/NR/rdonlyres/ 8BA40004-1BCD-4153-AB4E- 4F6C18277D95/0/document_20070708_TopicPaper Retailpdf.pdf		
Topic Paper: Transport and Communications	August 2007	http://www.n-somerset.gov.uk/NR/rdonlyres/ 332CB5C0-E5CA-480F-B046- DA6895AE57FA/0/document_20070912_Transport TopicPaperl.pdf		
Topic Paper: Culture, Leisure and Tourism	September 2007	http://www.n-somerset.gov.uk/NR/rdonlyres/ 470DEC89-8988-4AB3-BA99- CE8952FB6CCB/0/document_20070912_ CultureLeisureAndTourismTopicPaper.pdf		
Topic Paper: Settlement Function and Hierarchy	September 2007	http://www.n-somerset.gov.uk/NR/rdonlyres/ 3557E942-8669-476C-A9FE-68CFD644B548/0/ document_20070918_SettlementTopicPaper.pdf		
Topic Paper: Spatial Portrait of North Somerset	September 2007	http://www.n-somerset.gov.uk/NR/rdonlyres/ 3E35D70D-9DC7-4BC4-B169-AE8D4D79F5D2/0/ document_20071022_TopicpaperSpatailPortrait.pdf		
Topic Paper: Sustainable Construction and Design Quality	September 2007	http://www.n-somerset.gov.uk/NR/rdonlyres/ /7C069E3F-A12F-454F-B65C-253F7DBC834D/0/ document_20070917_DesignAndSustainable Construction.pdf		
Topic Paper:	October	http://www.n-somerset.gov.uk/NR/rdonlyres/		

	Natural Environment	2007	A5E34469-8DD9-4A0E-B451-14118985C48B/0/document_20071022_TopicpaperNaturalEnvironment_new.pdf		
	Topic Paper: Sustainable Urban Extension: South West Bristol	October 2007	http://www.n-somerset.gov.uk/NR/rdonlyres/9F4BAD81-6D2C-4DE2-8404-A33EC8ACB122/0/strategy_20071026_southwestBristol.pdf		
	Sustainability Appraisal Template	September 2007	http://www.n-somerset.gov.uk/NR/rdonlyres/8A5E2A53-12E8-4272-A316-BED7467AC783/0/document_20071022_SATemplate.pdf	identifying issues and problems; developing appraisal framework	A3- A4
Main Report, comprising:	Core Volume	February 2011	(this document)	responding to Scoping Report consultation; testing plan objectives; developing alternatives, predicting/evaluating/mitigating, etc. effects	A5 – C1
	Appraisal Tables	February 2011		predicting/evaluating/mitigating, etc. effects	B3- B5

	North Somerset Core Strategy Monitoring Framework	February 2011		proposed measures for monitoring	B6
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APPENDIX 2: Compliance with SEA requirements

References to 'Annex 1' are to Annex 1 of the SEA Directive

Source	Requirements	Compliance	Notes
Annex 1 (a)	Provide an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	Appendix 3 Strategies & Initiatives Document	
Annex 1 (b)	Provide information on the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Topic Papers Appendix 4	
Annex 1 (c)	Provide information on the environmental characteristics of areas likely to be significantly affected	Topic Papers	
Annex 1 (d)	Provide information on any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance	SA Template See also Habitats Regulations Assessment	
Annex 1 (e)	Provide information on the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Strategies & Initiatives Document Section 3	

Annex 1 (f)	Provide information on the likely significant effects (see below), including on issues listed (see below)	Appraisal Tables	
Annex 1 (f) (footnote 1): likely significant effects to include	Provide information on secondary effects		Secondary effects will be identified where possible but this is rare, given the high degree of uncertainty associated with some outcomes
	Provide information on cumulative effects		Cumulative effects will be identified where possible but this is rare, given the high degree of uncertainty associated with some outcomes. The main cumulative effect is on climate change, where development in principle increases carbon emissions. Infrastructure capacity constraints can also arise as a result of incremental growth in demand but the Core Strategy seeks developer contributions to address these. Particularly sensitive receptors include protected habitats: the effects of the Core Strategy on the most important of these have been assessed separately through a Habitats Regulations Assessment.
	Provide information on synergistic effects		Synergistic effects will be identified where possible but this is rare, given the high degree of uncertainty associated with some

		outcomes
	Provide information on short-term effects	All effects are assumed to be short to medium term unless there is evidence to the contrary. 'Short-term' is to be understood as in the early years of the period being planned for.
	Provide information on medium-term effects	All effects are assumed to be short to medium term unless there is evidence to the contrary. 'Medium-term' is to be understood as in the later years of the period being planned for.
	Provide information on long-term effects	All effects are assumed to be short to medium term unless there is evidence to the contrary. 'Long-term' is to be understood as extending beyond the period being planned for. National policy is assumed to endure for the long-term. It is also appropriate to consider Green Belt policy as long-term. Some climate change effects will also be long-term.
	Provide information on permanent effects	All effects are assumed to be permanent unless there is evidence that they are temporary.
	Provide information on temporary effects	All effects are assumed to be permanent unless there is evidence that they are temporary.

	Provide information on positive effects		These are indicated with either a single or double plus, or an equals sign where effects are mixed.
	Provide information on negative effects		These are indicated with either a single or double minus, or an equals sign where effects are mixed.
Annex 1 (f): issues to include	Provide information on the likely significant effects on biodiversity, fauna and flora		Objectives EN10, EN11, EN12
	Provide information on the likely significant effects on population and human health		Objectives SC3, SC5, SC6, SC7, SC8, SC9, SC10, SC12
	Provide information on the likely significant effects on soil		Objectives EN4, SC9
	Provide information on the likely significant effects on water		Objectives EN5, EN6, EN7, SC9
	Provide information on the likely significant effects on air		Objective SC9
	Provide information on the likely significant effects on climatic factors		Objectives EN1, EN2, EN3, EN7, EN8
	Provide information on the likely significant effects on material assets		Objectives EN4, EN9, EC2, EC4, EC7, EC9, EC11, SC4, SC10
	Provide information on the likely significant effects on cultural heritage including architectural and archaeological heritage		Objectives EN10, EN11, EN12
	Provide information on the likely significant effects on landscape		Objectives EN10, EN11, EN12
	Provide information on the likely significant effects on the interrelationship between the above factors		The Appraisal Tables, in appraising each policy, refer to cross-cutting issues where relevant

Annex 1 (g)	Provide information on the measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme		<p>The Appraisal Tables, in appraising each policy, make judgements on the extent to which it seeks to minimise negative effects. Where possible, they also suggest possible improvements to the Publication Version wording. Improvements to other options are not suggested, as these are not options that we plan to take forward.</p> <p>Where no entry is made in the 'Adjustments' column it is marked with an 'X' to demonstrate that the matter has been considered but no change identified.</p>
Annex 1 (h)	Provide an outline of the reasons for selecting the alternatives dealt with	Section 5; Appendix 10	
	Provide a description of how the assessment was undertaken including any difficulties encountered in compiling the required information	Section 6	
Annex 1 (i)	Provide a description of the measures envisaged concerning monitoring in accordance with Article 10	Section 7; Monitoring Framework	
Annex 1 (j)	Provide a non-technical summary of the information provided under the above headings	Non-technical summary	

APPENDIX 3: Profile of the Core Strategy

Outline of contents

The starting point of the Core Strategy is the North Somerset Vision as set out in the Sustainable Community Strategy (SCS):

‘Sustainable, inclusive, safe, healthy, prosperous communities thriving in a quality environment.’

The Core Strategy develops this through seven more detailed vision statements for North Somerset and its component parts and ten priority objectives. These lead into 34 policies grouped under six headings. The first four headings reflect priorities identified through the SCS. The final two headings relate to area policies and a policy on delivery.

Main objectives

The ten priority objectives are:

1. Deliver sustainable housing development across North Somerset to meet housing needs, through the provision of a minimum of 13,400 new homes by 2026.
2. Ensure that major development proposals are delivered in tandem with the necessary improvements in physical and social infrastructure such as flood mitigation, healthcare facilities, M5 junction 21 improvements at Weston-super-Mare, Junction 19 improvements at Portishead and access improvements to Bristol Airport, and that appropriate delivery mechanisms including effective tariffs/developer contributions are in place.
3. Prioritise employment growth throughout North Somerset to support greater self-containment, in particular by ensuring that in Weston-super-Mare housing development is delivered in step with employment growth, brownfield opportunities in Clevedon, Nailsea and Portishead are maximised, and that small and medium enterprises are supported. Support and promote major employers in North Somerset, such as Bristol Airport and Royal Portbury Dock, to ensure continued employment security and economic prosperity.
4. Make provision for the needs of an ageing population, prioritising supported living as opposed to residential care.
5. Focus strategic development at Weston-super-Mare as part of an employment-led strategy to deliver improved self-containment, stimulate investment, regenerate and revitalise the town centre to create a thriving and vibrant retail, leisure, tourist, cultural and commercial centre. To

support regeneration within communities elsewhere in the town, particularly in the South and Central Wards.

6. Improve the vibrancy, prosperity, distinctiveness, quality and range of local services in North Somerset's towns and villages, by encouraging and supporting environmental enhancements and regeneration opportunities in Clevedon, Nailsea and Portishead.
7. Continue to support North Somerset's existing Green Belt in order to prevent the sprawl of Bristol and its encroachment into valued countryside and to preserve the character of existing settlements; elsewhere, valued strategic gaps between settlements and characteristic green spaces and areas will be protected.
8. Continue to redress the substantial inequalities between the most deprived and prosperous areas of North Somerset, both urban and rural, and to reduce the overprovision of one bedroomed dwellings, or one particular type or tenure of housing, and the number of drug and alcohol rehabilitation centres where this is causing social and/or physical problems.
9. Improve accessibility through the delivery of major transport schemes and local improvements to ensure that, particularly in Weston-super-Mare, Clevedon, Nailsea and Portishead, people are encouraged to make more sustainable transport choices.
10. To ensure that sufficient parking is provided in new developments to meet the needs of users in a safe and well-designed environment, while public parking in town, district and local centres contributes to their continued vitality, and provides for choice in transport modes.

Relationship with other relevant plans and programmes

The Strategies and Initiatives Document identifies the other documents that have influenced the formulation of the Core Strategy. The Core Strategy will form part of the Local Development Framework for North Somerset and will set the over-arching policy framework for the production of other Local Development Documents. It may also influence the content of other plans and programmes beyond the land use planning system.

APPENDIX 4: Evolution of the environment without the Core Strategy

The SEA Directive requires¹⁵ information to be provided on the likely evolution of the current state of the environment without implementation of the plan. This is essentially a theoretical exercise, which assumes that no Core Strategy is produced and/or that it is not implemented. This is not the same thing as a risk assessment, which would identify possible barriers to implementation and ways of responding to these.

Environmental factor	Likely evolution without implementation of the Core Strategy
Biodiversity, flora, fauna	<p>Important habitats could be vulnerable to development pressure if less sensitive sites are not made available to meet demand.</p> <p>Climate change will affect the sustainability of important existing habitats, some of which could therefore be under pressure. In the absence of a Core Strategy there may be restricted opportunities to negotiate biodiversity enhancements to offset this.</p>
Population	<p>ONS projections¹⁶ show the population of North Somerset increasing by 65,000 (32%) between 2006 and 2026. This is a consequence of larger families, longer life expectancy and increasing net in-migration. Having policies in place that limit housing growth in North Somerset would also curb population growth within the district.</p> <p>The old age dependency ratio is the number of people of state pension age and over as a percentage of the working age population. In North Somerset it is projected to rise from 23% (2006) to 24% before falling back to 23% by 2026¹⁷.</p>
Human health	<p>While the existence of the Core Strategy is unlikely to have any significant direct effect on human health, its absence could restrict opportunities to negotiate developer contributions towards new healthcare facilities.</p> <p>A lack of planned sites for housing, employment and related uses could displace these developments onto land with a higher risk of flooding, though this would be opposed by national policy (PPS25). A more likely outcome would be piecemeal drainage solutions that fail to grasp strategic opportunities to better manage flood risk.</p>
Soil	<p>In the absence of a Core Strategy there may be restricted opportunities to limit the loss of</p>

¹⁵ Annex 1 (b)

¹⁶ http://www.statistics.gov.uk/downloads/theme_population/SNPP-2006/Table4.xls

¹⁷ http://www.statistics.gov.uk/downloads/theme_population/SNPP-2006/Table9.xls

	productive land through planning the more efficient use of land for development.
Water	Development will increase demand for local water resources, whether the development is planned or unplanned. New capacity may be provided more easily and cheaply as part of planned development. While the existence of the Core Strategy is unlikely to have any significant direct effect on water quality, its absence could restrict opportunities to negotiate developer contributions towards new water management facilities.
Air	Local air quality will be adversely affected by the increased use of motor vehicles, though technological improvements have some capability to offset this.
Climatic factors	Development will have a net adverse effect on climate change.
Material assets	In the absence of a Core Strategy there may be restricted opportunities to negotiate service, social and economic infrastructure enhancements to match population growth. While housing numbers can be achieved by appeal, there are no equivalent safeguards of quality or affordability, to the extent that these are dependent on local rather than national or regional policies. In the absence of a Core Strategy, reliance would need to be placed on local plan policies that do not wholly reflect current aspirations. Unplanned development could lead to wasteful use of natural resources in construction and operation.
Cultural heritage	Important heritage assets could be vulnerable to development pressure if less sensitive sites are not made available to meet demand.
Landscape	Important landscapes could be vulnerable to development pressure if less sensitive sites are not made available to meet demand.
Interrelationship between the above	The main driver for environmental change in North Somerset is the growth in population and consumption. Growth would continue in the absence of a Core Strategy but would be less well-planned. Individual proposals would be taken forward through planning applications and appeals without a comprehensive assessment of the merits of different ways of delivering this growth. It is possible that funding for infrastructure needs arising from development would also be diminished in the absence of a planned approach.

APPENDIX 5: Responses to draft SA Framework

The SA Template (September 2007) was published for comment alongside the Core Strategy Issues & Options paper (October 2007).

Three responses were received:

- Environment Agency
- Natural England
- Parish Councils Airport Association

English Heritage was also consulted, as a statutory consultee under the SEA Regulations, but its response to Issues & Options did not comment on SA/SEA issues.

Comments received were as follows:

Respondent	Comment	NSC response
Environment Agency	Flood risk should be reflected in SA	Re-word objective EN5 as "Minimise flood risk". This reflects the need to avoid increased run-off to floodplains as well as to avoid development directly in floodplains, also to reduce existing flood risk where possible.
	Water resources not mentioned. EN7 refers to resources but only to greenhouse gas emissions.	Water is included in the aim of minimising resource use. Reference to greenhouse gas emissions is a separate category. No change required.
	Additions suggested to Topic Papers and Strategies & Initiatives Document	Noted: see Appendix 6 for Strategies & Initiatives Document
Natural England	Notes provisional nature of indicators/targets and would welcome further dialogue re monitoring	Noted
Parish Councils Airport Association	SA Template excludes Bristol International Airport as a major development in NS	Comments do not raise issues relevant to scope of Core Strategy SA. Airport policy is appraised along with all others.

APPENDIX 6: Addendum to Strategies and Initiatives Document

The Environment Agency commented that the following additional documents should be included in the scope of the SA. These have been noted.

International

- Bathing Water Directive
- Shellfish Directive
- Urban Waste Water Treatment Directive

National

- Water Act 2003
- The Planning Response to Climate Change – Advice on Better Practice (ODPM)
- Building Research Establishment Environmental Assessment Method (BREEAM)

Local

- Brue, Axe and North Somerset Streams Catchment Abstraction Management Strategy (CAMS)

APPENDIX 7: Compatibility analysis of SA objectives

This appendix presents the results of a compatibility analysis of the SA objectives. The analysis is set out in the table below. The main tensions revealed by this are:

EN1 with other EN objectives, SC1-2, SC6 and SC9

Maximising self-containment would put pressure on existing open resources within settlements, including functional spaces, residential amenity and heritage. At the same time, the take-up of rural opportunities may be reduced.

EN2 with other EN objectives

Reducing average journey to work distances would appear to be a win-win objective but in fact a number of potential conflicts are identified. These relate largely to what has to give in order to achieve this, some being theoretical conflicts only that good planning and design can eliminate.

EN3 with EC2 and EC3

Meeting rural needs includes meeting rural employment needs. There remain questions about the extent to which additional employment provision should be promoted in the rural area if this is to be at the expense of the urban areas, for example through net in-commuting to rural sites. Although in some cases this is inescapable, for example the airport, most industries have a choice of potential locations.

EN4-6 with EN12, various EC objectives, SC1-3, SC8 and SC10

Protecting farmland, protecting floodplain, and protecting land of biodiversity, landscape or heritage value may conflict, if development is deflected from one to the other. It would also be unrealistic to expect the planned level of economic and social development to be accommodated without the loss of some greenfield land and some construction in higher flood risk areas.

EN6 and SC8

Open water areas forming part of sustainable drainage systems can pose an increased safety risk.

EN10-12 with various EC objectives, SC1-3

There is a delicate balance to be sought between promoting economic and social development that funds the continued care of protected features and resisting such development where it would overwhelm and damage those features. With public sector conservation projects constrained by, among other factors, the diversion of lottery funding to the 2012 Olympics, the controversial role of enabling development is likely to gain prominence.

EN12 with other EN objectives

Most EN objectives seek sustainable forms of construction in sustainable locations. This *can* be interpreted as largely contemporary design in urban settings. Avoidance of dispersal implies more concentrated and therefore higher density development. While the effect of this on irreplaceable valued features is likely to be neutral in rural areas (provided that prosperity remains at a level enabling maintenance to be funded), there is a question mark over urban areas. Valued features could include leafy suburbs with large gardens, or low density seafront development, both of which could be under pressure from an increased urban focus.

EC1 and EC2 with SC8 and SC9; SC9 with EC7-9, EC12 and SC1

Some forms of economic development are 'bad neighbours', whose location requires careful consideration.

SC10 with EN3-5, EC5 and SC9

The Core Strategy seeks to accommodate a housing requirement whose scale is such that conflicts with the protection of rural resources are unavoidable. It is also challenging to ensure that the objective of maintaining housing land supply is not met at the expense of other objectives for sustainable communities.

These actual or potential conflicts do not mean that the objectives are wrong but they highlight ways in which planning and design will need to take into account multiple points of view, some of which may ultimately prove to be irreconcilable.

APPENDIX 8: Summary of SA objectives and indicators

Ref.	Objective	Summary of approach to measurement	Indicators
<i>Environmental – protecting and managing the natural/cultural resource base of economic and social development</i>			
EN1.	Maximise self-containment of the urban areas.	Homes: jobs ratio (acknowledging that there is no guarantee that residents will take up local job opportunities)	(a). Number of economically active residents in settlement as ratio of jobs in settlement
EN2.	Minimise average travel-to-work distance.	Distance from major employment area	(a). Distance from centre point to Bristol/WsM or to employment site with estimated 1,000+ jobs (b). Distance to nearest other employment centre (c). Number of jobs within 2km
EN3.	Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.	Development of land outside urban areas (Clevedon, Nailsea, Portishead, Weston – including urban extensions) except for specified needs	(a). Area of land developed outside urban areas, excluding local and infrastructure needs
EN4.	Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	(a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed
EN5.	Minimise flood risk.	PPS25 flood zone categorisation. <u>Note:</u> Strategic Flood Risk Assessment refines approach.	(a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional run-off (+ve, -ve or neutral effect)
EN6.	Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	(a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces(+ve, -ve or neutral effect)

EN7.	Enable design to minimise resource use and contribution to greenhouse gas emissions.	Existence of opportunities (commentary), e.g. for CHP relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
EN8.	Enable design to take account of higher temperatures and more extreme weather conditions.	Existence of opportunities (commentary), e.g. for adaptive design relative to location or scale. More light surfaces, green space and water features needed to address urban heat island effect.	(a). Existence of opportunities (+ve, -ve or neutral effect)
EN9.	Increase the life expectancy of buildings.	Existence of opportunities (commentary), e.g. relative to location or scale, including retention of energy embedded in existing buildings	(a). Existence of opportunities (+ve, -ve or neutral effect)
EN10.	Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
EN11.	Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquillity/dark skies	(a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquillity/dark skies (+ve, -ve or neutral effect)
EN12.	Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	(a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)
<i>Economic – promoting more sustainable patterns of production and consumption</i>			
EC1.	Meet economic development needs, including sufficient new jobs to at least match the increase in homes.	Homes: jobs ratio (acknowledging that there is no guarantee that residents will take up local job opportunities)	(a). Number of <i>additional</i> economically active residents in settlement as ratio of <i>additional</i> jobs in settlement
EC2.	Harness the particular economic opportunities of North Somerset.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
EC3.	Protect and expand opportunities for	Existence of opportunities (commentary), e.g. relative to	(a). Existence of opportunities

	local businesses to utilise local resources, especially sustainable resources.	location or scale	(+ve, -ve or neutral effect)
EC4.	Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
EC5.	Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.	Existence of constraints (commentary), e.g. relative to location or scale	(a). Existence of constraints (+ve, -ve or neutral effect)
EC6.	Increase prosperity, especially in areas of concentrated disadvantage.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
EC7.	Make fuller use of urban spaces and promote a balanced night-time economy in town centres.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
EC8.	Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
EC9.	Increase ability to work from home.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
EC10.	Protect and expand genuine opportunities for small businesses.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
EC11.	Reduce queuing and over-crowding on the road and rail networks.	Existence of opportunities (commentary), e.g. relative to location or scale. Access to transport. Traffic modelling will refine approach.	(a). Existence of opportunities (+ve, -ve or neutral effect)
EC12.	Locate new development on sites – and access them in ways – that will not add to traffic congestion.	Existence of opportunities (commentary), e.g. relative to location or scale. Traffic modelling will refine approach.	(a). Existence of opportunities (+ve, -ve or neutral effect) (b). Distance to local rail station (c). Service frequency of trains (d). Car parking provision at rail

			station (e). Bus journey time to Bristol/WsM (f). Frequency of bus service to Bristol/WsM (g). Number of bus services within 0.4km (h). Number of bus services within 1km (i). Extent of footpath links per km (j). Access to cycle path network
<i>Social – widening opportunities for all individuals and communities</i>			
SC1.	Meet local needs locally.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
SC2.	Improve accessibility to service, retail, educational, leisure and social provision.	Average distance to facilities, making appropriate assumptions on additional provision as part of development	(a). Distance to post office (b). Distance to bank/ATM (c). Distance to supermarket (d). Distance to local centre (e). Distance to nearest comparison centre (f). Distance to nearest regional centre (g). Distance from centre point to primary school (h). Distance to secondary school (i). Quality of primary school (j). Quality of secondary school (k). Distance to library (l). Distance to cinema (m). Distance to theatre (n). Distance to community centre (o). Distance to health care facility

			(p). Distance to hospital (A&E)
SC3.	Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.	Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development	(a). Extent of footpath links per km (b). Quality of footpath links (c). Access to cycle path network (d). Cycle path network quality (e). Distance to public park (f.) Distance to indoor leisure centre (g). Distance to public green space (h). Distance to outdoor playing fields (i). Availability of children's play area
SC4.	Develop a positive sense of place both physically and socially.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
SC5.	Promote positive wellbeing.	Existence of opportunities (commentary), e.g. relative to location or scale. 'Positive wellbeing' goes beyond absence of illness. The relevant policy interventions are primarily economic and social, outside the planning system. In the environmental context possible indicators relate to: <ul style="list-style-type: none"> • access to extensive, good quality open space or countryside, including tranquil areas • access to health promoting activities (other than walking, cycling or sports, which are already dealt with under another heading) • access for children to play equipment or other opportunities for social development • access to quality food (e.g. farmers' markets) • opportunities for environmental enhancement/improvement • (limitation of) physical isolation, as a proxy for social isolation • (limitation of) easy access to alcohol or gambling 	(a). Existence of opportunities (+ve, -ve or neutral effect)

		<ul style="list-style-type: none"> • (limitation of) exposure to pollution • (limitation of) stress (e.g. legible and fully functioning environment) • access to recycling facilities and other means of contributing to 'making a difference' 	
SC6.	Reduce health inequalities.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
SC7.	Reduce crime and fear of crime, likewise anti-social behaviour.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
SC8.	Minimise risk to health and safety.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
SC9.	Avoid exposure to pollution/noise.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
SC10.	Meet housing requirement.	Number of homes expected to be created.	(a). Number of new homes expected to be created (b). Degree of uncertainty (high, medium, low)
SC11.	Narrow the gap between income and house prices/rents.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)
SC12.	Improve the life chances of those living in areas of concentrated disadvantage.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)

APPENDIX 9: Testing of plan objectives

Government guidance¹⁸ defines ‘Task B1’ of its 17 tasks as ‘testing the plan or programme objectives against the SEA objectives’. This is “to identify potential synergies or inconsistencies between the objectives of the plan or programme and the SEA objectives and help in developing alternatives”.

The Core Strategy has its own objectives that reflect policy imperatives handed down to North Somerset and choices we have made about local priorities. These objectives may differ from those developed for SA. The aim of Task B1 is to test how sustainable the ‘Plan objectives’ are by comparing them with the ‘SA objectives’. This may suggest ways in which the objectives for the Core Strategy could be improved to make its outcomes more sustainable.

The following is a testing of the Priority Objectives (“PO’s”) in the Publication Version. Unlike the main appraisal, this test checks compatibility instead of appraising options, so no alternatives need to be generated. In addition, and as the ODPM guidance recommends, the Plan objectives have been compared against each other for compatibility using a matrix. The results are set out in Table 2 below (page 52).

Test results

The results of the testing are summarised below for each Priority Objective.

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

¹⁸ A Practical Guide to the Strategic Environmental Assessment Directive, ODPM, 2005: www.communities.gov.uk/publications/planningandbuilding/practicalguidesea

Priority Objective 1

Deliver sustainable housing development across North Somerset to meet housing needs, through the provision of a minimum of 13,400 new homes by 2026.

	1	2	3	4	5	6	7	8	9	10	11	12
EN	?	?	?	?	?	0	0	0	0	?	?	?
EC	0	?	?	?	?	?	?	0	?	?	?	?
SC	+	?	0	0	0	?	0	0	0	++	?	?

Commentary

In general, a net addition to housing stock will be a move away from sustainability, in environmental terms. This is because a larger population will tend to consume more resources and this is also true where a stable population is redistributed over a greater number of households, each separately equipped. This consideration is not reflected in the policies drawn upon to create the SA Template, which therefore confines itself to minimising the harm caused by population growth rather than questioning it in principle. The environmental impact of demographic change is currently being studied by the Royal Commission on Environmental Pollution¹⁹ and so should be monitored as an emerging issue.

PO 1 is compatible with most SA objectives. It is at a high level and many of its specific impacts remain uncertain until options for achieving it are defined. Key to this are:

- the avoidance of environmentally sensitive sites;
- the relationship between additional homes and matching local employment; and
- the nature of 'housing need' and the limitations of planning in providing for it where market conditions prioritise effective demand, whether it arises locally or not.

Conclusions/Recommendations

The objective could possibly be more explicit about whose housing needs are to be met.

The implications of population growth for sustainability should be monitored.

¹⁹ <http://www.rcep.org.uk/reports/29-demographics/29-demographics.htm>

Priority Objective 2

Ensure that major development proposals are delivered in tandem with the necessary improvements in physical and social infrastructure such as flood mitigation, healthcare facilities, M5 junction 21 improvements at Weston-super-Mare, Junction 19 improvements at Portishead and access improvements to Bristol Airport, and that appropriate delivery mechanisms including effective tariffs/developer contributions are in place.

	1	2	3	4	5	6	7	8	9	10	11	12
EN	=	?	0	0	0	0	0	0	0	0	0	0
EC	?	++	0	++	0	?	0	0	0	0	++	++
SC	=	=	0	=	0	0	0	0	0	0	0	0

Commentary

Improving access has some mixed effects. While it may be expected to improve economic attractiveness, it could also reduce social provision locally by enabling facilities to centralise. However, PO 2 also refers to ensuring improvements in social infrastructure and it is not known what the net effect would be.

Conclusions/Recommendations

None.

Priority Objective 3

Prioritise employment growth throughout North Somerset to support greater self-containment, in particular by ensuring that in Weston-super-Mare housing development is delivered in step with employment growth, brownfield opportunities in Clevedon, Nailsea and Portishead are maximised, and that small and medium enterprises are supported. Support and promote major employers in North Somerset, such as Bristol Airport and Royal Portbury Dock, to ensure continued employment security and economic prosperity.

	1	2	3	4	5	6	7	8	9	10	11	12
EN	++	?	++	?	-	?	0	0	?	0	--	?
EC	+	++	0	+	0	++	0	++	0	++	?	?
SC	++	++	0	0	0	0	0	0	--	0	0	++

Commentary

The employment-led approach has many positive aspects, though the emphasis on urban regeneration does conflict with minimising flood risk. Road and rail congestion is already a reality and, coupled with the housing numbers, the objective seems limited to not making a bad situation worse.

The objective supports small, medium and large enterprises. The public sector is also a major employer in North Somerset, with a correspondingly large multiplier effect, but is dispersed over a wider number of institutions and sites than the two private sector examples given.

The Airport and Port do not directly assist self-containment of the urban areas, though may do so indirectly in terms of jobs they underpin. Benefits to deprived communities through increased employment are also strong, with perhaps greater gains to Bristol than to North Somerset. There are some strong negative effects of Airport/Port expansion, associated with land-take, especially in the Green Belt, and aircraft noise. Other effects – on drainage and traffic – are more capable of mitigation.

Conclusions/Recommendations

The approach to rural economic development could be clearer, e.g. whether growth 'to support greater self-containment' is about the self-containment of North Somerset as a whole or of specific settlements or areas.

Priority Objective 4

Make provision for the needs of an ageing population, prioritising supported living as opposed to residential care.

	1	2	3	4	5	6	7	8	9	10	11	12
<i>EN</i>	0	0	0	0	0	0	0	0	0	0	0	0
<i>EC</i>	0	--	0	0	0	=	0	0	0	--	0	0
<i>SC</i>	?	0	0	0	0	0	0	0	0	0	0	0

Commentary

This aspiration is difficult to deliver through the land use planning system because much provision has already been made. Residential care provides jobs, though at a cost to society and especially to public sector funders which may impose a burden on other economic activity.

Conclusions/Recommendations

None.

Priority Objective 5

Focus strategic development at Weston-super-Mare as part of an employment-led strategy to deliver improved self-containment, stimulate investment, regenerate and revitalise the town centre to create a thriving and vibrant retail, leisure, tourist, cultural and commercial centre. To support regeneration within communities elsewhere in the town, particularly in the South and Central Wards.

	1	2	3	4	5	6	7	8	9	10	11	12
EN	++	++	0	++	-	=	0	0	0	0	?	?
EC	++	++	0	++	0	++	?	0	0	?	++	?
SC	++	++	0	++	0	0	0	0	?	0	?	++

Commentary

The employment-led approach has many positive aspects, though the emphasis on urban regeneration does conflict with minimising flood risk. Question marks relate largely to the town's older buildings, specifically its acknowledged heritage, which is not supported by any of the Priority Objectives, and which is equally at risk from too little investment and from too much.

Conclusions/Recommendations

Synergies between regeneration and the built heritage could be made explicit, both in respect of Weston and elsewhere in North Somerset.

Priority Objective 6

Improve the vibrancy, prosperity, distinctiveness, quality and range of local services in North Somerset's towns and villages, by encouraging and supporting environmental enhancements and regeneration opportunities in Clevedon, Nailsea and Portishead.

	1	2	3	4	5	6	7	8	9	10	11	12
EN	++	++	++	0	?	0	0	0	++	?	0	0
EC	++	++	0	0	0	++	++	++	0	?	++	++
SC	++	++	0	++	0	0	0	0	0	0	0	0

Commentary

PO 6 scores very highly because it seeks to improve the functioning of these settlements, environmentally, economically and socially. Regeneration may conflict with minimising flood risk, depending on what specific locations are identified for development. Question marks also relate to how far new development will respect existing character and provide opportunities for small businesses rather than solely for large format retail chains.

Conclusions/Recommendations

PO 6 is unclear about its scope. It begins by referring to both towns and villages but makes proposals for the three towns only.

Priority Objective 7

Continue to support North Somerset's existing Green Belt in order to prevent the sprawl of Bristol and its encroachment into valued countryside and to preserve the character of existing settlements; elsewhere, valued strategic gaps between settlements and characteristic green spaces and areas will be protected.

	1	2	3	4	5	6	7	8	9	10	11	12
EN	?	?	++	++	-	0	0	0	0	+	++	++
EC	0	++	0	++	0	++	+	0	0	0	?	?
SC	++	0	0	++	++	0	0	0	0	0	?	++

Commentary

Some positive effects are inherent in the purposes of Green Belt, such as assisting urban regeneration. Two effects have been given a single '+' because the stated aim is to maintain the status quo, rather than seeking improvements in how green spaces are used. Protecting the Green Belt places greater stress on areas of flood risk as the alternative location for development. Generally, uncertain effects relate to where else development might go but also how comprehensive it is. Housing placed beyond the Green Belt that remains dependent on travel to Bristol for employment and services represents a negative but this need not be so if the employment and services are provided locally.

Conclusions/Recommendations

In line with PPG2 and PPG17, this objective could also consider the scope for enhancement of green spaces for their recreational and biodiversity value, where compatible with the primary aim of protection.

Priority Objective 8

Continue to redress the substantial inequalities between the most deprived and prosperous areas of North Somerset, both urban and rural, and to reduce the overprovision of one bedroomed dwellings, or one particular type or tenure of housing, and the number of drug and alcohol rehabilitation centres where this is causing social and/or physical problems.

	1	2	3	4	5	6	7	8	9	10	11	12
EN	?	--	0	0	0	0	0	0	0	0	0	0
EC	0	?	0	0	0	=	?	--	++	++	?	?
SC	--	--	0	++	=	0	++	0	++	--	--	?

Commentary

PO 8 appears contradictory, to the extent that one-bedroomed dwellings are more affordable and therefore capable of meeting the housing needs of the most deprived. Where located in or close to town centres, they can also provide accommodation within walking distance of significant employment and social opportunities. If the market cannot meet these housing needs in such locations, they may not be met at all. However, larger dwellings do provide greater opportunities for home-based businesses.

Strictly speaking, not meeting the housing needs of the most deprived would achieve the aim of redressing inequality within North Somerset, because the most deprived would then have to live elsewhere. (This would apply to both the existing and the potentially attracted population.) In this case, the apparent contradiction would be resolved.

Conclusions/Recommendations

Resolving contradictions within this objective could clarify what it is trying to achieve.

Priority Objective 9

Improve accessibility through the delivery of major transport schemes and local improvements to ensure that, particularly in Weston-super-Mare, Clevedon, Nailsea and Portishead, people are encouraged to make more sustainable transport choices.

	1	2	3	4	5	6	7	8	9	10	11	12
EN	=	?	++	--	-	0	0	0	0	?	?	?
EC	=	?	0	0	0	?	?	0	0	0	++	?
SC	=	=	?	?	?	?	0	++	?	0	0	?

Commentary

Improving access has some mixed effects. While it may be expected to improve economic attractiveness, it could also mean a loss of some employment and services by enabling facilities to centralise. Many effects are uncertain because it is unclear from the objective what the 'major transport schemes' are. Those listed in Policy CS10 include several road schemes, whose contribution to encouraging sustainable transport choices is not made explicit. Where construction is on farmland or in areas of flood risk, negative effects are recorded.

Conclusions/Recommendations

None.

Priority Objective 10

To ensure that sufficient parking is provided in new developments to meet the needs of users in a safe and well-designed environment, while public parking in town, district and local centres contributes to their continued vitality, and provides for choice in transport modes.

	1	2	3	4	5	6	7	8	9	10	11	12
EN	=	?	0	0	?	-	0	0	0	0	0	0
EC	++	++	0	-	0	?	--	0	++	++	--	--
SC	=	++	--	--	0	--	=	--	--	0	0	0

Commentary

Because of its land-take, car parking (especially surface parking) reduces the opportunity to provide for local needs locally, though this may be offset by greater relative attractiveness, especially in the case of employment and retailing.

Where the availability of parking leads to more car-based trips, this may be expected to have negative effects on the highway infrastructure. In terms of encouraging modal shift, a parking shortfall and a highway capacity shortfall have the same broad effect, though a wider range of road users are inconvenienced by the latter.

Flood risk may be increased through use of impermeable surfacing. Car-based access may reduce the fear of crime but also creates new opportunities for crime and adds to safety risks and noise, deterring pedestrians and cyclists.

Conclusions/Recommendations

None.

Table 2: Compatibility of Core Strategy Objectives

	01	02	03	04	05	06	07	08	09	10	
01		?	?	✓	?	✓	?	✓	✓	?	x conflict in principle
02			✓	✓	✓	✓	✓	✓	?	?	
03				?	✓	✓	X	?	✓	✓	✓ no apparent conflict
04					?	✓	✓	X	✓	✓	
05						✓	✓	✓	✓	✓	
06							?	✓	✓	✓	? dependent on detailed considerations
07								?	?	?	
08									?	?	
09										X	
10											

Notes:

- 1x2-10: The objectives are broadly compatible but the consequences of under- or over-achievement could be severe. A middle way is assumed where employment growth and associated infrastructure match current housing need and neither exceeds the other. Employment growth in North Somerset could be insufficient to underpin the expected growth in households or, conversely, employment growth across the sub-region could outstrip housing supply, placing additional pressure on green space in North Somerset. There is also a question mark over how sustainable housing development will be if it remains car-dependent and what effect this will have on density.
- 2x3-10: Objective 2, read in conjunction with 9 and 10, reveals a lack of clarity about transport policy, with both more sustainable and less sustainable choices being promoted.
- 3x4-10: The objectives promote employment growth everywhere, with strategic development focused at Weston. Tensions may be expected over what constitutes a fair distribution of growth. Green Belt may act as a constraint on regeneration in the rural area and there is an in-principle conflict between protecting the Green Belt and supporting major employers whose expansion may require additional land-take within it. The focus on Weston generally avoids conflict with Green Belt. Improved accessibility may have negative as well as positive consequences for local employment.
- 4x5-10: An ageing population, living at home, may contribute less to the commercial vibrancy of Weston than younger age-groups, though much depends on relative disposable income. Reducing provision of one-bedroomed dwellings reduces the ability of older people to live alone.
- 5x6-10: The focus on opportunities at Weston complements the wish to protect other areas from over-development. Housing and transport objectives generally support this, though much depends on detail.

- 6x7-10: Green Belt may act as a constraint on rural regeneration.
- 7x8-10: Green Belt may act as a constraint on parking provision within it and on rural regeneration. New transport infrastructure could adversely affect the Green Belt.
- 8x9-10: Providing alternatives to the car would assist those without access to a car but the direction of transport policy is not clear from objectives 9 and 10, with both more sustainable and less sustainable choices being promoted. Improved accessibility, especially by car, may have negative consequences for local service provision if facilities centralise.
- 9x10: Objectives 9 and 10, read in conjunction, reveal a lack of clarity about transport policy, with both more sustainable and less sustainable choices being promoted. At this one-to-one level there is an in-principle tension between rival priorities.

APPENDIX 10: Options for appraisal

All policies in the Publication Version are appraised together with ‘business as usual’ (RLP) and ‘no plan’ (JRSP + national policy) alternatives. This table seeks to identify additional alternatives and to explain why in most cases these have been rejected. This meets the requirements of Task B2 – developing strategic alternatives, having regard to “*reasonable alternatives taking into account the objectives and the geographical scope of the plan*”.

Policy	Consultation Draft commentary on alternative options	Further consideration in light of Publication Version	Options for appraisal, additional to Publication Version wording, ‘business as usual’ and ‘no plan’	Reason
CS1	3.18-3.20. Alternatives relate to location and as such are appraised under other policies.	Agree	None	No specific additional strategic alternative
CS2	3.37. Alternatives relate to seeking higher levels of energy efficiency or renewable energy. Further evidence on viability would be needed to support this: policy reflects current understanding of viability.	Agree	None	No specific additional strategic alternative
CS3	3.59. Alternatives include ‘business as usual’ and ‘no plan’. Third alternative is to have specific policies for specific sub-areas:	Agree. Much of the policy is on flood risk assessment and elaborates on national policy.	None	No specific additional strategic alternative

	rejected because such issues do not affect wording.			
CS4	3.85. Maintenance/ enhancement of biodiversity reflects national policy and international legislation. No reasonable alternatives identified.	Agree	None	No specific additional strategic alternative
CS5	3.101. Protection/ enhancement of landscape character and historic assets reflects national policy. No reasonable alternatives identified.	Agree	None	No specific additional strategic alternative
CS6	3.112-3.114. RSS proposal was to relax the Green Belt at SW Bristol to accommodate an urban extension. This was opposed in the draft CS but it was acknowledged might appear in the final RSS.	Draft RSS now abandoned. No strategic context for further Green Belt changes. Locally-derived housing number does not require incursion into Green Belt.	None	No specific additional strategic alternative
CS7	3.129-3.130. Alternative options were explored during preparation of the Joint Waste Core Strategy. This incorporates flexibility in respect of the location of facilities. The North Somerset CS does not identify sites. Detailed policies for waste are to be established in a Development Management DPD.	Agree	None	Appraisal carried out, or to be carried out, at other levels
CS8	3.148-3.149. Little scope for alternative options as approach	Agree	None	No specific additional strategic alternative

	reflects national guidance.			
CS9	3.162-3.163. No alternatives identified: CS needs to reflect national advice on green infrastructure.	Agree	None	No specific additional strategic alternative
CS10	3.174-3.177. Three alternatives identified but rejected: 1. Unrestricted traffic growth rejected on grounds of national policy, plus environmental and economic impact. 2. Reliance on one mode rejected on grounds of local geography. 3. Rescinding major transport schemes rejected on basis of past studies identifying economic and safety benefits.	1. Agree 2. It is recognised that in rural areas viable alternatives to the car are limited. However, the explanation of why this alternative is rejected does not show how the preferred approach can promote “a more sustainable transport solution”, which can only come about through prioritising more sustainable modes of transport. There is no evidence that long-term sustainability (e.g. ‘Peak Oil’) has been considered in drafting this policy. 3. The explanation of why this alternative is rejected does not confirm that the studies referred to have been subject to SA/SEA. They do not appear to have considered sustainable options	None identified but CS needs to continue to reflect transport policy evolving through the JLTP and associated documents	Transport policy already appraised through JLTP.

		<p>avoiding traffic growth.</p> <p>Were it not for the existence of the Joint Local Transport Plan (JLTP), it would be necessary to conclude that CS10 should be appraised together with a range of alternative transport strategies. However, CS10 reflects the agreed approach set out in the JLTP, which has itself been subject to SA/SEA.</p>		
CS11	<p>3.183. Alternative of incorporation within a more general transport policy rejected due to importance of parking to key objectives.</p>	<p>Alternative suggested is one of placement, not content.</p> <p>There is no evidence that long-term sustainability (e.g. 'Peak Oil') has been considered in drafting this policy.</p> <p>Nevertheless, it is doubtful that realistic additional alternatives could be generated. Reasoned justification is clear that car ownership will remain high even if car use can be reduced and that under-provision can have negative effects on safety and amenity. This is especially so in residential areas, where space</p>	None	No specific additional strategic alternative

		<p>for cars is essential because this is where they are parked by default. It is less true of commercial areas, to which cars do not necessarily need to be brought, but curtailing parking here in the absence of a more strategic approach across the sub-region would give competitive advantage to other areas and so increase car travel overall.</p> <p>The one remaining uncertainty is whether more could be done to promote more sustainable modes of transport and so minimise the need for parking. In theory such an option does exist but in practice it is unlikely to be realistic at a time of public expenditure restraint.</p>		
CS12	3.201. No alternatives identified – policy is of general application across the district. Detailed choices to be made in other Local Development Documents.	Agree	None	No specific additional strategic alternative
CS13	3.220-3.224. Four alternatives identified but rejected:	SA proposed to appraise six options:	Appraise range of housing numbers	District housing number is a strategic choice made by

	<p>1. Roll-forward JRSP requirements</p> <p>2. Identify housing figures for SW Bristol</p> <p>3. Additional allocations in 'remainder of North Somerset'</p> <p>4. Allocate urban extension housing elsewhere in North Somerset</p>	<p>1. 'No plan' (no provision)</p> <p>2. 'No plan' (no further provision)</p> <p>3. Locally-derived housing figure (lower end)</p> <p>4. Locally-derived housing figure (upper end)</p> <p>5. Roll-forward JRSP requirements</p> <p>6. Draft RSS requirements</p>		CS
CS14	<p>3.236-3.241. Alternatives identified for each of the following categories: Market and Coastal Towns; Service villages; Elsewhere. Some overlap with alternatives for area policies.</p>	<p>'Business as usual' and 'No plan' scenarios adequately express the reasonable strategic alternatives. Local Plan represents both a tighter approach to Nailsea and a more relaxed approach to the smaller villages. An even tighter approach to Nailsea, or to other towns, would not be reasonable given the objectives for their regeneration. A more relaxed approach than that set out in the Publication Version would not be reasonable either because it would undermine the priority given to urban regeneration, particularly at Weston.</p>	None	'Business as usual' and 'No plan' scenarios adequately express the reasonable strategic alternatives
CS15	<p>3.254. Alternative identified of not requiring a mix of housing types</p>	<p>Equates to 'No plan' option</p>	None	No specific additional strategic alternative
CS16	<p>3.264-3.267. Two alternatives</p>	<p>Draft CS suggested that</p>	None	No specific additional

	<p>identified but rejected:</p> <p>1. Lower threshold than 15 dwellings – unlikely to make a significant contribution; evidence needed on viability</p> <p>2. Different or no % target for affordable housing – evidence needed on viability. Not a significantly different approach to the preferred wording, since % is only a starting point for negotiation.</p>	<p>alternatives identified may not be significantly different from preferred wording: may be scope for elaboration of options to “be set out elsewhere” as policy suggests</p>		<p>strategic alternative</p>
CS17	<p>3.277. Alternative identified of applying the rural exceptions approach to all sites outside settlement boundaries – rejected as inconsistent with national policy</p>	<p>Policy now clearly applied only to sites adjoining Service Villages and Infill Villages and not in Green Belt. Green Belt constraint is new but the alternative of allowing exception sites in Green Belt is reflected in the ‘Business as usual’ and ‘No plan’ options.</p>	None	<p>No specific additional strategic alternative</p>
CS18	<p>3.285. Alternative identified of making provision for longer-term, post-2011 needs but rejected as no evidence base exists for this</p>	<p>Agree</p>	None	<p>No specific additional strategic alternative. Could review if evidence becomes available.</p>
CS19	<p>3.292-3.293. Alternative identified is not to designate strategic gaps but to rely on countryside policies.</p>	<p>Alternative is reflected in the ‘Business as usual’ and ‘No plan’ options</p>	None	<p>SA most appropriate to subsidiary DPD defining boundaries rather than to CS. Policy wording is not seen as prejudicing this.</p>

CS20	3.311-3.312. Alternatives identified of different employment targets, locations and delivery mechanisms but none defined	Revised policy reflects likely scale of employment growth and locational opportunities	None	No specific additional strategic alternative
CS21	3.323-3.325. Alternative identified of including Marchfields Way Retail Park as a district centre – rejected on grounds of national policy	Weston Town Centre is actually off-centre. Building up retail and related capacity more centrally, while relatively downgrading the existing town centre to a more specialist role, could offer significant sustainability benefits in terms of reductions in mileage travelled and pressure on heritage assets. National policy (PPS4) allows for new centres to be designated. CS approach is to focus new development on the existing centre rather than allow an alternative closer to new housing areas. This reflects the current need for investment in the town centre to sustain it physically and economically. In a more buoyant economy where scope could exist for more than one focal point, other realistic alternatives would exist and would need to be assessed. This is not considered to be the case at present.	None	No specific additional strategic alternative

CS22	3.338. Alternative identified of not focusing on Weston – rejected as dispersal would be less sustainable	Agree	None	No specific additional strategic alternative
CS23	3.346. Alternative identified of producing detailed plans for long-term airport development. Not favoured, as no evidence base yet to support detailed longer-term planning.	Council has agreed airport growth proposals to 2019. Still no evidence base to support detailed longer-term planning. Policy provides framework for assessing such evidence in due course and refining policy through subsidiary DPD.	None	Given data gaps at this stage, SA appropriate to subsidiary DPD rather than to CS. Policy wording is not seen as prejudicing this.
CS24	3.353. Alternative identified of taking a more relaxed approach to port expansion. Green Belt status identified as a barrier to this: exceptional circumstances required.	No exceptional circumstances identified. Green Belt status therefore continues to preclude alternative.	None	No specific additional strategic alternative
CS25	3.366. No alternative approaches identified that would meet learning, social and cultural needs. Full public funding/provision unrealistic.	Agree. Public expenditure restraint now further tightened.	None	No specific additional strategic alternative
CS26	3.378. Only alternative is not to include a policy on health: would fail to capitalise on CS spatial role.	Alternative is reflected in the 'Business as usual' and 'No plan' options	None	No specific additional strategic alternative
CS27	3.387. No alternative approaches identified that would meet requirement for sport, recreation and community facilities.	Agree	None	No specific additional strategic alternative
CS28	4.19. Alternative of dispersed	Agree	None	No specific additional

	growth around the district – rejected as unsustainable and unhelpful to regeneration			strategic alternative
CS29	4.40. Alternative of piecemeal development – rejected as failing to achieve the vision for Weston. Preferred approach ensures sites are complementary and do not prejudice vitality and viability.	Agree	None	No specific additional strategic alternative
CS30	4.80-4.81. Four alternatives identified: 1. Develop east of M5 2. No priority phasing of brownfield sites 3. Allocate 2 district centres not 3 4. Increase housing density to 50 dph in line with draft RSS	Reliance on greenfield sites would not address urban regeneration aims directly and so is not a reasonable alternative at this time. Option of 3 district centres instead of 2 no longer applicable to smaller scale of development. Draft RSS abandoned.	None	No specific additional strategic alternative
CS31	4.90. Only alternative is not to include area policies.	Alternative is reflected in the 'Business as usual' and 'No plan' options	None	No specific additional strategic alternative
CS32	4.102. Two alternatives identified, one equivalent to 'Business as usual' or 'No plan'. Other is to include more settlements.	Number of Service Villages has actually been reduced, from 12 to 9. However, the new category of Infill Villages more than offsets this. Policy iteration has established categories that enable local needs to be met without creating needlessly	None	No specific additional strategic alternative

		dispersed development.		
CS33	4.110. Alternative identified of relaxing control in rural areas – rejected as less sustainable, contrary to national and regional policy	Agree. However, new category of Infill Villages allows small-scale development in 13 villages to meet local needs without creating needlessly dispersed development. Approach remains stricter than RLP policy and settlement boundaries are removed entirely from 11 villages. 'Business as usual' and 'No plan' options allow the implications of these changes to be assessed.	None	No specific additional strategic alternative
CS34	6.9-6.11 (former CS34) / 6.23 (former CS35). No alternatives identified.	Policy sets out an interim approach to delivery pending clarity on the Community Infrastructure Levy. Categorisation of charge areas reflects spatial strategy, which is appraised under other policies.	None	Given uncertainty at this stage, SA of other alternatives would not be meaningful. Detail to be provided through an SPD, which is not subject to SA. However, principle of developer contributions is well established in national policy.

APPENDIX 11: Summary of Appraisal Tables

Appraisal Table Summary for Policy CS1: Addressing Climate Change and Carbon Reduction

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The table suggests that the policy has a positive effect on the majority of objectives, most notably the environmental objectives. The policy is judged to have no significant effect on the majority of the remaining objectives and a negative effect on just two and an uncertain effect on just one of the objectives.

There appear to be clear differences between having the policy and relying solely on national policy. This is expected as emissions and therefore emission reduction can be affected through local development.

Task B5 – mitigating/maximising effects

The negative impacts identified are for objectives EC5 (avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life) and SC10 (meeting housing requirement). These are judged to have a negative effect because achieving policy measures may negatively impact development e.g. regeneration. The requirement to build to higher sustainability levels could stall development, but may be mitigated with referral to the viability assessments provided by Bruton Knowles.

Summary Table for CS1

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	++	++	++	++	+	++	++	+	++	++	++
	EC	0	++	+	++	-	0	++	0	0	+	0	++
	SC	++	++	++	++	++	++	0	0	++	-	0	?

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	+	+	++	++	++	0	+	+	+	+	++	++
	EC	0	+	+	++	-	0	++	0	0	0	0	?
	SC	++	++	+	++	+	0	++	++	0	-	0	?

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	0	0	?	?	+	+	+	++	?	+	++	++
	EC	0	?	0	+	?	0	+	0	0	0	0	?
	SC	--	0	+	0	?	?	0	0	+	-	0	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS2: Delivering Sustainable Design and Construction

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. Where an effect is identified, the policy has the most positive impact on the environmental objectives around sustainable design, climate change adaptation and sustainable water management practices.

Potential negative effects have been identified for objectives EC4, EC5 and SC10 regarding regeneration efforts in Weston, and the potential prejudicing of other objectives notably housing delivery. This is largely due to the additional requirements placed upon new development that have a cost implication, and raise technological issues. These issues are conveniently categorised into viability and feasibility issues.

Task B5 – mitigating/maximising effects

Mitigating the impact could involve reducing the requirements set out in the policy thus having the effect of reducing development costs. However the policy has built into the wording some scope for flexibility as required through national guidance that would allow negotiation to take place. This would allow various competing policy strands to be reconciled, e.g. the need for development to progress versus the need for high levels of building sustainability.

Summary Table for CS2

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	0	0	0	0	+	++	+	++	+	+	0	0
	EC	0	+	+	-	-	0	?	0	0	+	0	0
	SC	0	0	0	+	++	0	0	0	0	0	-	?

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	0	0	0	0	+	-	+	+	+	+	0	0
	EC	0	+	?	-	-	0	?	0	0	+	0	0
	SC	0	0	0	+	++	0	0	0	0	0	-	?

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	0	0	0	0	+	+	+	+	+	+	0	0
	EC	0	?	?	--	?	0	?	0	0	+	0	0
	SC	0	0	0	--	=	0	0	0	0	?	?	0

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS3: Environmental Impacts and Flood Risk Assessment

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has no significant effect on most objectives and there is little *strategic* difference between having a policy locally and relying solely on national policy. However, the policy does provide detail that clarifies how national policy is applied to local circumstances. In particular, the rules for defining the area of search for the Sequential Test reinforce the preference for urban regeneration by making urban development easier to permit.

Task B5 – mitigating/maximising effects

There are no significant adverse effects of this policy or its alternatives.

The policy is vague about what is ‘an acceptable level’ of pollution or harm. Such standards change over time and it is important for a strategic policy not to be so rigid as to be unable to reflect this. The policy could also require the protection of existing permeable surfaces but a dogmatic approach would be inappropriate since alternative provision may be possible. In both cases, there may be scope for a subsequent DPD/SPD to elaborate.

The appraisal suggested that areas of tranquillity/dark skies could be defined to give a spatial dimension to minimising noise and light pollution but recognised that definition at a local scale could be technically difficult. Policies for the protection of the rural area – where tranquillity and darkness are concentrated – are already strict.

The definition of ‘reasonably available’ approaches the question from the point of view of ‘reasonably available to that specific developer’ and a tighter approach would be ‘reasonably available for development’, ignoring land ownership, though the result might be to slow down development as sites could then only be developed broadly in the order approved.

Summary Table for CS3

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated

-- negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	0	0	++	0	+	+	++	++	++	0	+	0
	EC	0	0	0	0	?	?	0	0	0	0	0	0
	SC	0	0	0	++	++	0	0	+	+	0	?	?

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	0	0	0	0	+	+	++	++	++	0	+	0
	EC	0	0	0	0	?	?	0	0	0	0	0	0
	SC	0	0	0	++	++	0	0	+	+	0	?	?

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	0	0	0	0	+	+	++	++	++	0	+	0
	EC	0	0	0	0	?	?	0	0	0	0	0	0
	SC	0	0	0	++	++	0	0	+	+	0	?	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.

- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.
- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS4: Nature Conservation

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has no significant effect on a large number of objectives: notably, no significant effect on all the economic objectives and on most (all but four) of the social objectives. However there are “positive in principle” effects (with no suggestions for enhancement) identified for the great majority (all but three) of the environmental objectives.

There is no identified difference between having a policy locally and relying solely on national policy, in terms of effects on the objectives.

Task B5 – mitigating/maximising effects

There are no identified significant adverse effects of this policy or its alternatives, and no suggestions for enhancing any positive effects.

Summary Table for CS4

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	++	0	++	++	++	0	++	0	++	++	++
	EC	0	0	0	0	0	0	0	0	0	0	0	0
	SC	0	0	++	++	++	0	0	0	++	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	++	0	++	++	++	0	++	0	++	++	++
	EC	0	0	0	0	0	0	0	0	0	0	0	0
	SC	0	0	++	++	++	0	0	0	++	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	++	++	0	++	++	++	0	++	0	++	++	++
	EC	0	0	0	0	0	0	0	0	0	0	0	0
	SC	0	0	++	++	++	0	0	0	++	0	0	0

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS5: Landscape and the Historic Environment

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has no significant effect on most (all but one) of the economic objectives and similarly on all but three of the social objectives. However there are “positive in principle” effects (with no suggestions for enhancement) identified for the great majority (all but three) of the environmental objectives. There is very little difference between having a policy locally and relying solely on national policy.

Task B5 – mitigating/maximising effects

The only identified significant adverse effect of the policy is that protection of landscape /townscape and the historic environment could place some limits on renewable energy sources (e.g. wind turbines) and design (e.g. use of solar panels in conservation areas), contrary to the objective to enable design to minimise resource use and contribution to greenhouse gas emissions. However there is little scope to change this strategic policy to overcome this. In practice it is likely that, with good development management, appropriate design solutions may be found which will mean this is less of an issue than it might seem to be.

Summary Table for CS5

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	++	++	++	0	++	--	=	++	++	++	++
	EC	0	0	0	0	0	0	++	0	0	0	0	0
	SC	0	0	=	++	++	0	0	0	0	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	++	++	++	0	++	--	=	++	++	++	++
	EC	0	0	0	0	0	0	++	0	0	0	0	0
	SC	0	0	=	++	++	0	0	0	0	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	++	++	++	++	0	++	++	++	++	++	++	++
	EC	0	0	0	0	0	0	++	0	0	0	0	0
	SC	0	0	=	++	++	0	0	0	0	0	0	0

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS6: North Somerset’s Green Belt

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. Generally the effect of all three options is a similarly mixed impact. Not surprisingly the proposed policy and the RLP policy have the same effects. Generally to rely on the Structure Plan and national policy produces a more negative impact as without clearly defined Green Belt boundaries a robust policy would be difficult to implement and could result in increased pressure on some areas of the Green Belt. In general the Green Belt policy produces a greater positive impact on the environmental objectives than on either the economic or social objectives.

Task B5 – mitigating/maximising effects

Whilst the table identifies significantly adverse impacts of this policy, the positive environmental benefits are highly valued locally, and much of the policy approach is set in national policy. For the policy to maintain its integrity any mitigation of the adverse impacts would need to be met outside of the Green Belt.

Summary Table for CS6

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	++	++	++	--	++	0	0	++	?	++	++
	EC	=	=	=	++	0	++	++	--	0	=	?	?
	SC	--	--	++	++	++	=	0	0	=	0	--	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	++	++	++	--	++	0	0	++	?	++	++
	EC	=	=	=	++	0	++	++	--	0	=	?	?
	SC	--	--	++	++	++	=	0	0	=	0	--	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	-	-	-	-	--	+	0	0	+	?	+	+
	EC	=	=	=	+	0	+	+	--	0	=	?	?
	SC	--	--	++	+	=	=	0	0	=	0	--	0

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS7: Planning for Waste

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The table suggests that the policy has no significant effect on most of the objectives, including all but one of the environmental objectives, similarly for the social objectives, and all but five of the economic objectives. There also appear to be clear differences between having the policy and relying solely on national policy.

However these findings are largely explained by the fact that, for a number of SA objectives, a “no significant effect” has been recorded against the policy because it refers to the emerging West of England Joint Waste Core Strategy which covers those objectives and has been subject to separate sustainability appraisal. A further reason may be the fact that the policy is strategic and therefore general in nature so does not cover as many objectives as the relevant detailed policy documents with which it was compared (the adopted North Somerset Waste Local Plan and PPS10: *Planning for Sustainable Waste Management*).

Task B5 – mitigating/maximising effects

No adverse effects of the policy or its alternatives have been identified, and no scope for enhancing its positive effects. Detailed provision is expected to be made in the Development Management and Site Allocations DPD’s.

Summary Table for CS7

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	0	0	0	0	0	0	++	0	0	0	0	0
	EC	++	++	0	0	++	0	0	++	0	++	0	0
	SC	0	0	++	0	0	0	0	0	0	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	0	0	0	0	++	++	++	0	0	++	++	++
	EC	++	++	0	++	0	0	0	++	0	++	++	++
	SC	0	0	++	0	++	0	0	++	++	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	0	0	0	0	++	++	++	0	0	++	++	++
	EC	++	++	0	0	0	0	0	++	0	+	++	++
	SC	0	0	++	0	+	0	0	+	+	0	0	0

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS8: Minerals Planning

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has no significant effect on a large number of objectives, particularly the social and to a lesser extent the economic ones. The policy has uncertain effects on most (seven) of the environmental objectives, and similarly on two of each of the economic and social ones. This largely reflects the strategic nature of the policy, which is fairly general in nature, and leaves determination of where mineral working is to be permitted and how it is to be carried out to other more detailed DPDs. In that sense the policy differs strongly from the option of relying solely on national policy, which gives more locational guidance on where mineral working should occur and how it should be carried out.

Task B5 – mitigating/maximising effects

The only identified significant adverse effect of this policy is that it would conflict with the objective to limit rural development to that meeting local needs only, or infrastructure needs unavoidably requiring a rural location. The policy promotes mineral working which could provide aggregate material for local needs (such as development of roads in rural areas) but also for similar purposes in the towns too, as well as further afield. However it would not be possible to restrict where the aggregate is used, so the policy should not be adjusted. The same point applies to the other options, including reliance on national policy alone.

Summary Table for CS8

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	0	0	--	?	?	?	?	0	0	?	?	?
	EC	++	++	++	0	0	0	0	++	0	++	?	?
	SC	0	0	0	0	0	0	0	?	?	++	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	0	0	--	?	++	++	+	0	0	+	++	++
	EC	++	++	++	0	0	0	0	++	0	++	++	++
	SC	0	0	0	0	0	0	0	++	++	++	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	0	0	--	+	+	++	++	0	++	+	+	+
	EC	++	++	+	0	0	0	0	++	0	+	+	+
	SC	0	0	0	0	0	0	0	++	++	++	0	0

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS9: Green Infrastructure

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has a positive significant effect on a large number of objectives, notably environmental and social ones, all with no suggestions for enhancement. However the policy would have no significant effect on most (eight) of the economic objectives, and uncertain effects on three objectives. That uncertainty largely reflects the fact that the policy is not site-specific in terms of where green infrastructure would be located, so it cannot be determined whether it would affect areas of concentrated disadvantage etc. It would not be appropriate for this strategic policy to be more specific in that way. Location of areas of public open space for example would be appropriately determined through more detailed DPDs like the Site Allocations DPD and the Development Management DPD.

There is very little difference between the policy and relying solely on national policy, in terms of effects on the objectives.

Task B5 – mitigating/maximising effects

There are no significant adverse effects of this policy or its alternatives, and no suggestions for enhancing the positive effects.

Summary Table for CS9

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	=	0	0	?	++	++	++	++	0	++	++	++
	EC	0	++	++	0	0	0	0	0	0	0	++	++
	SC	0	++	++	++	++	?	++	=	++	0	0	?

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	=	0	0	0	0	++	0	0	0	++	++	++
	EC	0	0	0	0	0	0	0	0	0	0	0	0
	SC	0	++	++	++	++	?	++	=	++	0	0	?

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	=	0	0	?	++	++	++	++	0	++	++	++
	EC	0	++	++	0	0	?	0	0	0	0	++	++
	SC	0	++	++	++	++	?	++	=	++	0	0	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS10: Transportation and Movement

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has a positive effect on directing investment, stimulating economic growth and reducing congestion. The policy also provides detail that clarifies how national policy is applied to local circumstances.

Task B5 – mitigating/maximising effects

The analysis identifies that in certain circumstances drive times may be increased to accommodate public transport initiatives e.g. bus lanes, and some of the road schemes unavoidably require the take up of agricultural land and are located outside settlement boundaries. To “offset” these negative effects would be difficult to achieve given that the routes have been chosen to have maximum beneficial effect.

Summary Table for CS10

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	=	0	-	0	-	=	0	0	-	-	0
	EC	=	++	0	++	++	++	++	++	0	++	++	++
	SC	?	?	+	?	=	?	0	++	?	++	?	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	+	=	0	-	0	-	=	0	0	-	-	0
	EC	=	++	0	+	++	++	+	++	0	++	+	+
	SC	0	?	++	?	=	?	0	++	?	++	?	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	0	0	0	-	0	-	++	0	0	-	0	0
	EC	0	-	0	-	-	?	?	?	0	?	++	?
	SC	0	?	++	?	?	?	0	++	?	?	0	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS11: Parking

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. In comparing the proposed policy with the RLP policy there is a shift in positive impact towards some of the economic and social objectives and away from some of the environmental objectives. National policy tends to have no impact or a mixed impact as policies lack local detail or set standards only for large scale developments. The policy at Core Strategy level lacks the detail of the RLP policy and standards and therefore its impact is less certain.

Task B5 – mitigating/maximising effects

The policy at Core Strategy level lacks sufficient detail to assess its impact particularly on some of the environmental objectives where much will depend on detailed standards and design of the parking spaces. There is scope to address this in the detailed Development Management and Site Allocations DPD, though any increase in surface car parking will inevitably require additional land.

Summary Table for CS11

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	?	?	0	--	--	--	?	?	0	0	0	0
	EC	++	++	0	?	0	0	--	++	++	++	=	=
	SC	0	++	?	0	++	0	0	++	?	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	++	0	++	++	++	?	?	0	0	0	0
	EC	--	--	0	0	0	0	++	--	=	--	=	=
	SC	0	--	--	0	=	0	0	?	++	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	=	=	0	=	=	=	?	?	0	0	0	0
	EC	=	=	0	0	0	0	=	=	0	0	=	=
	SC	0	--	0	0	0	0	0	0	+	0	0	0

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS12: Achieving High Quality Design and Place Making

Policy CS12 is a generic policy with an underlying objective of increasing the design quality of new buildings and places across North Somerset. Whilst this is a clear message central to national policy (e.g. PPS1), best practice advice recommends setting out locally such aspirations linked to local character and identity.

Policy CS12 is therefore intended to set out a high level and strategic aspiration for design quality with further detail, specifically relating to specific places, to be prepared in subsequent Development Plan Documents and Supplementary Planning Documents.

Tasks B3/B4 – predicting and evaluating effects

Predicted effects of Policy CS12 are set out in the Summary Table below. The policy has no significant effect on the majority of the objectives. The positive effects are largely related to the sense of place aspirations across North Somerset, the impact of quality design on people who experience places and buildings, supporting regeneration efforts within Weston-super-Mare and the benefits of enabling economic development and the employment-led strategy. These demonstrate the value of good design going far beyond the physical appearance of buildings and places but also having a social and economic value.

In comparison generally negative effects were identified for the ‘no plan’ alternative largely due to a lack of detail and guidance at the local level necessary to achieve high quality design.

Task B5 – mitigating/maximising effects

No negative effects were identified for policy CS12.

Summary Table for CS12

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	0	0	0	0	0	0	0	0	0	++	0	0
	EC	0	++	0	++	0	0	0	0	0	0	0	0
	SC	0	0	0	++	++	0	++	0	0	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	0	0	0	0	0	0	0	0	0	++	0	0
	EC	0	=	0	+	0	0	0	0	0	0	0	0
	SC	0	0	0	+	+	0	+	0	0	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	0	0	0	0	0	0	0	0	0	--	0	0
	EC	0	-	0	--	0	0	0	0	0	0	0	0
	SC	0	0	0	-	=	0	?	0	0	0	0	0

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.

- EC10. Protect and expand genuine opportunities for small businesses.
- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS13: Scale of New Housing

Task B2 – developing strategic alternatives: further justification for options

Task B1 relates to testing of the plan objectives, so is not directly relevant here. However, since Priority Objective 1 includes the North Somerset housing figure there is an indirect 'feedback'. This is especially so given that Task B2 requires the identification of *“reasonable alternatives taking into account the objectives and the geographical scope of the plan”*. The SA will seek to assess possible housing numbers to feed into the objective, not to assess ways of meeting it, since Policy CS13 repeats elements of the objective rather than elaborating upon it. Assuming that other elements of the objective remain unchanged however, the reasonable alternatives will be those that *“deliver sustainable housing development” “across North Somerset” “to meet housing needs”*. The ODPM guide also suggests that 'no plan' and 'business as usual' scenarios could be included. These provide useful reference points against which to compare possible scales of change.

Six options have therefore been defined, as shown in Table CS13.1, comprising the two different ways of defining 'no change'; the upper and lower figures suggested by Keith Woodhead²⁰; rolling forward the JRSP figure²¹ incorporated into the Local Plan ('business as usual'); and the draft RSS figure reflecting the most expansionist assessment of future demand.

The environmental baseline will continue to change even if no further permissions are granted. It will be seen that even in the minimum development scenario, there remains a three year housing land supply, measured against JRSP requirements. Although rolling forward the JRSP figure can be described as 'business as usual', circumstances today are not comparable with those prevailing at the time that the JRSP was prepared. Demographic and economic projections have moved on, while land supply opportunities have also changed, with the major area of previously developed land at east Portishead now approaching completion and new areas of previously developed land becoming available on the edge of Weston-super-Mare. However, these new areas are subject to constraints that may result in capacity well below that originally envisaged. The JRSP-based figure is therefore included for reference purposes, without prejudice to the issue of whether such a level of building could be delivered indefinitely.

²⁰ Keith Woodhead (2010), *North Somerset Council: Determining a locally derived District Core Strategy housing requirement to 2026: Stage 2 Report*

²¹ Joint Replacement Structure Plan (2002), Policy 33

Table CS13.1: Options generated

Option	Name	Description	Number (2006-2026)	Comments
1.	No plan – minimise change	Revoke RLP allocations	6,711 (as at 1.4.10)	Completions and permissions only. RLP allocations revoked. Figure could be further reduced by also revoking permissions but only at the cost of paying compensation.
2.	No plan – no further action	Abandon LDF	7,353	Number comprises completions (4,313), permissions (2,398) and RLP allocations (642)
3.	Key Changes – lower	Keith Woodhead lower figure	13,400	
4.	Key Changes – higher	Keith Woodhead higher figure	15,000	
5.	Business as usual	JRSP Policy 33, rolled forward	19,860	JRSP figure annualised is 993, then multiplied by 20 (2006-2026)
6.	Draft RSS	RSS Proposed Changes	26,750	

Task B3 – predicting effects*Methodology*

The six options have been appraised against the 36 SA objectives and results are shown in the Summary Table below and the detailed appraisal in the Appraisal Tables.

Housing numbers are not wholly independent of spatial options. Environmental constraints can suggest that North Somerset – or areas within it – may be unsuitable for large-scale housing growth, which could be more appropriately located elsewhere or not at all. The appraisal has therefore been undertaken on the basis that spatial options follow a sequential approach, utilising previously developed land first. Higher housing numbers require larger allocations of greenfield land. It remains the case that lower housing numbers could be accommodated in a variety of ways and that, for example, reduced travel-to-work distance or avoidance of flood risk could be argued to outweigh urban regeneration or Green Belt protection. These are not judgments that the SA is able to make. Urban regeneration and Green Belt protection are prioritised because they reflect national policy and local preferences.

Summary Table for CS13 (Table CS13.2)

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: 6,711	EN	-	-	=	++	0	0	0	0	=	0	++	+
	EC	-	-	0	--	-	-	++	-	0	++	++	++
	SC	?	-	+	0	=	?	0	0	?	--	0	-

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: 7,353	EN	-	-	=	++	-	=	0	0	=	0	++	+
	EC	-	-	0	--	-	-	++	-	0	++	++	++
	SC	?	-	+	0	=	?	0	0	?	--	0	-

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: 13,400	EN	+	+	++	++	-	=	=	0	0	?	?	?
	EC	+	++	0	++	+	=	?	++	?	?	+	+
	SC	?	+	+	+	?	?	0	0	0	++	0	=

		1	2	3	4	5	6	7	8	9	10	11	12
Option 4: 15,000	EN	?	?	++	++	-	=	=	0	0	?	?	?
	EC	?	++	0	++	+	=	?	++	?	--	--	--
	SC	+	+	+	=	?	?	0	0	0	++	0	=

		1	2	3	4	5	6	7	8	9	10	11	12
Option 5: 19,860	EN	--	--	--	--	-	=	=	0	-	?	?	?
	EC	--	+	0	++	+	=	?	++	?	--	--	--
	SC	+	+	-	=	?	?	0	0	0	++	?	=

		1	2	3	4	5	6	7	8	9	10	11	12
Option 6: 26,750	EN	--	-	--	--	-	=	=	0	-	?	?	?
	EC	--	+	0	++	+	=	?	++	?	--	--	-
	SC	+	+	-	=	?	?	0	0	0	++	?	=

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.
- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

General commentary

The six options operate in practice as pairs – reflecting minimum, moderate and maximum levels of growth.

Minimum growth – in effect nil growth beyond existing commitments – performs best on certain environmental criteria, such as the protection of natural resources and sensitive environments, and on those relating to transport, this being because when combined with a falling average household size it delivers a falling population and therefore reduced congestion. Where these options do not deliver is on urban regeneration. This is because housing is seen as the high value use needed to drive mixed use redevelopment.

Maximum growth also fails to deliver because the risk is then that the housing exceeds the locally available employment, resulting in increased out-commuting to where the jobs are and/or a growing proportion of the population who are not working, being either unemployed or retired. While physical regeneration may still occur, these options fail to deliver the goal of more self-contained and self-supporting communities.

Moderate growth represents a compromise, with the higher figure (Option 4) having consequences closer to the maximum growth scenarios. The lower figure (Option 3) has consequences closer to the minimum growth scenarios, but allows some urban regeneration to go ahead, with the possibility of balancing the growth in homes and jobs and maybe even improving on the status quo. However, with all the options involving further growth, the consequences for the environment include several that are mixed or uncertain.

From an *environmental* perspective, too little development can have adverse consequences, although these are not as complex as the problems caused by too much development. Under-investment can lead to deterioration of the built environment and a spiral of decline that becomes difficult to reverse. However, new housing can only contribute positively by bringing into use vacant sites, or buildings to be converted from non-residential use. In other circumstances it can have a negative effect by diverting funds away from maintenance of the existing housing stock. Although it has been claimed that new build is more energy-efficient, implying that redevelopment is to be encouraged, research²² has shown that this can be an over-generalisation. Much physical decline, especially in Weston-super-Mare, has occurred despite very considerable housing growth on the peripheries. This is especially true of tourism-related assets, whose survival has little to do with housing unless a change of use becomes appropriate.

From an *economic* perspective, housing is valued principally for its ability to house the workforce, although any increase in households will also generate sales of goods and services locally and the construction of homes too has a positive economic effect, albeit a transient, tokenistic one that may not have a strong local connection. Under-provision of housing during boom conditions can choke off growth but over-

²² See the 2008 study of HMCS buildings at:
http://www.ihbc.org.uk/context_archive/103/wallsgrove/page.html

provision can have consequences damaging to business confidence as low demand housing is abandoned. A smaller economy provides fewer employment opportunities – and a smaller range of possible occupations – than a larger one does but it is a moot point whether net welfare is not maximised by less congestion, noise and stress.

From a *social* perspective, new homes meet demands for housing that are not being satisfactorily met from within the existing stock. Deficiencies may be qualitative – insufficient housing suitable for the elderly or disabled, or for large families – or quantitative – too few houses to match aspirations for separate household formation. However, some demand is for re-location to North Somerset and simply building more homes does not guarantee that local residents will obtain priority. (Better training opportunities may have a greater effect in enabling residents to obtain better-paid jobs.) There are serious problems of definition with ‘housing need’ as a whole, which is potentially open-ended, and with ‘local housing need’ in particular, which depends upon the assumption that existing residents will wish to remain in the area. Large-scale private house-building could increase the supply of affordable housing reserved for people with local connections but comes at a social cost: under current policy, two market homes for each affordable one. A high housing number that does not reflect a realistic view of likely employment growth would most likely result in increased sales to retired in-migrants able to outbid prospective purchasers from within North Somerset. With increasing age, such purchasers ultimately add to the cost of local services borne by other residents.²³

There can also be *synergistic* effects across all three perspectives. Too low a housing number, if it leads to a falling population, can bring about the loss of local facilities, including the jobs they provide, and cause residents to travel longer distances to use facilities that survive. However, this connection is not automatic, as facilities can sustain some retraction so long as it does not pass below critical thresholds. For example, the survival of village primary schools in North Somerset is not dependent on further housing development. Retraction can be easier to manage than expansion, especially if additional resources are not guaranteed.

Commentary on specific impacts

Population Numbers/Distribution. If the rate of housebuilding is cut, then the environmental effects on North Somerset specifically are mostly positive but the population not accommodated will be displaced elsewhere, where negative effects may result. There is a very large number of options for accommodating population elsewhere, the area of search being no less than the rest of the planet. It is beyond the scope of this SA to assess whether the consequences overall are better or worse. In addition, the Core Strategy is based on meeting locally arising housing needs and therefore takes no account of ‘overspill’ from adjoining areas, although the emerging Bristol Core Strategy indicates that the city is planning to accommodate its housing needs within its boundaries. While this may seem, on both counts, to be straightforward ‘nimbyism’, it is a fact that no mechanism exists to ascertain and

²³ The evidence paper, *North Somerset Population Profile: Older People* (NSC, 2010) shows that, currently, the 65+ age group make up a smaller percentage (15%) of net in-migration than of the existing population (20%). This will in future be affected by economic factors such as the downturn in economic growth.

enforce an environmentally optimum distribution of population regionally, nationally or internationally. The South West is an area of environmental stress that has limited ability to accommodate additional population without breaching environmental limits²⁴.

All population growth increases the rate at which non-renewable resources are consumed, unless technological improvement proceeds at a faster rate. The Brundtland definition²⁵ of sustainable development requires both that the needs of the present are met and that the ability of future generations to meet their own needs is not compromised. The UK Sustainable Development Strategy²⁶ states that for a policy to be sustainable it must respect all the guiding principles of that strategy, though some policies will place more emphasis on certain principles than on others. Any trade-offs should be explicit and transparent. One possible way of reconciling the Brundtland aims, in relation to population and housing, would be to provide a *temporary* addition to housing stock, with a view to reducing the demand for housing in the future by promoting population levels more closely aligned with environmental resource limits. This would require housebuilding to taper off and would also require some binding mechanism for removing surplus housing in the longer term.

Housing Affordability. A number of potential broad socio-economic consequences of not being able to meet identified affordable housing need have been identified²⁷. These include:

- increasing levels of overcrowding and sharing and concealed households leading to potential health and stress issues;
- growing social housing waiting lists and housing benefit bill for households supported in the private rented sector;
- employers finding it increasingly difficult to attract staff, particularly in lower paid roles;
- children having to live longer with their parents.

These consequences are not automatic for all areas. In North Somerset, for example, employers are competing in a sub-regional market and there would be environmental advantages if staff vacancies were filled by existing residents currently working elsewhere in the West of England.

The Strategic Housing Market Assessment also models the effects of different housing supply scenarios on affordability. Increased supply reduces house prices and improves affordability. Improved affordability in turn reduces need. However, the SHMA does emphasise that supply would have to be increased across the country to achieve these positive effects. Increasing supply across the Housing Market Area alone would have much less impact and very little impact if only applied

²⁴ Land Use Consultants (2008), *South West Regional Spatial Strategy Proposed Changes – Sustainability Appraisal Final Report*, pp 236-239

²⁵ Brundtland Commission (1987): "development that meets the needs of the present without compromising the ability of future generations to meet their own needs"

²⁶ HM Government (2005), *Securing the Future*, p 17

²⁷ Bristol City Council (2010), Position Paper: *Bristol Core Strategy Overall Housing Provision*, para. 4.5 (quoting West of England Strategic Housing Market Assessment and National Housing and Planning Advice Unit)

within a single local authority area. In the circumstances, a single local planning authority can do little unilaterally to address structural affordability issues²⁸. The house price to income ratio for North Somerset is 3.83, substantially the lowest of the four West of England areas²⁹, which suggests that locally it is the higher priced housing that is lacking.

Additional housing has only a marginal effect on house prices and hence on affordability. The vast majority (80-90%) of housing for sale at any one time is second-hand; new completions are competing for entry to this market and will be priced accordingly. Table CS13.3 sets out past performance in North Somerset.

Table CS13.3: New and second-hand homes: past performance

Year	Housing stock at year end 2001 Census-based estimate. Census figure for households used for 2000, new home sales per annum added to obtain subsequent years	Number of home sales³⁰ (% of housing stock) % estimated, based on column 2	Turnover of private housing stock³¹ owner-occupied + private rented	New build sales³² (% of housing stock) % estimated, based on column 2	New build sales as % of all sales³³
2000	79985	1407 (1.76%)	1.7%	196 (0.25%)	13.93
2001	80757	5071 (6.28%)	6.12%	772 (0.96%)	15.22
2002	81580	5390 (6.61%)	6.5%	823 (1.01%)	15.27
2003	82605	5015 (6.07%)	6.05%	1025 (1.24%)	20.44
2004	83461	4898 (5.87%)	5.91%	856 (1.03%)	17.48
2005	84460	4573 (5.41%)	5.52%	999 (1.18%)	21.85
2006	85362	5855 (6.86%)	7.06%	902 (1.06%)	15.41
2007	85874	5523 (6.43%)	6.66%	512 (0.6%)	9.27
2008	86270	2397 (2.78%)	2.89%	396 (0.46%)	16.52
2009	86662	2836 (3.27%)	3.42%	392 (0.45%)	13.82
2010 (Nov)	86842	1704 (1.96%)	2.06%	180 (0.21%)	10.56

²⁸ Bristol City Council (2010), Position Paper: *Bristol Core Strategy Overall Housing Provision*, paras. 3.8, 3.36

²⁹ Area profiles, <http://www.areaprofiles.audit-commission.gov.uk>

³⁰ Land Registry data

³¹ Land Registry data

³² Land Registry data

³³ Land Registry data

The above method of calculation is based on sales registered with the Land Registry and relies on a property being registered with the year built. Otherwise, it is assumed to be a resale. For this reason, numbers of new build sales will be significantly lower than those shown in new build completions records. There may also be a delay in converting completions into sales or vice versa.

Table CS13.4: New homes under options 1-6

Option	Dwelling requirement	Housing stock 2026 (85833 ³⁴ + dwelling requirement) (% increase in brackets)	Average annual increase
1.	6711	92544 (7.82%)	336 (0.39%)
2.	7353	93186 (8.57%)	368 (0.43%)
3.	13400	99233 (15.61%)	670 (0.78%)
4.	15000	100833 (17.48%)	750 (0.87%)
5.	19860	105693 (23.14%)	993 (1.16%)
6.	26750	112583 (31.17%)	1338 (1.56%)

Resource Use. The natural resource implications of different housing number scenarios can be calculated as shown in Table CS13.6 below. The economic and social effects of a larger population are in theory that there is a larger pool of people – human resources – to support a wider range of commercial and voluntary activities. The ability to do so in practice depends on whether infrastructure, including soft infrastructure such as training opportunities, keeps pace with population, and ultimately on whether environmental capacity, locally or elsewhere, can support the basic needs of a larger population.

Agricultural Land. One environmental effect that can be readily predicted from housing numbers is agricultural land-take. Appraisal has identified a lack of specific protection for agricultural land, including best and most versatile land. Protection was afforded by the Joint Replacement Structure Plan (Policy 20) but this policy was not saved when the life of other policies was extended in 2007. Protection could be included in a future Development Management DPD.

The lower housing figures can be more easily accommodated on previously developed land (PDL), including Weston Airfield and RAF Locking. These two sites were estimated (via draft RSS) to have a potential total capacity of 9,000 dwellings, mostly on PDL. The Core Strategy Consultation Draft questioned the deliverability of this number, especially by 2026, and a figure of around 5,500 is now thought to be more realistic. The draft Weston Town Centre AAP identified sites for a net increase of 2,139³⁵ dwellings within the Town Centre, mostly on PDL. (The viability of the Town Centre sites may also be questioned but it will not be enhanced by providing cheaper, greenfield alternatives elsewhere.) Table CS13.5 sets out these figures: Options 5 and 6 require additional land to be found.

³⁴ There were 79,985 households in North Somerset at the 2001 Census. Adding 5,848 net completions between 2001 and 2006 gives a CS base figure of 85,833. This method of calculation differs from that used in Table CS13.3 but uses more comparable data.

³⁵ This is an over-estimate. The AAP identifies sites for 2,189 units gross, less Hildesheim Court (32) and Dolphin Square (18). A further reduction would be needed for Victoria Square were this also to be redeveloped.

Table CS13.5: Brownfield/greenfield split

Option	Dwelling requirement	Completions/permissions/allocations	WAF/RAFL/WTC sites	Total found	Shortfall
1.	6711	7353	7639 (5500+2139)	14992	None ³⁶
2.	7353				
3.	13400				
4.	15000				
5.	19860				
6.	26750				

The SW Bristol urban extension planned for under the draft RSS had a target capacity of 9,000 dwellings, though detailed study suggested that this could only be achieved at the expense of environmental quality. This would result in the loss of around 360 ha of agricultural land³⁷. As far as can be known without more detailed site surveys, this land is mostly undifferentiated Grade 3, except for some Grade 1 at Ashton Vale and bands of Grade 4 along the ridges south of Yanley and at Highridge³⁸. North Somerset's total area is 38,960 ha³⁹, of which the built-up area is 16% and the agricultural area is 55%⁴⁰; the urban extension if implemented would reduce the agricultural area to 54%. North Somerset is more urbanised than the England and Wales average, which is approximately 11% built-up.

Increasing population while reducing food-growing capacity potentially results in a crisis at the point where dwindling oil supplies can no longer sustain current yields dependent upon the application of petro-chemicals. Rising global food prices during early 2008 illustrate how increasing demand interacts with a supply that is constrained in some areas, including as a result of switching land to biofuel production. The issue of long-term food security has also been highlighted by the Government's Chief Scientific Adviser⁴¹ and by the Economic and Social Research Council⁴² and others⁴³ and recently in a joint report by the OECD and the UN Food & Agriculture Organisation⁴⁴. There are many reasons for rising global food prices, with speculation identified as a significant short-term factor, but climate change has also been highlighted⁴⁵. Climate change is likely to increase pressure on food supplies as crops are more likely to fail with increasing frequency of extreme weather events.

Traffic. A further environmental consequence of higher housing numbers is the effect on road traffic. The combination of additional population and increased prosperity would lead to increased car use, and potentially congestion. Work for the Joint Local Transport Plan showed that congestion on target routes would increase even if likely

³⁶ Taking into account small site and windfall assumptions

³⁷ Using the methodology found in the South West Regional Spatial Strategy Proposed Changes Sustainability Appraisal Final Report (July 2008), paras. 10.43-10.44

³⁸ <http://www.magic.gov.uk>

³⁹ North Somerset Replacement Local Plan (2007), para. 1.11

⁴⁰ North Somerset Strategic Flood Risk Assessment: Level 1 Report (2008), Fig. 2.2

⁴¹ <http://www.guardian.co.uk/science/2008/mar/07/scienceofclimatechange.food>

⁴² Economic and Social Research Council (2008), *Britain in 2009*, pp 40-41

⁴³ <http://trendsupdates.com/abundance-no-more-global-food-crisis-as-seen-through-high-food-cost/>

⁴⁴ <http://www.guardian.co.uk/business/2010/jun/15/food-prices-rise-un-report>

⁴⁵ <http://www.guardian.co.uk/environment/2010/oct/25/impending-global-food-crisis>

transport improvements were implemented. By 2011, a 7% increase in car and bus travel would be accommodated but would be accompanied by a 14% increase in journey times⁴⁶.

Increasingly-efficient technology may offset some of the additional resource consumption and carbon emissions but the scope for further technical improvements will diminish over time. Road and air transport's share of oil demand in Britain has risen to more than 50% of overall consumption⁴⁷.

While it is possible for an increased population, located at transport nodes, to enhance the viability of public transport, including investment in new infrastructure, the funding packages involved can be complex and outcomes uncertain. The expansion of Portishead was accompanied by expectations that the railway to Bristol would be re-opened to passenger traffic but these expectations have yet to be met. Strategies dependent upon transforming infrastructure through large-scale development carry a high risk of stalling at an inconvenient point.

Task B4 – evaluating effects

This task requires us to say which of the effects will be significant. Environmental significance is defined by reference to Annex II of the SEA Directive. Policy CS13 on housing numbers has significant environmental effects because:

- the CS sets the framework for projects, including by influencing other plans and programmes, and integrates the relevant environmental considerations; and
- the developments it steers are likely to happen and to have effects that are irreversible, at least over the plan period, and also cumulative.

It is less likely to have adverse effects on especially valuable or vulnerable characteristics, including designated areas or landscapes or on human health, because these are effects that planning policy seeks to avoid. However, the higher the housing figure is set, the less scope there is to avoid these effects and the greater the pressure to seek trade-offs. Economic pressures may mean that these are less than comprehensive.

The SEA Directive includes economic ('material assets') and social ('population') factors. Material assets are not defined but are commonly understood to include housing and service and social infrastructure and can also include previously developed land, minerals and 'environmental infrastructure' such as woodland, farmland and tourist facilities⁴⁸. The economic and social effects of the different housing options are discussed above. It is difficult to identify effects that are economically significant or socially significant because the methods of environmental science do not transpose easily to these other aspects. Equivalent valuable or

⁴⁶ West of England Partnership Joint Transport Team, Congestion Delivery Plan (June 2007), paras. 1.7, 2.8

⁴⁷ Economic and Social Research Council (2010), *Britain in 2011*, p 11

⁴⁸ <http://www.ccw.gov.uk/landscape--wildlife/managing-land-and-sea/environmental-assessment/sea.aspx?lang=en>

vulnerable characteristics, if they can be identified, would not appear to relate directly to housing numbers, though they might relate to housing mix.

The effects of the housing options are not exceptional. They range from those to be found throughout southern England to the more intense effects associated with growth areas. The strategic nature of the CS means that it is not possible to establish whether environmental quality standards or limit values are exceeded by any option. The rate of change, as such, is not an indicator of this and more detailed study is needed of the specific environments that change would affect. However, specific capacity concerns do exist in some parts of North Somerset with regard to traffic congestion⁴⁹ and flood storage⁵⁰. There are also concerns about the deliverability of higher numbers. Too high a number would produce the worst of all worlds – stalled regeneration on urban brownfield sites plus development on rural greenfield sites that could stall at an inconvenient point in the delivery of necessary associated infrastructure.

Concerns also exist with regard to the cumulative effect of development in this and other areas. In global or even national terms, North Somerset adds little to the problems of resource consumption but that is true of all areas; it is the summation of individually insignificant contributions that creates a significant total.

Task B5 – mitigating/maximising effects

Housing numbers as such do not allow for mitigation; this is done through other policies that specify how the numbers are to be delivered. Relevant matters could include location, density, tenure and design (e.g. sustainable construction). Developer contributions are also routinely sought towards the provision of infrastructure, including associated uses such as employment and community facilities. The relevant policies are set out in the Core Strategy and, pending its replacement by other DPDs, the Replacement Local Plan.

Conclusions

The environmental effects of the six options are the most readily definable. They show that the optimum housing number is that which enables urban regeneration but is otherwise held to the minimum. Economic and social effects are much more speculative. Much of the evidence that exists is subject to assumptions on the future direction of market trends and so is not reliable in any scientific way.

The minimum housing number is 6,711. The lowest number proposed in any option that allows for growth beyond existing commitments is 13,400. It is possible that an intermediate, seventh option could be defined, equal to the minimum number of homes required to enable regeneration within the Town Centre. However, this would require additional work to establish which urban sites are viable or could become viable. The draft Weston Town Centre AAP identified sites for a net increase of

⁴⁹ Joint Local Transport Plan (2006/07-2010/11), Fig. 3.2

⁵⁰ Approximately 30% of North Somerset is in Flood Zones 2 and 3 (see North Somerset Strategic Flood Risk Assessment, Level 1 Report (2008), p 35). Among English local authority areas, North Somerset ranks second in terms of properties at risk (see <http://news.bbc.co.uk/1/hi/sci/tech/8107920.stm>).

2,139 dwellings within the Town Centre. If the Cross Airfield Link is treated as infrastructure vital to regeneration then the housing needed to deliver it (estimated at 900 dwellings) would also need to be factored in. In this scenario the housing number would rise to 9,750.

Any figure higher than this would generate the environmental problems associated with housing growth without providing any direct additional environmental benefit. Additional development at Weston could help fund improved flood risk management infrastructure but this development need not be residential and in terms of homes/jobs balance it is better that it not be. The sole environmental justification for the remainder of the housing number is the contribution of the Weston Airfield and RAF Locking sites to a level of employment growth beyond simply matching provision. It will be seen that Policy CS13 specifies 13,400 as a minimum figure. If all urban regeneration sites were to be developed, including these two, this figure would be exceeded and so it allows a high degree of flexibility (approximately 12% or more).

It is easier to justify additional housing that responds to the natural change element of population growth, though it is also possible to argue that out-migration is preferable to accommodating those for whom no work can be found locally. In-migration that is not supported by employment growth is an unambiguous burden, either in terms of increased out-commuting or in terms of increased social care costs.

Table CS13.6: Household growth ‘resource calculator’⁵¹

Impact type (per year)	Impact per person ⁵²	Impact per household ⁵³	Total impacts (per year) generated by additional households if population housed is additional to those existing in 2006 ⁵⁴					
			6,711	7,353	13,400	15,000	19,860	26,750
Water use per person (litres)	55,175.4	130,213.94	873,865.75 (0.874MI)	957,463.1 (0.957MI)	1,744,866.7 (1.745MI)	1,953,209.1 (1.953MI)	2,586,048.8 (2.586MI)	3,483,222.8 (3.483MI)
Sewage per person (litres) ⁵⁵	46,457.686	109,640.13	735,794.91 (0.736MI)	806,183.9 (0.806MI)	1,469,177.7 (1.469MI)	1,644,601.9 (1.645MI)	2,177,452.9 (2.177MI)	2,932,873.4 (2.933MI)
CO2 domestic emissions per person (tonnes)	2.8	6.608	44,346.3 (0.04Mt)	48,588.6 (0.05Mt)	88,547.2 (0.09Mt)	99,120 (0.1Mt)	131,234.88 (0.13Mt)	176,764 (0.18Mt)
CO2 total emissions per person (tonnes)	8.7	20.532	137,790.3 (0.14Mt)	150,971.8 (0.15Mt)	275,128.8 (0.28Mt)	307,980 (0.31Mt)	407,765.52 (0.41Mt)	549,231 (0.55Mt)
Gas use per household (kWh) / 2.36	8,153.8	19,243	129,139.8 (0.13GWh)	141,493.8 (0.14GWh)	257,856.20 (0.26GWh)	288,645 (0.29GWh)	382,165.98 (0.38GWh)	514,750.25 (0.51GWh)
Electricity use per household (kWh) / 2.36	1,957.6	4,620	31,004,820 (0.03GWh)	33,970,860 (0.03GWh)	61,908,000 (0.06GWh)	69,300,000 (0.07GWh)	91,753,200 (0.09GWh)	123,585,000 (0.12GWh)
Household waste collected per person (kg)	529.6	1,249.856	8,387,784	9,190,191	16,748,070	18,747,840	24,822,140	33,433,648

⁵¹ Using the methodology produced for SA of draft RSS for Yorkshire & the Humber. Mitigation measures may improve on these figures but some irreducible additional impact is inherent in population and household growth. Average use of water, gas and electricity and waste generated per person all decline as household size increases and so the reverse is also true.

⁵² Area profiles, <http://www.areaprofiles.audit-commission.gov.uk> (figures per day x 365.4 to obtain annual)

⁵³ NS average household size (2001 Census) was 2.36: gas and electricity use has been divided by this figure to give impacts per person

⁵⁴ Since all open market housing is potentially available to in-migrants; this worst case is a realistic one, tempered only by the ability to deliver affordable housing subject to local occupancy controls. Impacts will be reduced to the extent that some housing growth represents existing residents forming new households within North Somerset. However, some increase is still expected as energy use and waste generation will be higher for separate households.

⁵⁵ Assuming that sewerage: water use ratio is roughly like London’s at 0.842

Appraisal Table Summary for Policy CS14: Distribution of New Housing

Task B2 – developing strategic alternatives: further justification for options

The Consultation Draft suggested a range of alternatives involving more or fewer settlements in each category but most were rejected for reasons set out there. The principal change in the Publication Version has been to introduce a new category of Infill Villages, to which some of the settlements previously identified as Service Villages have been re-assigned. In the Consultation Draft this was the alternative option to increase supply in the smaller villages, which has now become the preferred option. Strict controls over housing in the countryside have been retained, now including those villages whose settlement boundaries are removed. Scope for the expansion of Nailsea has also been added.

As with other policies, 'no plan' and 'business as usual' scenarios are included within the appraisal. It is considered that these provide the reasonable strategic alternatives to the preferred option. The Local Plan represents both a tighter approach to Nailsea and a more relaxed approach to the smaller villages. An even tighter approach to Nailsea, or to other towns, would not be reasonable given the objectives for their regeneration. A more relaxed approach than that set out in the Publication Version would not be reasonable either because it would undermine the priority given to urban regeneration, particularly at Weston.

No housing options involving the loss of Green Belt have been assessed. This is in line with national policy that requires exceptional circumstances to be demonstrated. Given that the housing requirement can be met in other ways, there is no need to consider removing land from the Green Belt.

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. All three options reflect an emphasis on urban regeneration, which is set out in the Structure and Local Plans as well as the Core Strategy. The Structure Plan lacks the detail of the Local Plan and so does not score as highly. The main difference between the Local Plan and the Core Strategy is that the latter is more relaxed about extensions to settlement boundaries. It does delete boundaries for 11 smaller villages (8 in the Green Belt) but the quantity of development thereby precluded will be small. Elsewhere, the Core Strategy allows for settlement boundaries to be extended through site allocations. These extensions are not subject to any size limit but the reasoned justification refers to development in the rural area as 'small scale'. The actual decisions on the scale of relaxation are delegated to a Site Allocations DPD but there is the possibility overall that development allowed by the Core Strategy could be more dispersed than development allowed by the Local Plan. Clevedon and Portishead are highly constrained, so any relaxation of settlement boundaries is likely to affect Nailsea or the Service or Infill Villages. Some of these settlements are also constrained by Green Belt, which will not be relaxed (see Policy CS6).

Task B5 – mitigating/maximising effects

Significant adverse effects of this policy, or its alternatives, relate to flood risk, including the covering-over of permeable surfaces. Development needs to take account of the Strategic Flood Risk Assessment, which suggests that a strategic approach to improving existing defences may be prudent in some areas studied.

The scope for reducing adverse or uncertain effects is greatest in relation to the criteria for allowing settlement boundaries to be relaxed. Although actual decisions on the scale of relaxation are delegated to a Site Allocations DPD, the Core Strategy can set out criteria that the Site Allocations DPD must observe. The reasoned justification is vague in defining these criteria. ‘Stronger local communities’ can be interpreted as meaning any addition to housing. Evidence of ‘a clear local need’ does not assess the likelihood that the housing provided will actually go to those in need. ‘Community-led redevelopment’ could mean financial involvement or simply endorsement of an outside developer’s proposal. It is assumed that the Site Allocations DPD will provide greater detail.

Most settlements are subject to demographic change of one kind or another. Such change is not, in itself, necessarily harmful. There is a risk that development which could be opposed on environmental grounds may be permitted in an uncritical attempt to maintain the demographic status quo.

In relation to Nailsea, development may add to out-commuting because it is not specified to be employment-led. Policy CS31 requires only that it be mixed use, with no expectation that jobs will be sufficient to match the increase in homes. Policy CS31 does state that proposals that increase self-containment will be supported but does not state the converse.

Summary Table for CS14

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	=	?	+	=	-	-	0	0	0	0	++	++
	EC	=	++	0	?	?	0	?	0	?	=	?	?
	SC	+	++	?	++	?	0	0	?	?	++	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	=	=	++	++	-	-	0	0	0	0	=	++
	EC	=	++	0	++	++	0	++	0	?	=	=	=
	SC	+	++	?	++	+	0	0	?	?	++	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	+	?	+	+	-	0	0	0	0	?	?	?
	EC	+	?	0	+	0	0	0	0	?	=	?	?
	SC	+	+	0	0	0	0	0	?	?	+	0	0

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS15: Mixed and Balanced Communities

Task B2 – developing strategic alternatives: further justification for options

The Consultation Draft suggested one alternative which was that a mix of housing types and tenures would not be required in new developments. This was dismissed as it would result in developments consisting of one housing type or tenure which could lead to a segregation of communities and an increase in the geographical inequalities in the district which would be contrary to national guidance and fail to achieve the sustainability objectives of the Core Strategy. No additional options have been generated at the appraisal stage.

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has a positive effect on most objectives and there is a considerable difference between having a policy locally and relying solely on national policy.

Task B5 – mitigating/maximising effects

There are a few possible negative effects since a more balanced community may dilute geographical concentrations of ill-health and crime without improving the life of the individuals involved. In addition if lower densities reduce the potential of land to meet the housing requirement in full, there may be a need to allocate additional land, which may come at an environmental cost.

Summary Table for CS15

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	++	++	++	0	0	0	0	++	0	0	0
	EC	0	++	0	++	0	++	++	++	++	0	0	0
	SC	++	++	0	++	++	++	++	0	?	-	?	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	++	++	++	0	0	0	0	++	0	0	0
	EC	0	++	0	++	0	+	+	+	+	0	0	0
	SC	+	0	0	+	+	+	+	0	0	-	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	?	?	?	?	0	0	0	0	?	0	0	0
	EC	0	?	0	-	0	-	0	0	0	0	0	0
	SC	?	0	0	?	?	?	?	0	0	++	0	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS16: Affordable Housing

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The concept of affordable housing is well established in planning policy, locally and nationally. The benefit of having a plan is to resolve uncertainty by specifying site size thresholds and target proportions of affordable housing based on local circumstances. The only negative effect identified may be to increase the housing stock faster than the jobs to match.

Task B5 – mitigating/maximising effects

Affordable housing could be prioritised where it would best assist physical, economic and social regeneration, though site selection is a matter for the Site Allocations DPD. Affordable housing can be used to positively support sustainable development across a range of issues, such as more integrated design.

Summary Table for CS16

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	++	++	+	?	?	+	0	0	0	+	0
	EC	-	?	0	+	+	+	?	+	0	0	+	+
	SC	++	+	0	++	++	++	0	0	0	++	++	+

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	++	++	+	?	?	+	0	0	0	+	0
	EC	-	?	0	+	+	+	?	+	0	0	+	+
	SC	++	+	0	++	++	++	0	0	0	++	+	+

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	?	?	?	?	?	?	?	0	0	0	?	0
	EC	-	?	0	?	?	?	?	+	0	0	?	?
	SC	+	?	0	?	++	++	0	0	0	?	?	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS17: Rural Exception Schemes

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has no significant effect on many objectives and there is little *strategic* difference between having a policy locally and relying solely on national policy. Strong negative scores with respect to urban containment and accessibility to jobs and services reflect the fact that this is a policy that allows for growth in the rural area, although it does require the need for this to be demonstrated on a case-by-case basis.

Task B5 – mitigating/maximising effects

Affordable housing could be prioritised where it would best assist physical, economic and social regeneration, though site selection is a matter for the Site Allocations DPD. Affordable housing can be used to positively support sustainable development across a range of issues, such as more integrated design.

Summary Table for CS17

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	--	--	++	-	?	?	?	0	0	0	++	0
	EC	-	?	0	0	+	0	0	0	?	0	0	0
	SC	++	--	0	++	=	++	0	0	0	++	++	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	--	--	++	-	?	?	?	0	0	0	+	0
	EC	-	?	0	0	+	0	0	0	?	0	0	0
	SC	++	--	0	++	=	++	0	0	0	++	++	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	--	--	++	-	?	?	?	0	0	0	?	0
	EC	-	?	0	0	?	0	0	0	?	0	0	0
	SC	++	--	0	++	=	++	0	0	0	++	++	0

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS18: Gypsies and Travellers and Travelling Showpeople

Task B2 – developing strategic alternatives: further justification for options

The Consultation Draft was based on the Regional Spatial Strategy and an option was to relate needs assessment to post 2011 even though there would be little robust evidence supporting such an option. No additional options have been generated at the appraisal stage.

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has a positive effect on most objectives and there is quite a significant difference between having a policy locally and relying solely on national policy. The Local Plan wording performs better in some respects because it is more detailed and adopts a sequential approach to site selection.

Task B5 – mitigating/maximising effects

The policy could have a more positive effect if it could be explicit in identifying sites/general locations or adopting a sequential approach. However this is considered too detailed for a strategic document like the Core Strategy.

Summary Table for CS18

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	+	+	+	+	?	+	0	?	?	0	0	0
	EC	++	0	0	-	?	0	0	0	++	++	0	0
	SC	+	++	0	0	0	?	0	0	++	++	?	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	++	++	++	?	+	0	?	?	0	0	0
	EC	++	0	0	-	?	0	0	0	+	+	0	0
	SC	++	++	0	0	0	?	0	0	++	++	?	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	?	?	?	?	?	?	0	?	?	?	?	0
	EC	?	0	0	0	0	0	0	0	0	0	0	0
	SC	?	?	0	0	0	?	0	0	0	+	?	+

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS19: Strategic Gaps

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has no significant effect on a large number of objectives: notably, just one possible significant effect on economic objectives, and none on most (nine) of the social objectives. However there are “positive in principle” effects (with no suggestions for enhancement) identified for the great majority (all but four) of the environmental objectives.

There is a strong difference between having a policy locally and relying solely on national policy alone, in terms of effects on the objectives. That is because national policy does not include designation and protection of strategic gaps, so has been judged to have no significant effect on the objectives with regard to this issue.

Task B5 – mitigating/maximising effects

The only identified significant adverse effect of this policy is that strategic gaps could potentially affect scope for businesses to expand/develop onto undeveloped land, particularly if they are located in a strategic gap. However there is little scope to alter the policy to overcome this, particularly as it is a general, strategic policy.

There may be more scope to consider this issue in drawing up a more detailed policy for strategic gaps in the emerging Development Management DPD policy. Such a policy is likely to be more detailed and likely to consider whether (and to what extent and in what circumstances) development could occur within strategic gaps without affecting their purpose.

Summary Table for CS19

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	++	0	++	++	++	0	0	0	++	++	++
	EC	0	0	0	0	0	0	0	0	0	--	0	0
	SC	0	0	++	++	++	0	0	0	0	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	++	0	++	++	++	0	0	0	++	++	++
	EC	0	0	0	0	0	0	0	0	0	--	0	0
	SC	0	0	++	++	++	0	0	0	++	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	0	0	0	0	0	0	0	0	0	0	0	0
	EC	0	0	0	0	0	0	0	0	0	0	0	0
	SC	0	0	0	0	0	0	0	0	0	0	0	0

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS20: Supporting a Successful Economy

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. Generally policy CS20 has a positive effect on the objectives where an effect has been identified. Mixed effects have been identified in particular with regard to the impact on over-crowding on the road and rail network (EC11). It is not certain how the transport movements will be affected, including modal share dynamics, changing commuting patterns as a result of increased employment development.

Positive effects have been identified in terms of regenerating Weston, maximising self-containment of the urban area, increasing the range of employment opportunities and supporting increased opportunities for those in areas of concentrated disadvantage.

A potential negative effect has been identified with regard to prejudicing other objectives in particular the delivery of housing. It is recognised that the application of the employment-led strategy at Weston-super-Mare may have a negative effect on the delivery of housing and other objectives. However this is not certain and depends on the success of the employment-led strategy which itself is dependent on a number of factors, some of which are outside the direct control of North Somerset Council, e.g. economic growth performance in the context of recent and ongoing Government policy intervention.

Task B5 – mitigating/maximising effects

Whilst no adverse effects have been identified from this policy for the Core Strategy option, there is a recognised potential impact on the delivery of the housing objective due largely to the implementation of the employment-led strategy at Weston-super-Mare. However whilst this is a potential effect it is not certain due to uncertainties around the success of the employment-led strategy.

The employment-led strategy should be kept under review to ensure it does not have a wider impact on the objectives of the Core Strategy. This may involve in the future adjustment to the strategy whilst still achieving the underlying objectives of employment-led development for the strategic growth of Weston-super-Mare.

Summary Table for CS20

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect

0 no significant effect

- negative but can be mitigated

-- negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	++	++	?	0	0	0	0	0	0	0	0
	EC	++	?	0	++	?	++	+	++	0	+	=	?
	SC	++	?	++	0	+	0	0	0	0	?	?	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	+	+	+	=	-	0	0	+	0	0	++	++
	EC	+	?	0	+	?	++	=	++	0	+	?	-
	SC	++	?	++	0	+	0	0	0	?	?	?	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	--	--	=	=	+	+	=	=	0	0	?	?
	EC	--	-	0	--	--	?	+	+	0	?	?	?
	SC	--	?	?	0	=	0	0	0	0	--	?	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.

- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.
- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS21: Retail Hierarchy and Provision

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has a positive effect on most objectives and there is quite a significant difference between having a policy locally and relying solely on national policy. Policy CS21 only produces a negative impact in the Weston Villages where farmland and permeable surfaces are unavoidably identified for local centres.

Task B5 – mitigating/maximising effects

The policy could have a more positive effect if a greenfield site could be avoided in the identification of a local centre site in the Weston Villages.

Summary Table for CS21

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	++	++	++	?	-	0	0	0	?	?	?
	EC	++	++	?	++	++	++	++	++	0	?	++	++
	SC	+	++	0	++	++	0	++	0	0	0	0	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	++	++	++	?	++	0	0	0	?	?	?
	EC	++	++	?	++	++	++	++	++	0	?	++	++
	SC	+	++	0	++	++	0	++	0	0	0	0	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	++	++	++	++	?	?	+	+	+	?	?	?
	EC	+	+	?	+	?	+	+	?	0	?	+	?
	SC	?	++	0	+	?	0	++	0	0	0	0	+

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS22: Tourism Strategy

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has little significant effect on most objectives and there is little *strategic* difference between having a policy locally and relying solely on national policy. Policy CS22 is slightly more relaxed than its Local Plan equivalent was about tourism development in the rural area and does not prioritise the Weston-super-Mare area to the same extent. This is likely to lead to greater dispersal of such development, with possibly negative environmental effects but positive effects for rural prosperity.

Task B5 – mitigating/maximising effects

The sequential approach applied within Weston could be extended to cover the district. Concentration of tourist facilities in Weston would limit the need to cross Junction 21, though tourist traffic is unlikely to compete with peak flows. Policies could also be developed to explore the implications of tourism development for the evening economy, for small businesses and for areas of concentrated disadvantage.

Summary Table for CS22

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	--	0	--	-	?	0	0	0	0	++	++	0
	EC	++	++	++	++	0	+	+	++	0	+	0	+
	SC	0	0	?	+	0	0	0	0	0	0	0	+

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	--	0	--	-	?	0	0	0	0	++	++	0
	EC	++	++	++	++	0	+	+	++	0	+	+	+
	SC	0	+	?	+	0	0	0	0	0	0	0	+

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	--	0	--	-	?	0	0	0	0	0	+	0
	EC	++	+	++	+	0	+	++	++	0	+	0	+
	SC	0	0	0	+	0	0	0	0	0	0	0	+

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS23: Bristol Airport

Task B2 – developing strategic alternatives: further justification for options

Policy CS23 contributes towards achieving Priority Objective 3 – support and promote major employers to ensure continued employment security and economic prosperity. It also contributes to achieving national policy objectives set out in the 2003 Air Transport White Paper. The Consultation Draft considered the alternative of producing detailed proposals for the airport as part of the Core Strategy but this was rejected for the reasons set out there. The alternatives that have been assessed therefore are the ‘no plan’ and ‘business as usual’ scenarios. No additional options have been generated at the appraisal stage.

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below (page 145). This shows that there is little *strategic* difference between having a policy locally and relying solely on national policy. However, the policy does provide detail that clarifies how national policy is applied to local circumstances. In particular, it emphasises the satisfactory resolution of environmental issues, including those that impact on the local area. The policy does not provide the detail needed to put this intention into effect, this being deferred to a subsequent planning document.

The expansion of Bristol Airport, supported by the Air Transport White Paper⁵⁶, would add to resource consumption and emissions of greenhouse gases and other pollutants. The Airport Master Plan calculates the following increases in emissions:

Table CS23.1: Airport Emissions (tonnes per year)⁵⁷

Year	NOx ⁵⁸	CO ⁵⁹	HC ⁶⁰	PM10 ⁶¹	SO2 ⁶²	GHG07 February 2011 ⁶³
2004	93.174	230.113	46.255	2.214	5.580	
2005						437,000
2019						725,000
2020	152.220	226.168	87.235	4.100	9.249	
Change (total)	59.046	-3.945	40.98	1.886	3.669	288,000
Change (%)	+63.4%	-1.7%	+88.6%	+85.2%	+65.8%	+65.9%

⁵⁶ *The Future of Air Transport*, 2003, para. 10.13

⁵⁷ Bristol International Airport, *Master Plan 2006 to 2030*, 2006, pp 83 and 117

⁵⁸ Nitrous oxides

⁵⁹ Carbon monoxide

⁶⁰ Hydrocarbons

⁶¹ Particulate matter

⁶² Sulphur dioxide

⁶³ Direct greenhouse gas emissions (GHG) from aircraft activity, comprising CO₂, CH₄ and N₂O, expressed as CO₂ equivalent

Airport growth generally would increase greenhouse gas emissions, though it is argued that growth at Bristol Airport would be less damaging than serving the region's demand for air travel via other, more distant airports. While biofuels and emissions trading may address the issue of greenhouse gas emissions, the supply of biofuels can only be increased at the expense of other land uses, including food production and biodiversity in other countries.

It will be noted from Table CS13.6 above that the additional greenhouse impact of accommodating the proposed increase in households is broadly comparable with that of accommodating the projected growth in air traffic, although there may be some element of double-counting, the domestic emissions alone being only a third those of the airport.

The economic and social effects of airport growth are that the region and sub-region remain well-connected to national and international destinations and the business and leisure opportunities that these represent. While there is a net outflow of tourists via Bristol Airport, it cannot be shown that restricting airport growth would retain outgoing tourist revenues for the region. This is because tourists from within the South West are unlikely to holiday locally, will seek other ways of travelling abroad (including driving to other, more distant airports) and may choose not to live in the region at all if lifestyle choices are restricted. To the extent that air travel is associated with higher income groups, this latter outcome could be particularly damaging to the economy.

The Core Strategy does not make strategic choices about the future of the airport. These are expected to be made through a specific Area Action Plan, within the context set by national policy. Detailed options for the airport therefore do not feature in this SA.

Task B5 – mitigating/maximising effects

The policy provides only the outline of an approach to handling airport development, the detail to emerge through another document later. It uses similar language to CS3, which refers to 'an acceptable level' of pollution or harm. Like CS3, it recognises that standards change over time and it is important for a strategic policy not to be so rigid as to be unable to reflect this.

The reasoned justification might refer to the role of the Airport in the local economy, though this is perhaps implicit in the placing of the policy under 'Delivering a Prosperous Economy'. However, the content of the policy is concerned with environmental protection, not economic growth, and the Core Strategy therefore sends contradictory messages about its priorities.

Summary Table for CS23

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	--	--	++	=	0	?	?	+	0	0	=	?
	EC	++	+	0	0	?	++	0	++	0	0	?	-
	SC	++	++	0	=	=	?	0	?	-	0	++	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	--	--	++	=	0	?	?	+	0	0	=	?
	EC	++	+	0	0	0	++	0	++	0	0	-	--
	SC	++	++	0	=	=	?	0	?	-	0	++	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	--	--	+	=	0	=	+	+	0	?	=	?
	EC	++	++	0	0	0	++	0	++	0	0	-	--
	SC	++	++	0	=	=	?	0	?	-	0	++	++

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.

- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.
- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS24: Royal Portbury Dock

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy provides strategic certainty about what will be allowed in the Royal Portbury Dock area but lacks the detail of the Local Plan equivalent; this will be provided by the Site Allocations DPD.

Most sustainability impacts are positive, neutral or uncertain at this stage. An alternative view is that the Port may facilitate the import of goods in competition with those produced locally and so have a negative effect on some economic objectives. The Port serves a wide, national market but its environmental impacts are concentrated locally.

Task B5 – mitigating/maximising effects

The negative effect on self-containment is inherent in the Port’s rural location, though it does benefit from excellent accessibility from nearby residential areas. Concerns about flood risk and drainage can be addressed at a more detailed level. Court House Farm is a listed building, whose future would need to be considered, as would that of the local Wildlife Site.

Summary Table for CS24

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	--	++	+	+	-	-	?	+	?	?	=	?
	EC	++	+	0	0	?	++	0	++	0	0	?	?
	SC	0	0	?	?	0	?	0	?	?	0	++	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	--	++	++	++	-	-	?	+	?	?	=	?
	EC	++	=	0	0	?	++	0	++	0	0	?	?
	SC	0	0	?	+	0	0	0	?	+	0	++	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	--	++	=	++	-	-	+	+	?	?	?	?
	EC	++	=	0	0	0	++	0	++	0	0	?	?
	SC	0	0	?	?	0	0	0	?	+	0	++	++

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS25: Children, Young People and Higher Education

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has a positive effect on most objectives and there is quite a significant difference between having a policy locally and relying solely on national policy.

Task B5 – mitigating/maximising effects

There are no significant adverse effects of this policy or its alternatives.

Summary Table for CS25

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	0	++	?	?	0	?	?	0	0	0	0
	EC	0	++	++	++	++	++	0	++	0	++	++	++
	SC	++	++	++	++	++	?	0	?	?	0	++	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	0	++	?	?	0	?	?	0	0	0	0
	EC	0	++	++	++	++	++	0	++	0	++	++	++
	SC	++	++	++	++	++	?	0	?	?	0	++	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	+	0	0	?	?	0	?	?	0	0	0	0
	EC	0	?	?	0	0	++	0	+	0	+	?	?
	SC	?	?	?	?	?	?	0	?	?	0	?	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.
- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS26: Supporting Healthy Living and the Provision of Health Care Facilities

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has a positive effect on most objectives and there is quite a significant difference between having a policy locally and relying solely on national policy.

Task B5 – mitigating/maximising effects

There are no significant adverse effects of this policy or its alternatives.

Summary Table for CS26

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	0	++	++	?	0	0	++	0	0	0	0
	EC	++	=	++	0	0	++	++	++	0	++	++	++
	SC	++	++	++	++	++	++	++	++	++	0	0	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	0	++	++	?	0	0	+	0	0	0	0
	EC	++	+	++	0	0	+	0	+	0	++	++	++
	SC	++	++	++	++	++	++	0	++	++	0	0	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	+	0	+	+	?	0	0	0	0	0	0	0
	EC	++	+	0	0	0	0	0	0	0	0	+	+
	SC	+	+	+	0	0	0	0	0	+	0	0	+

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.
- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS27: Sport, Recreation and Community Facilities

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has a positive effect on most objectives and there is quite a significant difference between having a policy locally and relying solely on national policy.

Task B5 – mitigating/maximising effects

No mitigation or enhancement measures are required.

Summary Table for CS27

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	0	0	++	0	++	++	?	?	0	++	0	0
	EC	0	0	0	0	++	0	++	++	0	0	0	++
	SC	++	++	++	++	++	++	++	0	0	0	0	?

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	0	0	++	0	++	++	?	?	0	++	0	0
	EC	0	0	0	0	0	0	++	++	0	0	0	++
	SC	++	++	++	++	++	++	0	0	0	0	0	?

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	0	0	+	0	++	++	?	?	0	0	0	0
	EC	0	0	0	?	0	0	0	0	0	0	0	?
	SC	?	+	+	?	?	?	0	0	0	0	0	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.
- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS28: Weston-super-Mare

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has a positive effect on the majority of objectives. The only negative effect relates to the loss of farmland.

Task B5 – mitigating/maximising effects

The only significant adverse effect relates to the potential loss of farmland due to the location of the Weston Villages. However, as this is the only suitable area for Weston to expand there is no possible mitigating action that can offset this loss.

Summary Table for CS28

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	++	++	--	0	0	0	0	0	++	0	0
	EC	++	++	0	++	0	++	++	++	0	++	0	++
	SC	++	++	++	++	++	++	0	0	0	++	0	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	++	++	+	0	0	0	0	0	0	0	0
	EC	+	++	0	++	0	+	++	+	0	+	0	+
	SC	++	+	+	++	++	0	0	0	0	++	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	+	+	+	--	0	0	0	0	0	+	0	0
	EC	--	?	?	+	0	?	+	+	0	+	?	+
	SC	?	+	?	?	?	?	0	0	0	?	0	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.
- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS29: Weston Town Centre

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. Generally there are no significant effects of the policy and the one negative impact relating to flood risk can be mitigated through other Core Strategy policies at the site-specific stage. The policy scores very positively in a number of areas. The Core Strategy policy performs very similarly to the North Somerset Replacement Local Plan and much more positively than if there were a reliance on Structure Plan and national planning advice, largely because of a lack of local detail to direct development in a positive way.

Task B5 – mitigating/maximising effects

The one negative impact relates to flood risk in the Town Centre area, some of which is at long-term risk from flooding. The degree of risk will depend on the location of any proposed sites and the uses on them and will be mitigated through other Core Strategy and Development Management policies.

Summary Table for CS29

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	+	++	0	0	-	0	0	0	0	?	?	?
	EC	+	++	0	++	0	0	+	++	0	0	+	?
	SC	++	++	0	++	?	0	0	0	0	+	?	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	+	++	0	0	-	0	0	0	0	0	0	0
	EC	+	++	0	++	0	0	0	++	0	0	+	++
	SC	++	++	0	++	?	0	0	0	0	+	?	+

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	-	++	0	0	+	0	0	0	0	0	0	++
	EC	?	0	0	0	0	0	+	+	0	0	+	+
	SC	+	+	?	?	?	0	0	0	+	?	?	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS30: Weston Villages

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. As would be expected from an area-based policy, CS30 has a positive effect balanced across the three categories of objectives but in particular on social objectives. The positive effects on the economic objectives are to a large degree dependent on the successful delivery of the employment-led strategy.

The 'No Plan' alternative performed worst due to a lack of detail, particularly with regard to the economic objectives and employment-led strategy. This demonstrates the need for specific policy intervention to delivery sustainable growth at Weston-super-Mare.

Similar to CS20, there is potential for a negative impact on the delivery of housing due to the costs of developing this area and the application of the employment-led strategy; however these are critical to the sustainable development of Weston-super-Mare and the quality of place-making achieved. These policy measures whilst strong are a result of consultation with surrounding communities, businesses and agencies, and other evidence.

A potential tension has been identified between development of the Weston Villages and regeneration of the Weston urban area (objective EC4), with the potential for diverting demand and investment away from regeneration within WsM. Also in a similar way, there is a potential tension with the objective of maximising the use of urban spaces (EC7).

Task B5 – mitigating/maximising effects

A delivery plan is being prepared alongside more detailed guidance on the development of the Weston Villages. This will be informed by advice on viability and deliverability issues related to the development that includes advice on the employment-led strategy and levels of infrastructure, and includes suggested alternative measures and approaches to development.

With regard to the tension between regeneration of the urban area and expansion, careful phasing and release of land between the Weston Villages and urban area can ensure that both strategic objectives are met.

Summary Table for CS30

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	+	++	++	--	+	=	+	+	0	?	++	?
	EC	++	+	0	-	?	=	--	+	0	+	?	?
	SC	++	++	++	++	++	0	0	++	++	+	?	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	+	+	++	--	?	--	0	0	0	?	++	?
	EC	+	+	0	-	?	=	--	+	0	+	?	?
	SC	+	+	+	+	+	0	0	+	0	+	?	++

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	=	--	=	+	+	+	+	+	0	--	--	--
	EC	--	?	0	+	=	--	?	--	0	--	?	?
	SC	--	?	?	=	?	0	0	0	0	--	?	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.

- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.
- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS31: Clevedon, Nailsea and Portishead

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. There are no in-principle negative impacts of the policy and only one negative (EC1) which could be mitigated. This would be if a mechanism were put in place to ensure that any new housing in these towns is matched with a corresponding increase in jobs. In comparing the proposed policy with the RLP policy there are broadly similar impacts. National policy tends to have a less positive impact as it lacks local detail for these towns.

Task B5 – mitigating/maximising effects

The policy in principle supports development within the settlement boundaries of these towns. Whilst this has the effect of directing development away from environmentally sensitive areas in the countryside, the impact on heritage assets in the towns and the seafront of Clevedon and Portishead needs to be considered. The policy specifically references tourist proposals which enhance the appeal of the seafront this could be expanded to include all activities. The impact on other sensitive assets should be enhanced through the specific policies for these areas, and in the details of the Development Management and Site Allocations DPD's.

Objective EC1 seeks to meet economic development needs, including sufficient new jobs to at least match the increase in homes. The table of homes and indicative jobs set out in the policy reflects known permissions and allocations rather than any attempt to match the two and reflects the plan's emphasis primarily on matching homes and jobs in Weston-super-Mare.

The housing numbers in this table will go some way to meeting the housing requirement with the bulk of the requirement being met in Weston-super-Mare.

Summary Table for CS31

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	++	++	+	?	?	0	0	0	++	+	0
	EC	-	?	0	?	0	0	++	++	0	++	++	?
	SC	=	++	0	++	?	0	0	0	0	+	?	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	++	++	++	?	?	0	0	0	0	++	0
	EC	-	?	0	?	0	0	++	+	0	++	++	++
	SC	=	0	0	0	+	0	0	0	0	++	=	+

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	-	-	+	+	+	0	0	0	0	0	++	++
	EC	-	?	0	-	0	0	+	?	0	+	+	?
	SC	0	0	0	?	?	0	0	0	0	=	?	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS32: Service Villages

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The Core Strategy policy performs rather less well than the North Somerset Replacement Local Plan which has a very strict approach to incorporating employment opportunities within new housing development outside the four towns. It performs much more positively than if there were a reliance on Structure Plan and national planning advice, however, largely because of a lack of local detail to direct development in a positive way. Predominantly, however any effects are either not significant or positive.

Task B5 – mitigating/maximising effects

A negative effect may result from loss of the best agricultural land if a site is allocated adjacent to a Service Village settlement boundary. However this would occur only if need outweighed the harm caused to all material considerations and is not a guaranteed consequence of the policy.

The other negative impact arises from the small incremental increase in housing numbers which may result from the policy, without corresponding employment opportunities. It is unrealistic however to try to match jobs and homes exactly at this scale.

Summary Table for CS32

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	+	+	+	-	?	?	0	0	0	0	++	0
	EC	-	0	0	0	0	0	0	+	0	++	=	?
	SC	+	+	0	++	+	0	0	0	0	0	?	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	++	+	+	++	?	?	0	0	0	0	++	0
	EC	++	0	0	++	0	0	0	+	++	++	++	++
	SC	+	-	0	+	+	0	0	0	0	++	?	+

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	-	-	?	+	+	0	0	0	0	0	++	++
	EC	-	0	0	-	0	0	0	?	0	+	+	=
	SC	0	0	0	?	?	0	0	0	0	=	?	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
- SC2. Improve accessibility to service, retail, educational, leisure and social provision.
- SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.
- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS33: Smaller Settlements and Countryside

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The Core Strategy policy has no negative effects, which is the same for both other options. In general it performs either very positively or has no significant effect.

Task B5 – mitigating/maximising effects

No mitigation or enhancement measures are required. Appraisal against SC4 emphasises that development should specifically be appropriate to the character and needs of the village, thereby promoting more viable communities. However the policy is reactive and cannot allocate sites for additional development as this is the role of the Site Allocations DPD.

Summary Table for CS33

The following codes are used:

++	positive in principle; no suggestions for enhancing effect
+	positive but can be enhanced
=	mixed effect
?	uncertain effect
0	no significant effect
-	negative but can be mitigated
--	negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	++	++	++	0	?	0	0	0	0	++	0
	EC	0	0	0	0	0	0	0	++	0	++	0	?
	SC	0	0	0	+	0	0	0	0	0	0	?	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	+	+	+	++	?	?	0	0	0	0	++	0
	EC	0	0	0	0	0	0	0	+	++	++	0	++
	SC	0	0	0	?	+	0	0	0	0	0	?	+

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	?	?	=	+	+	0	0	0	0	0	++	+
	EC	0	0	0	0	0	0	0	?	0	+	=	+
	SC	0	0	0	?	?	0	0	0	0	++	?	?

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
- EN11. Avoid major development in the most environmentally sensitive areas.
- EN12. Avoid damage to irreplaceable valued features.

Economic – promoting more sustainable patterns of production and consumption

- EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.
- EC2. Harness the particular economic opportunities of North Somerset.
- EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
- EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.
- EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.
- EC6. Increase prosperity, especially in areas of concentrated disadvantage.
- EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.
- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
- EC9. Increase ability to work from home.
- EC10. Protect and expand genuine opportunities for small businesses.

- EC11. Reduce queuing and over-crowding on the road and rail networks.
- EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.

Social – widening opportunities for all individuals and communities

- SC1. Meet local needs locally.
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- SC4. Develop a positive sense of place both physically and socially.
- SC5. Promote positive wellbeing.
- SC6. Reduce health inequalities.
- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

Appraisal Table Summary for Policy CS34: Infrastructure Delivery and Development Contributions

Tasks B3/B4 – predicting and evaluating effects

Predicted effects are set out in the Summary Table below. The policy has very few significant effects. It improves on the ‘no plan’ scenario by providing for better co-ordinated development. The Local Plan also does this but has no mechanism for seeking a standard charge, so is potentially less effective.

Task B5 – mitigating/maximising effects

No mitigation or enhancement measures are required.

Summary Table for CS34

The following codes are used:

- ++** positive in principle; no suggestions for enhancing effect
- +** positive but can be enhanced
- =** mixed effect
- ?** uncertain effect
- 0** no significant effect
- negative but can be mitigated
- negative in principle; no suggestions for mitigating effect

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1: Publication version	EN	++	0	0	0	++	0	0	0	0	0	0	0
	EC	++	0	0	0	0	0	0	0	0	0	++	0
	SC	0	0	0	0	0	0	0	0	0	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 2: Business as usual	EN	+	0	0	0	++	0	0	0	0	0	0	0
	EC	+	0	0	0	0	0	0	0	0	0	+	0
	SC	0	0	0	0	0	0	0	0	0	0	0	0

		1	2	3	4	5	6	7	8	9	10	11	12
Option 3: No Plan	EN	--	0	0	0	--	0	0	0	0	0	0	0
	EC	--	0	0	0	0	0	0	0	0	0	--	0
	SC	0	0	0	0	0	0	0	0	0	0	0	0

Sustainability Appraisal objectives

Environmental – protecting and managing the natural/cultural resource base of economic and social development

- EN1. Maximise self-containment of the urban areas.
- EN2. Minimise average travel-to-work distance.
- EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
- EN4. Minimise loss of productive land, especially best and most versatile farmland.
- EN5. Minimise flood risk.
- EN6. Promote sustainable drainage and protect existing permeable surfaces.
- EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.
- EN8. Enable design to take account of higher temperatures and more extreme weather conditions.
- EN9. Increase the life expectancy of buildings.
- EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
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Economic – promoting more sustainable patterns of production and consumption

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- EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.
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Social – widening opportunities for all individuals and communities

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- SC4. Develop a positive sense of place both physically and socially.
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- SC7. Reduce crime and fear of crime, likewise anti-social behaviour.
- SC8. Minimise risk to health and safety.
- SC9. Avoid exposure to pollution/noise.
- SC10. Meet housing requirement.
- SC11. Narrow the gap between income and house prices/rents.
- SC12. Improve the life chances of those living in areas of concentrated disadvantage.

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