

North Somerset Council
Local Development Framework

Core Strategy

**Sustainability Appraisal
Main Report
Appraisal Tables**

Appraisal table for Policy CS1: Addressing Climate Change and Carbon Reduction

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Approach is that development should be focussed in major development areas	Short to medium term Permanent	X
			Business as Usual (Alternative A) No Plan (Alternative B)	+	Positive effect in principle – self-containment a theme of the RLP National policy favours urban regeneration but lacks local detail	Short to medium term Permanent No significant effect	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	++	Approach is that broad location of development should align residential with jobs, supporting sustainable travel patterns	Short to medium term Permanent	X
			Business as Usual (Alternative A) No Plan (Alternative B)	+	RLP Policy GDP/3 policy does not address this issue but has a positive effect in principle	Short to medium term Permanent	X
			No Plan (Alternative A)	0	PPS1 Supplement (Planning & Climate)	No significant effect	X

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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	B) Publication Version Wording	++	Change) does not address this issue	Short to medium term Permanent	X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	++	Approach states that development should be focussed in major development areas and on re-use of previously developed land	Short to medium term Permanent	X
EN5. Minimise flood risk.	PPS25 flood zone categorisation. <u>Note:</u> Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording	++ ? ++	Indirect effect of RLP containment policies	Short to medium term Permanent	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	National policy lacks local detail	Uncertain effect	X

		developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)			attenuation/ defence. Elaborated upon through Policy CS3.	maintenance/ improvement of flood defence/ mitigation measures e.g. Weston seawall	
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	++	RLP addresses through Policy GDP/2	Short to long term	X
EN7. Enable design to minimise resource	Existence of opportunities (commentary), e.g. for	No (a). Existence of opportunities	No Plan (Alternative B)	+	PPS25 addresses this issue	Permanent	X
			Publication Version Wording	+	Policy does not directly address this issue but objective supported in principle	Effect dependent on positive application of and duration of PPS25	X
			Business as Usual (Alternative A)	0	RLP no longer includes a policy to support this objective. GDP/4 was not included in the saved policies in 2010.	Short to medium term	No adjustment necessary as other policy (CS2) addresses this objective more fully
			No Plan (Alternative B)	+	PPS25 addresses this objective, but does not require protection of existing permeable surfaces	No significant effect	X
			Publication Version Wording	++	Policy designed to enhance GHG emission reduction	Effect dependent on positive application of and duration of PPS25	X

use and contribution to greenhouse gas emissions.	CHP relative to location or scale	(+ve, -ve or neutral effect)	Business as Usual (Alternative A)	+	RLP refers to GHG emission reduction through design	Permanent	X
			No Plan (Alternative B)	+	National measures will have some impact on local GHG emissions	Short to long term Permanent	X
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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Application of Code for Sustainable Homes will include design to limit effects of increasing temperatures and improved resilience for e.g. increased likelihood of flooding	Short to medium term Permanent	X
			Business as Usual (Alternative A)	+	Objective supported through measures to increase building sustainability but does not reflect most up-to-date practice	Short to medium term Permanent	X
			No Plan (Alternative B)	++	Addressed through Code for Sustainable Homes and Part L Building Regs.	Short to long term Permanent	X
EN9. Increase the life expectancy of buildings.	Existence of opportunities (commentary), e.g. relative to location or scale, including	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	+	Requirement for building to the Code for Sustainable Homes should support this	Short to medium term Duration linked to the duration of	No adjustment necessary as other policy (CS12) addresses this objective more fully

	retention of energy embedded in existing buildings		Business as Usual (Alternative A)	+	<p>objective, alongside the requirement for general design quality through CS12.</p> <p>In addition, adaptability is an objective of Policy CS2 reflected for example through adherence to Lifetime Homes.</p> <p>The physical robustness of buildings and therefore their longevity is addressed in policy CS12.</p>	<p>the building stock affected by the policy</p>	X
			No Plan (Alternative B)	?	<p>Design quality is an objective of the RLP but the Publication Core Strategy provides an updated policy including for example the Code compliance</p> <p>Whilst national policy tends to be vague with regards to this objective, with it being linked more generally to design</p>	<p>Short to medium term</p> <p>Permanent</p>	X

	<p>EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>quality, there are national standards in place that would seek to deliver on this objective</p>	<p>Short to medium term Permanent</p>	<p>X</p>
				<p>Business as Usual (Alternative A)</p>	<p>+</p>	<p>RPL addresses these objectives but could be enhanced</p>	<p>Short to medium term Permanent</p>	<p>X</p>
				<p>No Plan (Alternative B)</p>	<p>+</p>	<p>National policy is rather vague in this respect although these are central objectives expressed through national framework</p>	<p>Short to long term Permanent</p>	<p>X</p>
			<p>No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>Approach is that the preferred option is development on previously developed land and existing buildings in preference to loss of greenfield sites</p>	<p>Short to medium term Permanent</p>	<p>X</p>
				<p>Business</p>	<p>++</p>	<p>RPL supports PDL</p>	<p>Short to medium term</p>	<p>X</p>

			effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	as Usual (Alternative A) No Plan (Alternative B)	++	objective	term Permanent Short to long term Permanent	X X
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++	++	Policy addresses preservation of biodiversity, Green Belt, AONBs RLP supports conservation objective National policy supports conservation objective	Short to medium term Permanent Short to medium term Permanent	X X X
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 (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	0	Policy does not address this issue RPL Policy GDP/3 does not address this issue PPS1 Supplement (Planning & Climate Change) does not address this issue	No significant effect No significant effect No significant effect	X X X

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)	Publication Version Wording	++	Job opportunities in the emerging green sector would be promoted by this policy	Short to medium term Permanent	X
			Business as Usual (Alternative A)	+	As above, though RLP policy does not reflect most up-to-date perspective	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Positive effect in principle established in Supplement to PPS1 however lacks detail enough to accurately determine effects	Uncertain effect	X
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	+	Approach is that opportunities for local food production and farming will be encouraged	Short to medium term Permanent	Phrasing of CS1 (9) could be broadened to include local production and consumption of other commodities and services
			Business as Usual (Alternative A)	+	RLP (9.5) mentions farmers' markets and refers to policies RD/1 and RT/7	Short to medium term Permanent	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC4. Maximise	Existence of opportunities	(a). Existence of opportunities	Publication Version	++	Approach is that the preferred option is	Short to medium term	X

opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording		development on previously developed land and existing buildings in preference to loss of greenfield sites	Permanent	
			Business as Usual (Alternative A)	++	RLP supports PDL objective	Short to medium term Permanent	X
			No Plan (Alternative B)	+	National policy supports PDL objective but lacks local detail	Short to long term Permanent	X
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)	Publication Version Wording	-	Achieving certain mitigation and adaptation measures has the potential to negatively impact development e.g. housing delivery	Likely to be more short term in effect but potential for longer term impact also	No adjustment necessary, as <i>sustainable</i> housing development is a priority objective. Completions will be monitored and policy reviewed if necessary.
			Business as Usual (Alternative A)	-	As above	As above	X
			No Plan (Alternative B)	?	National policy (PPS1) lacks local detail	Uncertain effect	X
EC6. Increase prosperity,	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral)	Publication Version Wording	0	Policy does not address this issue directly, though an	No significant effect	X

especially in areas of concentrated disadvantage.	relative to location or scale	effect)			area well-adapted to climate change will be well-placed to benefit economically		
			Business as Usual (Alternative A)	0	RPL Policy GDP/3 does not address this issue	No significant effect	X
			No Plan (Alternative B)	0	PPS1 Supplement (Planning & Climate Change) does not address this issue	No significant effect	X
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)	Publication Version Wording	++	Approach is that the preferred option is development on previously developed land and existing buildings in preference to loss of greenfield sites	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RPL supports PDL objective	Short to medium term Permanent	X
			No Plan (Alternative B)	+	National policy supports PDL objective but lacks local detail	Short to long term Permanent	X
EC8. Diversify employment structure, improve choice of employment and	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect, though jobs in the green sector can be expected to increase	No significant effect	X
			Business as Usual	0	As above	No significant effect	X

produce greater opportunities to participate in society, paid or unpaid.						(Alternative A) No Plan (Alternative B)	0	As above	No significant effect	X	
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)		0	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0	Policy does not address this issue RLP Policy GDP/3 does not address this issue PPS1 Supplement (Planning & Climate Change) does not address this issue	No significant effect No significant effect	X X		
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)		+	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0	Approach may provide opportunities for farmers/ food producers as local food production actively encouraged	Short to long term and dependent on economic performance	Phrasing of CS1 (9) could be broadened to include local production and consumption of other commodities and services	X X	
EC11. Reduce queuing	Existence of opportunities	(a). Existence of opportunities		0	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0	RLP (9.5) mentions farmers' markets and refers to policies RD/1 and RT/7 but does not actively promote No significant effect	No significant effect	No significant effect	X X	
				0	Publication Version	0	No significant effect, though policy aims	No significant effect	No significant effect	X	

and over-crowding on the road and rail networks.	(commentary), e.g. Access to transport. Traffic modelling will refine approach.	(+ve, -ve or neutral effect)	Wording	0	to facilitate shift to more sustainable modes	No significant effect	X
EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.	Existence of opportunities (commentary), e.g. 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	Publication Version Wording	++	Approach is that development should demonstrate commitment to sustainable transport solutions (opportunities for walking and cycling should be maximised)	Short to medium term Permanent	X
			Business as Usual (Alternative A)	?	Effect stated reflects uncertainties of how growth advocated through the RLP will impact on local transport dynamics	Uncertain effect	X
			No Plan (Alternative B)	?	Uncertain effect due to lack of detail and guiding framework at the local level	Uncertain effect	X

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)	Publication Version Wording	++	Approach is to plan for a sustainable distribution of land uses - aligning residential development with jobs and services	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	As above	Short to medium term Permanent	X
			No Plan (Alternative B)	--	National policy does not prioritise meeting local needs	Short to long term Permanent	X
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	Publication Version Wording	++	Approach is for a sustainable distribution of land uses - aligning residential development with jobs and services	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	As above	Short to medium term Permanent	X
			No Plan (Alternative B)	0	National policy lacks local detail	No significant effect	X

<p>SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.</p>	<p>Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development</p>	<p>(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)</p> <p>(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</p>	<p>Publication Version Wording</p> <p>Business as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p>	<p>++</p> <p>+</p> <p>+</p>	<p>Approach gives a commitment to sustainable transport solutions (walking and cycling maximised)</p> <p>RLP supports this objective in principle but lacks specific detail</p> <p>National policy supports this objective in principle but lacks detail</p>	<p>Short to medium term Permanent</p> <p>Short to medium term Permanent</p> <p>Short to long term Permanent</p>	<p>X</p> <p>X</p> <p>X</p>
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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)	Publication Version Wording	++	Approach promotes a network of green infrastructure, protects and enhances biodiversity and seeks public realm enhancements	Short to medium term Permanent	X
				++	RLP policies protect environment and cultural heritage and promote good design	Short to medium term Permanent	X
				0	National policy lacks local detail	No significant effect	X
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 	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Approach promotes a network of green infrastructure, protects and enhances biodiversity, local food production, pollution reduction and recycling provision	Short to medium term Permanent	X
				+	RLP policies protect environment and cultural heritage and promote good design	Short to medium term Permanent	X
				?	National policy lacks detail necessary to determine effects	Uncertain effect	X

	<p>or countryside, including tranquil areas</p> <ul style="list-style-type: none"> • 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 • (limitation of) exposure to pollution • (limitation of) stress (e.g. legible 					
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SC6. Reduce health inequalities.	and fully functioning environment) • access to recycling facilities and other means of contributing to 'making a difference' Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Approach requires all new development and existing areas to provide opportunities for walking and cycling to be maximised through sustainable transport provision	Short to medium term Permanent	X
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)	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan	0 ? 0 ++ 0	RLP policy does not address this issue directly, though it does promote walking and cycling National policy lacks detail necessary to determine effects Policy does not address this issue RLP Policy GDP/3 addresses this issue PPS1 Supplement	No significant effect Uncertain effect No significant effect Short to medium term Permanent No significant	X X X X X X

			(Alternative B)				(Planning & Climate Change) does not address this issue	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)	Publication Version Wording Business as Usual (Alternative A)	0	0	0	Policy does not address this issue	No significant effect	X
			No Plan (Alternative B)	0	0	0	RPL Policy GDP/3 vii addresses this issue	Short to medium term Permanent	X
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)	Publication Version Wording Business as Usual (Alternative A)	0	0	0	National climate change policy does not directly address this issue	No significant effect	X
			No Plan (Alternative B)	0	0	0	Approach focuses on reducing GHG emissions from new development, including sustainable travel options, which will reduce local air pollution. It does not address noise pollution.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	0	0	0	RPL Policy GDP/3 does not directly address emission reduction	No significant effect	X
			No Plan (Alternative B)	+	+	+	National policy on climate change will have a positive impact on reducing pollution, but does not tackle locally	Short to long term Permanent	X

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)	Publication Version Wording	-	impacting emissions	Potential for negative impact due to the requirement to build to higher sustainability standards	Short to medium term Temporary	No adjustment necessary, as sustainable housing development is a priority objective. Completions will be monitored and policy reviewed if necessary.		
			Business as Usual (Alternative A)	-	As above	As above	As above	X		
			No Plan (Alternative B)	-	As above	As above	As above	X		
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)	Publication Version Wording	0	Policy does not address this issue	Policy does not address this issue	No significant effect	X		
			Business as Usual (Alternative A)	0	RLP Policy GDP/3 does not address this issue	RLP Policy GDP/3 does not address this issue	No significant effect	X		
			No Plan (Alternative B)	0	National climate change policy does not directly address this issue	National climate change policy does not directly address this issue	No significant effect	X		
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)	Publication Version Wording	?	Policy does not directly address this issue	Policy does not directly address this issue	Uncertain effect	X		
			Business as Usual (Alternative A)	?	RLP Policy GDP/3 does not directly address this issue	RLP Policy GDP/3 does not directly address this issue	Uncertain effect	X		

			A) No Plan (Alternative B)	?	National climate change policy does not directly address this issue	Uncertain effect	X
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Appraisal table for Policy CS2: Delivering Sustainable Design and Construction

This policy deals very specifically with the sustainability of new buildings and places including the use of passive design principles to reduce energy demand, sustainable energy, and adherence to industry recognised national standards. Specific targets are set through the policy.

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (a). Distance from centre point to Bristol/WsM or to employment site with estimated 1,000+ jobs (b). Distance to nearest other employment centre	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

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	(c). Number of jobs within 2km Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	0	No significant effect	No significant effect	No significant effect	X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	0	No significant effect	No significant effect	No significant effect	X
EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment refines approach.	Yes (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)	+	Policy has the potential to reduce flood risk particularly from additional surface water run-off through the use of sustainable drainage solutions including green roofs, swales and other features that manage the runoff from developments as	Short to long term Duration dependent on the delivery, maintenance and wider characteristics of flood management in the area	No adjustment necessary as other policy (CS3) addresses this objective more fully	X

				close to source as possible. However these are only part of the actions required to minimise flood risk. Locating new development away from flood risk areas in addition to attenuating surface water run-off close to source more fully meets this objective. Policy CS3 provides more detail on meeting this objective.				
			+	Business as Usual (Alternative A)				Short to medium term
			+	No Plan (Alternative B)				Permanent
			++	Publication Version Wording	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.		Short to long term
EN6. Promote sustainable drainage and protect existing permeable surfaces.								Permanent
								Short to long term
								Duration dependent on the delivery, maintenance and

		surfaces (+ve, -ve or neutral effect)	Business as Usual (Alternative A)		serve new development	wider characteristics of flood management in the area	
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	+	Policy actively seeks to meet both objectives as they are central to the policy approach in terms of creating more sustainable buildings. Minimising resource use includes materials, water and energy and these will largely be delivered through adherence to the referenced	Short to long term Permanent, although the eventual occupation of buildings is more difficult to control in terms of the buildings' occupants' behaviour	Could strengthen the policy by requiring higher standards of building sustainability although this has been advised to the contrary due to development viability issues experienced in North Somerset and the adverse impacts on
			No Plan (Alternative B)	+	PPS25 and its practice guidance require the application of sustainable water management practices but do not require protection of permeable surfaces	Short to long term Duration dependent on duration of national policy framework	
			Business as Usual (Alternative A)	-	RLP no longer includes a policy to support this objective. GDP/4 was not included in the saved policies in 2010.	Short to medium term Permanent	X

				building standards including the Code for Sustainable Homes. With regard to minimising energy use and reducing emissions, the policy includes a two stage process that firstly seeks to minimise energy demand from new developments using passive design measures therefore keeping to a minimum <i>as far as possible</i> the energy demand from the development and the emissions to a minimum. Secondly sustainable energy sources should be utilised including on larger schemes the potential for CHP.		delivering other sustainable development objectives
				RPL includes similar principles to the Publication Core Strategy but is out-of-date compared to current practice	Short to medium term	X
	Business as Usual (Alternative A)	+		National policy is highly supportive of	Permanent	
	No Plan (Alternative	+			Short to long term	X

<p>EN8. Enable design to take account of higher temperatures and more extreme weather conditions.</p>	<p>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.</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>B) Publication Version Wording</p>	<p>++</p>	<p>these objectives (see Supplement to PPS1) but is noticeably vague in detail necessary to actively address the objectives</p>	<p>Permanent</p>	<p>X</p>
			<p>Publication Version Wording</p>	<p>++</p>	<p>Policy (read alongside CS1) recognises the likely effects of climate change and requires new buildings to be sustainable including passive design principles including ventilation, cooling and reducing as far as possible the heat losses from buildings.</p>	<p>Short to long term Permanent</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>+</p>	<p>This has the potential to ensure that buildings are better able to withstand any such changes in the climate.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>No Plan (Alternative</p>	<p>+</p>	<p>RPL includes similar principles to the Publication Core Strategy but is out-of-date compared to current practice</p>	<p>Short to long term</p>	<p>X</p>
			<p>No Plan (Alternative</p>	<p>+</p>	<p>National policy is highly supportive of</p>	<p>Short to long term</p>	<p>X</p>

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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	B) Publication Version Wording	+	these objectives (see Supplement to PPS1) but is noticeably vague in detail necessary to actively address the objectives	Permanent	Could include specific reference to adaptability and physical robustness in this policy
			Publication Version Wording	+	Requirement for building to the Code for Sustainable Homes should support this objective, alongside the requirement for general design quality through CS12. In addition adaptability is an objective of the policy reflected for example through adherence to Lifetime Homes. The physical robustness of buildings and therefore their longevity is addressed in policy CS12.	Short to medium term Duration of the effect is linked to the duration of the building stock affected by the policy	
			Business as Usual (Alternative A)	+	Design quality is an objective of the RLP but the Publication Core Strategy	Short to medium term Permanent	X

				No Plan (Alternative B)			
	Short to long term Permanent	provides an updated policy including for example the Code compliance. Whilst national policy tends to be vague with regards to this objective, with it being linked more generally to design quality, there are national standards in place that would seek to deliver on this objective	+				
X		Policy has most potential to support the objective with regards to biodiversity and the use of sustainable water management that can create new habitats including green roofs, swales and other features. Policy does not fully address the objective as for example it does not address heritage or cultural aspects. These are dealt with by other policies.	+	Publication Version Wording	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Existence of opportunities (commentary), e.g. relative to location or scale	EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.
No adjustment necessary as other policies (CS4, CS5) address this objective more fully	Short to long term Potentially permanent. The permanence of the effect is to a large degree dependent on the maintenance of environmental infrastructure e.g. swales and green roofs etc. Effects limited to a specific aspect of the objective.						

					Business as Usual (Alternative A)	+	RPL addresses these objectives but could be enhanced	Short to medium term	X
					No Plan (Alternative B)	+	National policy is rather vague in this respect although these are central objectives expressed through the national framework	Permanent	X
EN11.	Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)		Publication Version Wording	0	No significant effect	No significant effect	X
					Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
					No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN12.	Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)		Publication Version Wording	0	No significant effect	No significant effect	X
					Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
					No Plan (Alternative B)	0	No significant effect	No significant effect	X

			effect)	B)					
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 (<u>Note</u> : this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X		
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	+ + ?	An indirect benefit may be in encouraging activity within the 'green' sector through the demand created by adherence to the sustainable building requirements Similar effect to above although standards within the RLP are not as high as the PCS Uncertain effect	Short to long term Potentially permanent depending on the performance of this sector in the economy Short to medium term Permanent Uncertain effect	No adjustment necessary as other policy (CS20) addresses this objective more fully X		
EC3. Protect and expand opportunities for	Existence of opportunities (commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	+	Effect is particularly with regard to connecting to sustainable energy	Short to long term Duration	Policy could be strengthened by requiring new developments to		

local businesses to utilise local resources, especially sustainable resources.	scale		Business as Usual (Alternative A)	?	sources, e.g. district heating networks.	dependent on the availability of local resources, and costs in comparison to other sources	utilise local resources e.g. materials, energy sources etc.
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)	No Plan (Alternative B)	?	National policy lacks area-specific detail	Uncertain effect	X
			Publication Version Wording	-	Policy could hinder this objective due to higher costs associated with building to higher sustainability standards and therefore having the potential to constrain development at Weston-super-Mare. This negative effect, whilst to a degree mitigated through the flexibility enshrined in the policy wording, has the potential to impact development generally at Weston	Impact likely to be short term and temporary	No suggested change to policy as mitigation measures are built into the policy to counter this potential negative impact

					and elsewhere in North Somerset. The variation between the impacts on Brownfield versus Greenfield sites are expected to be different however it is possible that it may be more viable to develop greenfield sites due to the economies of scale and comprehensive nature of development in those locations.					
				Business as Usual (Alternative A)	-			Similar effect to above	As above	X
				No Plan (Alternative B)	--			National framework lacks detail and specific reference to areas	Short to long term Permanent	X
				Publication Version Wording	-			Policy could hinder this objective due to higher costs associated with building to higher sustainability standards. This includes a	More likely to be a short term impact exacerbated by the recent economic recession and the ongoing economic	No suggested change to policy as mitigation measures are built into the policy to counter this potential negative impact
EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and	Existence of constraints (commentary), e.g. relative to location or scale	(a). Existence of constraints (+ve, -ve or neutral effect)								

<p>quality of life.</p>				<p>potential impact on meeting housing provision objectives due to higher base build costs.</p>	<p>context. Evidence is already pointing to higher build costs due to higher material costs. However the cost of achieving higher sustainability standards is likely to reduce over time as costs reduce and technologies and industries evolve. Impact therefore likely to be more short term and temporary.</p>	
<p>EC6. Increase prosperity, especially in areas of</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording</p>	<p>- ? 0</p>	<p>As above National policy lacks detail No significant effect. More energy-efficient buildings can reduce household energy bills but may cost</p>	<p>X X X</p>

concentrated disadvantage.		more to build. As above	0	Business as Usual (Alternative A)	No significant effect	X
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	As above	0	No Plan (Alternative B)	No significant effect	X
	(a). Existence of opportunities (+ve, -ve or neutral effect)	<p>Policy could hinder this objective due to the differing factors associated with applying sustainable practices in urban situations compared to green field - extra costs on top of generally higher cost of developing brownfield land. e.g. due to potential contamination, demolition requirements, hidden obstructions (e.g. services) in foundations etc.</p> <p>This could result in a move to locate development away from urban areas, contrary to PDL objectives.</p>	?	Publication Version Wording	Short to medium term impact and potential for both positive and negative impacts	No suggested change to policy as mitigation measures are built into the policy to counter this potential negative impact

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)		Existence of opportunities (commentary), e.g. relative to location or scale. Access to transport. Traffic modelling will refine approach.						
(Alternative A) No Plan (Alternative B)	No Plan (Alternative B)	0	As above	As above	0	No significant effect	No significant effect	No significant effect	X	No adjustment necessary as other policy (CS20) addresses this objective more fully
Publication Version Wording		+	Potential to support this objective through demand for new skills and services generated from adherence to higher building sustainability standards		+	Short to medium term and linked to ongoing strength of economic sector			X	
Business as Usual (Alternative A)		+	Similar to above		+	As above			X	
No Plan (Alternative B)		+	Similar to above, however national policy not as prescriptive on requirements so therefore less likely to encourage opportunities		+	Short to long term and linked to ongoing strength of economic sector			X	
Publication Version Wording		0	No significant effect		0	No significant effect			X	
Business as Usual (Alternative A)		0	No significant effect		0	No significant effect			X	
No Plan (Alternative B)		0	No significant effect		0	No significant effect			X	
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	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
				0	No significant effect	No significant effect	X
				0	No significant effect	No significant effect	X
SC3.	Availability of	(a). Extent of	Publication	0	No significant effect	No significant effect	X

Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.	footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development	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	Version Wording			effect	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
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)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	+	Quality of buildings potentially contributes to an area's sense of place, although sense of place is more than the visual qualities of an area. Effect more limited to physical sense of place unless development is specifically marketed as 'eco-friendly', which may attract like-minded occupiers. Lifetime Homes standard will assist in maintaining age-balanced	Short to long term Permanent	No adjustment necessary as other policy (CS12) addresses this objective more fully

				communities. Similar to above	As above	X
		+	Business as Usual (Alternative A)			X
		--	No Plan (Alternative B)	Conflicting objectives expressed through national policy may have a negative effect on this objective. Also a lack of area-based detail may serve to promote generic solutions instead of area-based solutions.	Short to long term Permanent	X
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: • access to	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	Sustainable buildings can produce positive wellbeing and indeed this is recognised in the national building standards where passive design features such as natural day lighting and ventilation can enhance the experience and wellbeing of users of those buildings. This is notably recognised in hospital	Short to long term Duration for as long as the buildings are in use	X

	<p>extensive, good quality open space or countryside, including tranquil areas</p> <ul style="list-style-type: none"> • 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 (limitation of) exposure to 		<p>Business as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p>	<p>++</p> <p>=</p>	<p>and school design.</p> <p>Similar to above</p> <p>A lack of local policy may result in mixed application of sustainable building practices</p>	<p>Short to long term</p> <p>Duration for as long as the buildings are in use</p> <p>Short to long term</p> <p>Duration for as long as the buildings are in use</p>	<p>X</p> <p>X</p>
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	<ul style="list-style-type: none"> 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)	Publication Version Wording	0	No significant effect, though more efficient heating - where provided - can help reduce fuel poverty	No significant effect	X		
			Business as Usual (Alternative A)	0	As above	No significant effect	X		
			No Plan (Alternative B)	0	As above	No significant effect	X		
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)	Publication Version Wording	0	No significant effect	No significant effect	X		
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X		
			No Plan (Alternative B)	0	No significant effect	No significant effect	X		
SC8.	Existence of	(a). Existence of	Publication	0	No significant effect	No significant effect	X		

Minimise risk to health and safety.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording	0	No significant effect	effect	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	-	Additional cost burden of building to higher environmental standards may hinder this objective. However, viability issues are built into the policy to provide the ability for development to still take place in accordance with the planning policies. Similar potential effect to above	Effects of this policy more likely to be magnified in the short term due to current economic conditions. The effect is therefore envisaged to be less in the medium term.	No suggested adjustment to policy as mitigation already built into policy
			Business as Usual	-		As above	X

			(Alternative A)				Uncertain effect			X
			(Alternative B)				Uncertain effect			X
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)	Publication Version Wording	?			Potential adverse impact on this as house prices may increase to offset the additional build costs incurred by the developer. However this may not affect house prices as these are generally more controlled by the market economics of supply and demand in an area and local circumstances. In this case they would therefore generally be additional costs that the landowner/developer would absorb.			X
			Business as Usual (Alternative A)				As above			X
			No Plan (Alternative B)				National policy lacks detail			X
SC12. Improve the life	Existence of opportunities	(a). Existence of opportunities	Publication Version	0			No significant effect. New residential areas			X

chances of those living in areas of concentrated disadvantage.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording		unlikely to be close to areas of disadvantage.		
			Business as Usual (Alternative A)	0	As above	No significant effect	X
			No Plan (Alternative B)	0	As above	No significant effect	X

Appraisal table for Policy CS3: Environmental Impacts and Flood Risk Assessment

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	0	Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.	No significant effect	X
			Business as Usual (Alternative A)	0	RLP pre-dates current PPS25 but national policy also applies. Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be positive if	No significant effect	X

			No Plan (Alternative B)	0	result is to prioritise non-residential on key sites. Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.	No significant effect	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	0	Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.	No significant effect	X
			Business as Usual (Alternative A)	0	RLP pre-dates current PPS25 but national policy also applies. Sequential and Exception Tests	No significant effect	X

		constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.				
X	No significant effect	Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.	0	No Plan (Alternative B)		
X	Short to medium term Permanent	Area of search rules reinforce urban preference by making urban development easier to permit	++	Publication Version Wording	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.
X	No significant effect	No significant effect. Flood zones do not respect urban/rural split	0	Business as Usual (Alternative A)		
X	No significant	No significant effect.	0	No Plan		

EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	(Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	Flood zones do not respect urban/rural split No significant effect. Most Flood Zone 2/3 land is farmland but so too is most land in Zone 1. No significant effect. Most Flood Zone 2/3 land is farmland but so too is most land in Zone 1. No significant effect. Most Flood Zone 2/3 land is farmland but so too is most land in Zone 1.	effect No significant effect No significant effect No significant effect	X X X
EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B) Publication	+ + +	Policy addresses issue of flood risk but is more relaxed than PPS25, e.g. in defining 'reasonably available' RLP lacks detail of CS3 PPS25 lacks detail of CS3 Reasoned	Short to medium term Permanent Short to medium term Permanent Short to long term Permanent Short to medium	Policy could be tightened by ignoring land ownership as a constraint and focusing instead on the likelihood of a site being developed X X X
EN6.	Existence of SuDS	Yes	Publication	+	Reasoned	Short to medium	Policy could

Promote sustainable drainage and protect existing permeable surfaces.	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)	Version Wording		justification refers to SuDs. Policy does not explicitly protect existing permeable surfaces, although their role in managing flood water will need to be considered in any FRA.	term Permanent	consider protection of existing permeable surfaces, though a dogmatic approach would be inappropriate since alternative provision may be possible. On balance a detailed issue that may be better handled through other DPDS/SPDs.
EN7. Enable design to minimise resource use and contribution to	Existence of opportunities (commentary), e.g. for CHP relative to location or scale	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording Business	+ + ++ ++	PPS25 promotes SuDs but does not explicitly protect existing permeable surfaces. RLP Policy GDP/4 was not saved in 2010 so the RLP now adds nothing to national policy. PPS25 promotes SuDs but does not explicitly protect existing permeable surfaces SuDs minimise need for traditional hard drainage infrastructure PPS25 promotes	Short to medium term Permanent Short to long term Permanent Short to medium term Permanent Short to medium	X X X X

greenhouse gas emissions.				as Usual (Alternative A)		SuDs, which minimise need for traditional hard drainage infrastructure. RLP Policy GDP/4 was not saved in 2010 so the RLP now adds nothing to national policy.	term Permanent	
				No Plan (Alternative B)	++	PPS25 promotes SuDs, which minimise need for traditional hard drainage infrastructure	Short to long term Permanent	X
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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)		Publication Version Wording	++	Policy responds to increased risk of flooding arising from projected climate change	Short to long term Permanent	X
				Business as Usual (Alternative A)	++	PPS25 responds to increased risk of flooding arising from projected climate change. RLP Policy GDP/2 does not specifically refer to climate change.	Short to long term Permanent	X
				No Plan (Alternative B)	++	PPS25 responds to increased risk of flooding arising from projected climate change	Short to long term Permanent	X
EN9.	Existence of	No		Publication	++	Policy restricts	Short to medium	X

Increase the life expectancy of buildings.	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)	Version Wording Business as Usual (Alternative A)	++	development that is inappropriate to the level of flood risk PPS25 and RLP Policy GDP/2 restrict development that is inappropriate to the level of flood risk	term Permanent Short to medium term Permanent	X
			No Plan (Alternative B)	++	PPS25 restricts development that is inappropriate to the level of flood risk	Short to long term Permanent	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	Policy seeks to avoid pollution and exposure to flood risk but does not produce a net gain in heritage, etc.	No significant effect	X
			Business as Usual (Alternative A)	0	RLP Policy GDP/2 seeks to avoid pollution and exposure to flood risk but does not produce a net gain in heritage, etc.	No significant effect	X
			No Plan (Alternative B)	0	National policy seeks to avoid pollution and exposure to flood risk but does not produce a net gain in heritage, etc.	No significant effect	X
EN11. Avoid major development in	Effect on national and local designations and on tranquility/dark	No (a). Effect on national	Publication Version Wording	+	Policy has no direct, locational connection with environmental	Short to medium term	Policy could be explicit about avoiding

the most environmentally sensitive areas.	skies	designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	+	designations/ concerns other than floodplains but addresses some issues re noise and light.	Permanent	development in areas of tranquility/dark skies, though scale of definition makes this difficult at a local level
EN12. Avoid damage to	Effect on national and local designations,	No (a). Effect on	Publication Version	0	Policy seeks to avoid pollution and	No significant effect	X
			No Plan (Alternative B)	+	PPS25 has no direct connection with other environmental designations/ concerns other than floodplains but addresses some issues re noise and light.	Short to long term Permanent	X
					PPS25 has no direct connection with other environmental designations/ concerns other than floodplains. PPG24 addresses specific noise concerns but lacks detail contained in CS3 reasoned justification. No national planning policy on tranquility/dark skies.		

irreplaceable valued features.	excluding effects that can be satisfactorily mitigated by alternative provision	national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Wording	0	exposure to flood risk but risk categories do not take account of cultural value. This may be picked up in site-specific FRAs.	No significant effect	X
			Business as Usual (Alternative A)	0	RLP Policy GDP/2 seeks to avoid pollution and exposure to flood risk but risk categories do not take account of cultural value. This may be picked up in site-specific FRAs.	No significant effect	X
			No Plan (Alternative B)	0	National policy seeks to avoid pollution and exposure to flood risk but risk categories do not take account of cultural value. This may be picked up in site-specific FRAs.	No significant effect	X
EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in	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 (Note: this does not	Publication Version Wording	0	Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are	No significant effect	X

homes.		measure self-containment as such, as jobs may be taken by in-commuters)	Business as Usual (Alternative A)	0	proposed. Effect may be positive if result is to prioritise non-residential on key sites. RLP pre-dates current PPS25 but national policy also applies. Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.	No significant effect	X
			No Plan (Alternative B)	0	Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.	No significant effect	X

<p>EC2. Harness the particular economic opportunities of North Somerset.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>Sequential and Exception Tests constrain urban and rural regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.</p>	<p>No significant effect</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>0</p>	<p>RLP pre-dates current PPS25 but national policy also applies. Sequential and Exception Tests constrain urban and rural regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.</p>	<p>No significant effect</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>0</p>	<p>Sequential and Exception Tests constrain urban and rural regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.</p>	<p>No significant effect</p>	<p>X</p>

						<p>EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.</p>
	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>met where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.</p>	<p>No significant effect</p>
			<p>Business as Usual (Alternative A)</p>	<p>0</p>	<p>Policy may constrain ability to process local products on land within the floodplain but alternative sites in other flood zones exist.</p>	<p>No significant effect</p>
			<p>No Plan (Alternative B)</p>	<p>0</p>	<p>RLP pre-dates current PPS25 but national policy also applies. PPS25 may constrain ability to process local products on land within the floodplain but alternative sites in other flood zones exist.</p>	<p>No significant effect</p>
					<p>PPS25 may constrain ability to process local products on land within the floodplain but alternative sites in other flood zones exist.</p>	<p>No significant effect</p>

<p>EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.</p>	<p>No significant effect</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>0</p>	<p>RLP pre-dates current PPS25 but national policy also applies. Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.</p>	<p>No significant effect</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>0</p>	<p>Sequential and Exception Tests constrain urban regeneration but can generally be met</p>	<p>No significant effect</p>	<p>X</p>

						<p>EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.</p>
	<p>where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.</p>	<p>Sequential Test may mean that the most advantageous sites in regeneration terms are deferred, unless packaged so that linkages to regeneration are made explicit.</p>	<p>Publication Version Wording</p>	<p>(a). Existence of constraints (+ve, -ve or neutral effect)</p>	<p>Existence of constraints (commentary), e.g. relative to location or scale</p>	<p>Uncertain effect, though Sequential Test is likely to be passed eventually as other sites are developed</p>
	<p>where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.</p>	<p>RLP pre-dates current PPS25 but national policy also applies. Sequential Test may mean that the most advantageous sites in regeneration terms are deferred, unless packaged so that linkages to regeneration are made explicit.</p>	<p>Business as Usual (Alternative A)</p>	<p>?</p>	<p>?</p>	<p>Uncertain effect, though Sequential Test is likely to be passed eventually as other sites are developed</p>
	<p>where wider sustainability benefits are proposed. Effect may be positive if result is to prioritise non-residential on key sites.</p>	<p>Sequential Test may mean that the most advantageous sites in regeneration terms are deferred,</p>	<p>No Plan (Alternative B)</p>	<p>?</p>	<p>?</p>	<p>Uncertain effect, though Sequential Test is likely to be passed</p>

	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	unless packaged so that linkages to regeneration are made explicit	eventually as other sites are developed	X
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)	Business as Usual (Alternative A)	?	Some disadvantaged areas in WSM are in Flood Zone 3a. Policy may constrain urban regeneration but wider sustainability benefits can be argued. Effect may be positive if result is to prioritise non-residential on key sites.	Uncertain effect	X
	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	?	RLP pre-dates current PPS25 but national policy also applies. Policy may constrain urban regeneration but wider sustainability benefits can be argued. Effect may be positive if result is to prioritise non-residential on key sites.	Uncertain effect	X
	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	?	PPS25 may constrain urban regeneration but wider sustainability benefits can be argued.	Uncertain effect	X

<p>EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>argued. Effect may be positive if result is to prioritise non-residential on key sites. Noise restrictions may have a negative effect on this objective in specific locations but not generally. Flood Risk Assessment of proposals should ensure that surfaces remain permeable where necessary.</p>	<p>No significant effect</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>0</p>	<p>Noise restrictions (RLP Policy GDP/2) may have a negative effect on this objective in specific locations but not generally. Flood Risk Assessment of proposals should ensure that surfaces remain permeable where necessary.</p>	<p>No significant effect</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>0</p>	<p>Noise restrictions (PPG24) may have a negative effect on this objective in specific locations but not generally. Flood Risk Assessment of</p>	<p>No significant effect</p>	<p>X</p>

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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	proposals should ensure that surfaces remain permeable where necessary.	No significant effect	X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	Policy may constrain 'bad neighbour' uses in specific locations but not generally. RPL Policy GDP/2 may constrain 'bad neighbour' uses in specific locations but not generally. National policy (PPS23, PPG24) may constrain 'bad neighbour' uses in specific locations but not generally.	No significant effect	X
EC10.	Existence of	(a). Existence of	Publication	0	Policy may constrain 'bad neighbour' uses in specific locations but not generally. RPL Policy GDP/2 may constrain 'bad neighbour' uses in specific locations but not generally. National policy (PPS23, PPG24) may constrain 'bad neighbour' uses in specific locations but not generally.	No significant effect	X

Protect and expand genuine opportunities for small businesses.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording	0	'bad neighbour' uses in specific locations but not generally.	effect	
			Business as Usual (Alternative A)	0	RLP Policy GDP/2 may constrain 'bad neighbour' uses in specific locations but not generally.	No significant effect	X
			No Plan (Alternative B)	0	National policy (PPS23, PPG24) may constrain 'bad neighbour' uses in specific locations but not generally.	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

educational, leisure and social provision.	additional provision as part of development	(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)	as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	effect	
							X
SC3. Increase opportunities for active lifestyles and sustainable	Availability of footpaths, cycleways, accessible open space, making appropriate	(a). Extent of footpath links per km (b). Quality of footpath links (c). Access to cycle	Publication Version Wording Business	0	No significant effect	No significant effect	X
							X

outdoor leisure pursuits.	assumptions on additional provision as part of development	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	as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	effect	
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)	Publication Version Wording	++	Policy contributes to creating/maintaining a clean, pleasant and safe environment	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RLP Policy GDP/2 contributes to creating/maintaining a clean, pleasant and safe environment	Short to medium term Permanent	X
			No Plan (Alternative B)	++	National policy (PPS23, PPG25, PPS25) contributes to creating/maintaining a clean, pleasant and safe environment	Short to long term Permanent	X
SC5. Promote positive wellbeing.	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral)	Publication Version Wording	++	Policy contributes to creating/maintaining a clean, pleasant	Short to medium term	X

	<p>relative to location or scale.</p> <p>'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:</p> <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' 	effect)	<p>Business as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p>	++	<p>and safe environment</p> <p>RLP Policy GDP/2 contributes to creating/maintaining a clean, pleasant and safe environment</p> <p>National policy (PPS23, PPG25, PPS25) contributes to creating/ maintaining a clean, pleasant and safe environment</p>	<p>Permanent</p> <p>Short to medium term</p> <p>Permanent</p> <p>Short to long term</p> <p>Permanent</p>	<p>X</p> <p>X</p>
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<p>SC6. Reduce health inequalities.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>Avoiding pollution and harm to health or safety have positive social effects but these do not link explicitly to reducing health inequalities as opportunities for</p>	<p>No significant effect</p>	<p>X</p>
<p>markets)</p> <ul style="list-style-type: none"> opportunities for environmental enhancement/improvement (limitation of physical isolation, as a proxy for social isolation (limitation of) easy access to alcohol or gambling (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' 							

					change may be in different areas to existing/emerging concentrations of poor health			No significant effect	X
				Business as Usual (Alternative A)	0	Avoiding pollution and harm to health or safety have positive social effects but these do not link explicitly to reducing health inequalities as opportunities for change may be in different areas to existing/emerging concentrations of poor health		No significant effect	X
				No Plan (Alternative B)	0	Avoiding pollution and harm to health or safety have positive social effects but these do not link explicitly to reducing health inequalities as opportunities for change may be in different areas to existing/emerging concentrations of poor health		No significant effect	X
SC7. Reduce crime and	Existence of opportunities	(a). Existence of opportunities	Publication Version	0	No significant effect			No significant effect	X

Wording	0	No significant effect	No significant effect	0	Wording	(+ve, -ve or neutral effect)	(commentary), e.g. relative to location or scale	fear of crime, likewise anti-social behaviour.
Business as Usual (Alternative A)	0	No significant effect	No significant effect	0	Business as Usual (Alternative A)	(+ve, -ve or neutral effect)		
No Plan (Alternative B)	0	No significant effect	No significant effect	0	No Plan (Alternative B)	(+ve, -ve or neutral effect)		
Publication Version Wording	+	Policy refers to mitigating health/safety risks to an acceptable level	Short to medium term Permanent	+	Publication Version Wording	(a). Existence of opportunities (+ve, -ve or neutral effect)	Existence of opportunities (commentary), e.g. relative to location or scale	SC8. Minimise risk to health and safety.
Business as Usual (Alternative A)	+	RLP Policy GDP/2 refers to mitigating health/safety risks to an acceptable level	Short to medium term Permanent	+	Business as Usual (Alternative A)	(+ve, -ve or neutral effect)		
No Plan (Alternative B)	+	National policy (PPS23, PPS25) makes some health and safety issues material planning considerations, but lacks local detail	Short to long term Permanent	+	No Plan (Alternative B)	(+ve, -ve or neutral effect)		
Publication Version Wording	+	Policy refers to mitigating pollution/noise to an acceptable level	Short to medium term Permanent	+	Publication Version Wording	(a). Existence of opportunities (+ve, -ve or neutral effect)	Existence of opportunities (commentary), e.g. relative to location or scale	SC9. Avoid exposure to pollution/noise.

	scale						Definitions of 'acceptable' exposure levels may change over time. On balance a detailed issue that may be better handled through other DPDs/SPDs.
		Business as Usual (Alternative A)	+	RLP Policy GDP/2 refers to mitigating pollution/noise to an acceptable level	Short to medium term	X	
		No Plan (Alternative B)	+	National policy (PPS23, PPG24) makes pollution/noise material planning considerations	Short to long term	X	
SC10. Meet housing requirement.	Number of homes expected to be created.	Publication Version Wording	0	Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be negative if result is to prioritise non-residential on key sites.	No significant effect	X	
		Business as Usual (Alternative A)	0	Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be negative if result is to prioritise non-residential on key sites.	No significant effect	X	
		Business as Usual (Alternative B)	0	Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be negative if result is to prioritise non-residential on key sites.	No significant effect	X	

					regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be negative if result is to prioritise non-residential on key sites.		
A)	No Plan (Alternative B)	0			Sequential and Exception Tests constrain urban regeneration but can generally be met where wider sustainability benefits are proposed. Effect may be negative if result is to prioritise non-residential on key sites.	No significant effect	X
	Publication Version Wording	?		(a). Existence of opportunities (+ve, -ve or neutral effect)	Flood management costs of residential development on Zone 2/3 land may increase prices, though costs are imposed by national policy, not by CS3.	Uncertain effect	X
	Business as Usual (Alternative A)	?	Existence of opportunities (commentary), e.g. relative to location or scale		Flood management costs of residential development on Zone 2/3 land may	Uncertain effect	X
	SC11. Narrow the gap between income and house prices/rents.						

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)	No Plan (Alternative B)	?	increase prices, though costs are imposed by national policy, not by RLP Policy GDP/2.	Uncertain effect	X
			Publication Version Wording	?	Flood management costs of residential development on Zone 2/3 land may increase prices	Uncertain effect	X
			Business as Usual (Alternative A)	?	Some disadvantaged areas in WsM are in Flood Zone 3a. Policy may constrain urban regeneration but wider sustainability benefits can be argued.	Uncertain effect	X
			No Plan (Alternative B)	?	RLP pre-dates current PPS25 but national policy also applies. Policy GDP/2 may constrain urban regeneration but wider sustainability benefits can be argued.	Uncertain effect	X

Appraisal table for Policy CS4: Nature Conservation

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by commuters)	Publication Version Wording	++	Protection of rural wildlife habitats specified would tend to promote development in settlements, particularly urban ones, rather than countryside, raising prospect of their self containment than if development were dispersed.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RLP Policy ECH/10 protects biodiversity generally. While this will also tend to promote development in settlements, this is less strong than in the Core Strategy policy, since rural habitats are not specifically mentioned, and some biodiversity is	Short to medium term Permanent	X

				No Plan (Alternative B)	++	found in settlements (gardens). PPS9 refers to protection of designated sites, most of which in North Somerset are outside settlements. However it also refers to the fact that previously developed land, often found in settlements, can have significant biodiversity interest.	Short to long term Permanent	X			
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	Business as Usual (Alternative A)	++	Protection of biodiversity would tend to promote development in settlements, rather than the countryside, raising prospect of development in Weston or an urban area with an employment site. Protection of biodiversity would tend to promote development in settlements, rather than the countryside, raising prospect of development in	Short to medium term Permanent	X			
							Short to medium term Permanent	X			

			No Plan (Alternative B)	++	Weston or an urban area with an employment site. Protection of biodiversity in PPS9 would tend to promote development in settlements, rather than the countryside, raising prospect of development in Weston or urban area with an employment site.	Short to long term Permanent	X
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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	Publication Version Wording	0	While protection of biodiversity would tend to promote development in settlements, rather than the countryside, it is unlikely that the policy would significantly impact on this SA objective	No significant effect	X
EN4. Minimise loss of productive land,	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording	0 0 ++	As above As above Protection of biodiversity would tend to promote	No significant effect No significant effect Short to medium term	X X X

especially best and most versatile farmland.		land developed (b). Area of BMV agricultural land developed			development in settlements, rather than the countryside, consistent with minimising loss of farmland	Permanent	
			Business as Usual (Alternative A)	++	As above	Short to medium term	X
			No Plan (Alternative B)	++	As above	Permanent	X
EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy promotes enhancement and protection of green infrastructure, which can be important for flood mitigation. Protection of biodiversity is also compatible with this SA objective since flood land, especially functional flood plain, is often of wildlife value (wetland habitat). The policy refers to wetlands.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Protection of biodiversity (RLP Policy ECH/10) is compatible with this SA objective since	Short to medium term Permanent	X

		flood land, especially functional flood plain, is often of wildlife value (wetland habitat)			Short to long term Permanent	X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	++	Publication Version Wording	Short to medium term Permanent	X
No Plan (Alternative B)	++	flood land, especially functional flood plain, is often of wildlife value (wetland habitat)	++	Business as Usual (Alternative A)	Short to medium term Permanent	X
++	++	Protection of biodiversity in PPS9 is compatible with this SA objective since flood land, especially functional flood plain, is often of wildlife value (wetland habitat).	++	Business as Usual (Alternative A)	Short to medium term Permanent	X
++	++	Strong positive correlation. Policy promotes enhancement and protection of green infrastructure of value to wildlife, which could incorporate SuDS/ flood mitigation. Policy promotes provision of natural habitats, which might include flood lagoons etc, a form of SuDS.	++	Business as Usual (Alternative A)	Short to medium term Permanent	X

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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Existence of opportunities (commentary), e.g. for CHP relative to location or scale	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	++	refers to permeability – though this may refer to townscape rather than surfaces. Biodiversity policies refer to mitigation measures which might include SuDS. Strong positive link. PPS9 advocates protection and extension of open space, which would provide permeability. Provision of SuDs (such as flood lagoons etc) is often of benefit for wildlife.	Short to long term Permanent	X
EN8. Enable design to take account of	Existence of opportunities (commentary), e.g. for	No (a). Existence of opportunities	Existence of opportunities (commentary), e.g. for	No (a). Existence of opportunities	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording	0	0	Policy requires design to maximise benefits for wildlife rather than other objectives RLP biodiversity protection policies do not refer to these other objectives PPS9 focuses on biodiversity protection and does not refer to these other objectives Strong positive link. Maintenance and enhancement of	No significant effect No significant effect No significant effect	X
										X

higher temperatures and more extreme weather conditions.	adaptive design relative to location or scale. More light surfaces, green space and water features needed to address urban heat island effect.	(+ve, -ve or neutral effect)			habitats and provision of green infrastructure of value to wildlife could include green space and water features.	Permanent	
			Business as Usual (Alternative A)	++	Strong positive link. Mitigation (in ECH/10) could include retention/provision of green space and water features to benefit wildlife.	Short to medium term Permanent	X
			No Plan (Alternative B)	++	Strong positive link. PPS9 advocates protection and extension of open space as parts of networks of habitats.	Short to long term Permanent	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect. Presence of bats could constrain re-use.	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

<p>EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A)</p>	<p>++</p>	<p>Refers to enhancement of biodiversity, and avoidance of net loss RLP biodiversity policies focus on control of development likely to have significant impact on biodiversity, rather than enhancement. However they are a step in the right direction. JRSP Policy 18 seeks 'no net loss of biodiversity interest'. PPS9 refers to enhancement of biodiversity</p>	<p>Short to medium term Permanent Short to medium term Permanent</p>	<p>X X</p>
<p>EN11. Avoid major development in the most environmentally sensitive areas.</p>	<p>Effect on national and local designations and on tranquillity/dark skies</p>	<p>No (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</p>	<p>No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)</p>	<p>++ ++</p>	<p>Protection of biodiversity would tend to protect environmentally sensitive areas. Policy lists the outstanding wildlife habitats in North Somerset RLP policies protect the local and nationally designated areas;</p>	<p>Short to long term Permanent Short to medium term Permanent</p>	<p>X X</p>

		(+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	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording	++ ++	e.g. wildlife sites, SSSIs, and sites of international importance PPS9 advocates protection of designated biodiversity sites Protection of biodiversity would tend to protect environmentally sensitive areas. Policy lists the outstanding wildlife habitats in North Somerset.	Short to long term Permanent Short to medium term Permanent	X X						
EC1. Meet economic development needs, including sufficient new jobs to at least	Homes: jobs ratio (acknowledging that there is no guarantee that residents will take up local job opportunities)	(a). Number of additional economically active residents in settlement as ratio of additional jobs in	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording	++ ++ 0	RLP policies protect the local and nationally designated areas; e.g. wildlife sites, SSSIs, and sites of international importance PPS9 advocates protection of designated biodiversity sites While protection of biodiversity sites could restrict opportunities for economic development	Short to medium term Permanent Short to long term Permanent No significant effect	X X X						

<p>match the increase in homes.</p>		<p>settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)</p>				
<p>EC2. Harness the particular economic opportunities of North Somerset.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0 0 0 0 0</p>	<p>on/near them, these sites are sufficiently limited to not make this a significant adverse effect; (there are likely to be alternative locations available, and may be scope for mitigation) As above As above No significant effect No significant effect No significant effect</p>	<p>X X X X X</p>
<p>EC3. Protect and expand opportunities for local businesses to utilise local resources, especially</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>While protection of biodiversity sites could restrict opportunities for economic development on/near them, these sites are sufficiently</p>	<p>X</p>

sustainable resources.					limited to not make this a significant adverse effect; (there are likely to be alternative locations available, and may be scope for mitigation).			X	
								Business as Usual (Alternative A)	
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)		0	As above			X	
								No Plan (Alternative B)	
EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and	Existence of constraints (commentary), e.g. relative to location or scale	(a). Existence of constraints (+ve, -ve or neutral effect)		0	No significant effect.			X	
								Publication Version Wording	
								X	

quality of life.				0	adverse effect; (there are likely to be alternative locations available, and may be scope for mitigation).		X
	Business as Usual (Alternative A)	As above	0	No significant effect	No significant effect		X
	No Plan (Alternative B)	As above	0	No significant effect	No significant effect		X
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)	0	No significant effect	No significant effect		X
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)	0	No significant effect	No significant effect		X
EC8. Diversify	Existence of opportunities	(a). Existence of opportunities	0	While protection of biodiversity sites	No significant effect		X

employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording	0	could restrict opportunities for development on/near them, these sites are sufficiently limited to not make this a significant adverse effect; (there are likely to be alternative locations available, and may be scope for mitigation)	No significant effect	
			Business as Usual (Alternative A)	0	As above	No significant effect	X
			No Plan (Alternative B)	0	As above	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect. While protection of biodiversity sites could restrict opportunities for	No significant effect	X

				development on/near them, these sites are sufficiently limited to not make this a significant adverse effect; (there are likely to be alternative locations available, and may be scope for mitigation).		
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)	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0 0 0	No significant effect No significant effect No significant effect No significant effect No significant effect	X X X X X
EC12. Locate new development on sites – and access them in ways – that will not add to traffic	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	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	0 0 0 0	No significant effect No significant effect No significant effect No significant effect	X X X X

congestion.		<p>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</p>	No Plan (Alternative B)	0	No significant effect	X
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)	Publication Version Wording	0	No significant effect	X
		While protection of biodiversity sites could restrict opportunities for development on/near them, these sites are sufficiently limited to not make this a significant adverse effect; (there are likely to be alternative locations available, and may be scope for mitigation).	Business as Usual	0	No significant effect	X

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	(Alternative A)	0			No significant effect	X
			No Plan (Alternative B)	0	As above		No significant effect	X
			Publication Version Wording	0	While protection of biodiversity sites could restrict opportunities for development on/near them, these sites are sufficiently limited to not make this a significant adverse effect; (there are likely to be alternative locations available, and may be scope for mitigation)		No significant effect	X
			Business as Usual (Alternative A)	0	As above		No significant effect	X
			No Plan (Alternative B)	0	As above		No significant effect	X

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	community centre (o). Distance to health care facility (p). Distance to hospital (A&E) (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	Publication Version Wording	++	Protection of biodiversity and habitats, and provision of green infrastructure should increase opportunity for active pursuits like bird watching, informal recreation etc.	Short to medium term Permanent
			Business as Usual (Alternative A)	++	Protection of biodiversity should increase opportunity for active pursuits like bird watching.	Short to medium term Permanent
			No Plan (Alternative B)	++	Protection of biodiversity should increase opportunity for active pursuits like bird watching.	Short to long term Permanent
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)	Publication Version Wording	++	Protection of biodiversity and habitats, including provision of green infrastructure would tend to help instil a sense of pride in one's locality, and sense of place	Short to medium term Permanent
			Business	++	As above	Short to medium term

				as Usual (Alternative A)							
				No Plan (Alternative B)			++	As above	Permanent		X
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:	(a). Existence of opportunities (+ve, -ve or neutral effect)		Publication Version Wording			++	Protection of biodiversity and habitats, including provision of green infrastructure, would tend to be compatible with this objective; (people tend to enjoy wildlife and open space).	Short to medium term Permanent		X
	<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 			Business as Usual (Alternative A)			++	As above	Short to medium term Permanent		X
				No Plan (Alternative B)			++	As above	Short to long term Permanent		X

SC6.	<p>Existence of heading)</p> <ul style="list-style-type: none"> • 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 (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' 	(a). Existence of	Publication	0	No significant effect	No significant	X
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Reduce health inequalities.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
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)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	0	No significant effect	No significant effect	X
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)	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	++	Protection of biodiversity and habitats, including provision of green infrastructure would tend to be	Short to medium term Permanent	X

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)	Business as Usual (Alternative A)	++	compatible with protection of accessible areas of countryside or open space where freedom from noise and pollution can be enjoyed As above	Short to medium term	X
			No Plan (Alternative B)	++	As above	Permanent	X
			Publication Version Wording	0	While protection of biodiversity sites could restrict opportunities for housing development on/near them, these sites are sufficiently limited to not make this a significant adverse effect; (there are likely to be alternative locations available, and may be scope for mitigation).	Short to long term Permanent	X
			Business as Usual (Alternative A)	0	As above	No significant effect	X

				No Plan (Alternative B)	0	As above	No significant effect	X
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)	No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
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)	No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X

Appraisal table for Policy CS5: Landscape and the Historic Environment

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments	
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Protection of landscape, including AONBs, would tend to promote developments in settlements, particularly urban ones, rather than countryside, raising prospect of their self containment than if development were dispersed. However, protection of historic assets would mean overall effect would only be slight, as many are in settlements (such as Conservation Areas). Protection of townscape also contributes to that.	Short to medium term Permanent	X	
			Business as Usual (Alternative A)		++	As above (protection of Landscape Character Areas and AONB in RLP policies ECH/7 and ECH/8; protection of historic environment in ECH/3-ECH/7)	Short to medium term Permanent	X
			No Plan		++	As above (protection of	Short to long	X

				(Alternative B)	++	<p>“most valued townscapes and landscapes”, which would include AONBs), and protection of historic assets in PPS5.</p>	term	Permanent	
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	++	<p>Protection of landscape, including AONBs, would tend to promote developments, particularly urban ones, rather than countryside, raising prospect of development in Weston or an urban area with an employment site. However, protection of historic assets would mean overall effect would only be slight, as many are in settlements (such as Conservation Areas). Protection of townscape also contributes to that.</p>	Short to medium term Permanent	X		
			Business as Usual (Alternative A)	++	<p>As above (protection of Landscape Character Areas and AONB in policies ECH/7 and ECH/8; protection of historic environment in ECH/3-ECH/7.</p>	Short to medium term Permanent	X		
			No Plan (Alternative)	++	<p>As above (protection of “most valued</p>	Short to long term	X		

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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	B) Publication Version Wording	++	townscapes and landscapes”, which would include AONBs), an protection of historic assets in PPS5.	Permanent	X
			Business as Usual (Alternative A)	++	Protection of landscape, including AONBs, would tend to promote developments in settlements, particularly urban ones, rather than countryside. However, protection of historic assets would mean overall effect would only be slight, as many are in urban settlements (such as Conservation Areas). Protection of townscape also contributes to that.	Short to medium term Permanent	X
			No Plan (Alternative B)	++	As above (protection of Landscape Character Areas and AONB in policies ECH/7 and ECH/8; protection of historic environment in ECH/3-ECH/7. As above (protection of “most valued townscapes and landscapes”, which would include AONBs), and protection of historic assets in PPS5.	Short to long term Permanent	X

<p>EN4. Minimise loss of productive land, especially best and most versatile farmland.</p>	<p>Loss of agricultural/forestry land</p>	<p>Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>Protection of landscape, including AONBs, would tend to promote settlements, particularly urban ones, rather than countryside and agricultural land. However, protection of historic assets would mean overall effect would only be slight, as many are in urban settlements (such as Conservation Areas). Protection of townscape also contributes to that</p>	<p>Short to medium term Permanent</p>	<p>X</p>
<p>EN5. Minimise flood risk.</p>	<p>PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment</p>	<p>Yes (a). Area of land developed in flood zone 2</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>As above (protection of Landscape Character Areas and AONB in policies ECH/7 and ECH/8; protection of historic environment in ECH/3-ECH/7. As above (protection of "most valued townscapes and landscapes", which would include AONBs), and protection of historic assets in PPS5. No significant correlation between minimising flood risk and protecting</p>	<p>Short to medium term Permanent Short to long term Permanent No significant effect</p>	<p>X X X</p>

EN6. Promote sustainable drainage and protect existing permeable surfaces.	refines approach.	(b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	0	landscape and historic environment. Mendip Hills AONB unaffected by most types of flooding. As above	No significant effect	X				
							No Plan (Alternative B)	0	As above	No significant effect	X
							Publication Version Wording	++	Policy refers to sensitive management and design of development as a means of protecting and enhancing landscape and townscape. This could include incorporation of flood lagoons, a form of SuDs, and retention of undeveloped open space (permeable surfaces).	Short to medium term Permanent	X
		Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	++	As above (protection of Landscape Character Areas in policy ECH/7; reference to soft landscaping and permeability in GDP/3)	Short to medium term Permanent	X				
			No Plan (Alternative B)	++	As above (protection of "most valued townscapes and	Short to long term	X				

<p>EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.</p>	<p>Existence of opportunities (commentary), e.g. for CHP relative to location or scale</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>--</p>	<p>landscapes", in PPS5) Landscape / townscape protection and protection of 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). As above (protection of Landscape Character Areas and AONB in policies ECH/7 and ECH/8; protection of historic environment in ECH/3-ECH/7.</p>	<p>Permanent Short to medium term Permanent</p>	<p>X</p>
<p>EN8. Enable design to take account of higher</p>	<p>Existence of opportunities (commentary), e.g. for adaptive design</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>=</p>	<p>PPS5 promotes reuse and where appropriate modification of heritage assets to reduce carbon emissions and secure sustainable development. That includes enhancing energy efficiency, improving resilience to climate change, allowing greater use of renewable energy, etc.</p>	<p>Short to long term Permanent</p>	<p>X</p>

temperatures and more extreme weather conditions.	relative to location or scale. More light surfaces, green space and water features needed to address urban heat island effect.	effect)			place limits on design (e.g. use of projecting eaves or shutters for shade in Conservation Areas). However this is balanced by complementing aspects (design of development to enhance landscape, and protection of historic parks and gardens could mean retention of more green space).		
			Business as Usual (Alternative A)	=	Landscape /townscape protection and protection of historic environment could place limits on design (e.g. use of projecting eaves or shutters for shade in Conservation Areas). However this is balanced by complementing aspects, from retention of open space, as above.	Short to medium term Permanent	X
			No Plan (Alternative B)	++	PPS5 promotes reuse and where appropriate modification of heritage assets to reduce carbon emissions and secure sustainable development. That	Short to long term Permanent	X

					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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	includes enhancing energy efficiency, improving resilience to climate change, allowing greater use of renewable energy, etc. Protection of landscape and historic assets would tend to favour reuse of existing buildings, including those of historic character, providing that the use is appropriate for the building and any alterations made to the building are the minimum necessary and sensitively done.
			Business as Usual (Alternative A)	++	Short to medium term Permanent
			No Plan (Alternative B)	++	Short to medium term Permanent
	Existence of opportunities (commentary), e.g.	No (a). Existence of opportunities	Publication Version Wording	++	Short to long term Permanent Short to medium term
	EN10. Achieve a net gain in cultural,				Policy refers to enhancement of landscape/townscape.

heritage and landscape features and biodiversity of North Somerset.	relative to location or scale	(+ve, -ve or neutral effect)	++	Business as Usual (Alternative A)	so complements this SA objective	Permanent	X
				No Plan (Alternative B)	PPS5 advocates conservation of heritage assets, which is moving towards this SA objective	Short to long term Permanent	X
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	++	Publication Version Wording	Policy complements this SA objective; e.g. protection of AONBs and historic assets such as Conservation Areas, scheduled monuments etc.	Short to medium term Permanent	X
				Business as Usual (Alternative A)	As above. RLP ECH policies (e.g. ECH/3 and ECH/8) complement this SA objective	Short to medium term Permanent	X
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local	++	No Plan (Alternative B)	As above. National policy in PPS5 complements this SA objective	Short to long term Permanent	X
				Publication Version Wording	Policy complements this SA objective; e.g. protection of AONBs and historic assets such as Conservation Areas, scheduled monuments etc.	Short to medium term Permanent	X

			designations (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	++	As above. RLP ECH policies (e.g. ECH/3 and ECH/8) complement this SA objective	Short to medium term	X
				No Plan (Alternative B)	++	As above. National policy in PPS5 complements this SA objective	Short to long term	X
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 (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	0	While the policy would tend to require high standard of design, particularly in areas of landscape or historic interest, it does not preclude economic development	No significant effect	X	
				Business as Usual (Alternative A)	0	As above. RLP policy ECH/8 prevents harmful development in the AONB, but states that the economic well being of the area will be considered as well as siting etc.	No significant effect	X
				No Plan (Alternative B)	0	PPS1 states that the impact of development on landscape quality should be considered, but that does not rule development out. Neither does PPS5 on the historic environment.	No significant effect	X
EC2.	Existence of	(a). Existence of	Publication	0	No significant effect	No significant effect	X	

Harness the particular economic opportunities of North Somerset.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	There should be scope for regeneration at Weston without significant conflict with the policy to protect and enhance the landscape and conserve historic assets. Parts of the Town Centre are in Conservation Areas but this does not preclude all development.	No significant effect	X
			Business as Usual (Alternative A)	0	As above	No significant effect	X

				No Plan (Alternative B)	0	As above	No significant effect	X
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)	Publication Version Wording	0	No significant correlation between policy and SA objective	No significant effect	X	
			Business as Usual (Alternative A)	0	As above	No significant effect	X	
			No Plan (Alternative B)	0	As above	No significant effect	X	
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)	Publication Version Wording	0	The main area of disadvantage is central /south Weston, which is generally not of particularly high landscape or historic interest, and unlikely to be significantly affected by the policy	No significant effect	X	
			Business as Usual (Alternative A)	0	As above	No significant effect	X	
			No Plan (Alternative B)	0	As above. PPS5 does not refer to areas of disadvantage.	No significant effect	X	
EC7. Make fuller use of urban spaces and promote a balanced night-time economy in	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy is compatible with use of spaces for uses which would not detract from their landscape or historic interest, like farmers	Short to medium term Permanent	X	
			No Plan (Alternative B)	0	As above. PPS5 does not refer to areas of disadvantage.	No significant effect	X	

town centres.			Business as Usual (Alternative A)	++	markets, fetes etc	Short to medium term	X
				RLP policies are compatible with use of spaces for uses which would not detract from their landscape or historic interest, like farmers markets, fetes etc	Permanent		
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)	No Plan (Alternative B)	++	National policy in PPS5 is compatible with use of spaces for uses which would not detract from their landscape or historic interest, like farmers markets, fetes etc.	Short to long term	X
			Publication Version Wording	0	No significant correlation between policy and SA objective	Permanent	
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)	Business as Usual (Alternative A)	0	As above	No significant effect	X
			No Plan (Alternative B)	0	As above	No significant effect	
			Publication Version Wording	0	No significant correlation between policy and SA objective	No significant effect	X
			Business as Usual (Alternative A)	0	As above	No significant effect	

			No Plan (Alternative B)	0	As above	No significant effect	X
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)	Publication Version Wording	0	While the policy requires sensitive design to meet constraints presented by the need to protect the landscape or historic environment, it does not preclude development	No significant effect	X
			Business as Usual (Alternative A)	0	As above. While RLP policy ECH/8 prevents harmful development in the AONB, there may be scope for some development there providing that it is sensitively designed. The policy states that the economic well being of the area will be considered as well as siting etc.	No significant effect	X
			No Plan (Alternative B)	0	PPS1 states that the impact of development on landscape quality should be considered, but that does not rule development out. Neither does PPS5 on the historic environment.	No significant effect	X
EC11.	Existence of	(a). Existence of	Publication	0	No significant	No significant	X

	opportunities (commentary), e.g. relative to location or scale. Access to transport. Traffic modelling will refine approach.	opportunities (+ve, -ve or neutral effect)	Version Wording Business as Usual (Alternative A)	0	correlation between policy and SA objective	effect	
Reduce queuing and over-crowding on the road and rail networks.			No Plan (Alternative B)	0	As above	No significant effect	X
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	Publication Version Wording Business as Usual (Alternative A)	0	No significant correlation between policy and SA objective As above	No significant effect No significant effect	X X
			No Plan (Alternative B)	0	As above	No significant effect	X

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)	Publication Version Wording	0	While the policy could restrict some development (e.g. in locations of landscape or historic interest), there are likely to be alternative locations within which local needs can be met. Also there is scope for mitigation through the "sensitive management and design".	No significant effect	X
SC2. Improve accessibility to service, retail, educational,	Average distance to facilities, making appropriate assumptions on additional provision	(a). Distance to post office (b). Distance to bank/ATM (c). Distance to	Publication Version Wording Business as Usual	0	PPS1 states that the impact of development on landscape quality should be considered, but that does not rule development out. Neither does PPS5 on the historic environment.	No significant effect	X

leisure and social provision.	as part of development	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)	(Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure	Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on	(a). Extent of footpath links per km (b). Quality of footpath links (c). Access to cycle	Publication Version Wording	=	While landscape enhancement could involve provision of open space with recreational potential, the policy would tend to	Short to medium term Permanent	X

pursuits.	additional provision as part of development	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			restrict some developments (e.g. floodlighting) in locations of landscape or historic interest which could restrict opportunities, notwithstanding the references to "sensitive management and design".		
			=	Business as Usual (Alternative A)	As above	Short to medium term	X
			=	No Plan (Alternative B)	As above	Short to long term	X
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)	++	Publication Version Wording	Generally positive link between policy and SA objective, as enhancing landscape and historic environment tends to promote pride and sense of place.	Short to medium term	X
			++	Business as Usual (Alternative A)	As above	Short to medium term	X
			++	No Plan (Alternative B)	As above	Short to long term	X
SC5.	Existence of	(a). Existence of	++	Publication	Generally positive link	Short to medium term	X

Promote positive wellbeing.	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:	opportunities (+ve, -ve or neutral effect)	Version Wording		between policy and SA objective, as an attractive landscape/ townscape and historic environment, through sensitive management and design of development, tends to promote a feeling of well being.	term Permanent	
	<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 		Business as Usual (Alternative A)	++	As above	Short to medium term	X
			No Plan (Alternative B)	++	As above	Short to long term Permanent	X

<p>SC6. Reduce health inequalities.</p>	<p>social development</p> <ul style="list-style-type: none"> 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 (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' <p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>While enhancing landscape and historic environment tends to promote an attractive environment and sense</p>	<p>No significant effect</p>	<p>X</p>
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							of well being, good for health overall, it is unlikely to significantly affect health inequalities.			
				Business as Usual (Alternative A)	0		As above	No significant effect	X	
				No Plan (Alternative B)	0		As above	No significant effect	X	
				Publication Version Wording	0		No significant effect overall. While landscape and historic environment protection/enhancement could preclude certain crime resistant features (like external metal shutters for shops), particularly in Conservation Areas, there are likely to be alternative design solutions which could be used, like internal shutters. (Policy promotes sensitive design).	No significant effect	X	
				Business as Usual (Alternative A)	0		As above	No significant effect	X	
				No Plan	0		As above	No significant effect	X	
						(a). Existence of opportunities (+ve, -ve or neutral effect)				
						Existence of opportunities (commentary), e.g. relative to location or scale				
SC7. Reduce crime and fear of crime, likewise anti-social behaviour.										

			(Alternative B)				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)	Publication Version Wording	0	In most cases there is likely to be scope for sensitive design to overcome potential restrictions such as appropriate design of fire escapes. Listed buildings present the most challenges in this regard, but as nationally important assets they will be covered by national policy anyway.	No significant effect	X	
			Business as Usual (Alternative A)	0	As above	No significant effect	X	
			No Plan (Alternative B)	0	As above	No significant effect	X	
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)	Publication Version Wording	0	No significant effect	No significant effect	X	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X	
SC10. Meet housing requirement.	Number of homes expected to be created.	(a). Number of new homes expected to be created	Publication Version Wording	0	While the policy would tend to restrict development in	No significant effect	X	

			(b). Degree of uncertainty (high, medium, low)										
					Business as Usual (Alternative A)	0		As above	No significant effect	X			
					No Plan (Alternative B)	0		As above	No significant effect	X			
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)		Existence of opportunities (commentary), e.g. relative to location or scale	Publication Version Wording	0	While the policy would tend to restrict development in locations of landscape or historic interest, such as the AONB, there may still be opportunities to build affordable housing in those locations. (Core Strategy does not preclude affordable housing in the AONB).	No significant effect	X				
					Business as Usual (Alternative A)	0		As above	No significant effect	X			
					No Plan (Alternative B)	0		As above	No significant effect	X			
SC12. Improve the life chances of those living in areas of	Existence of opportunities (commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)		Existence of opportunities (commentary), e.g. relative to location or	Publication Version Wording	0	The main area of disadvantage is central /south Weston, which is generally not of	No significant effect	X				

concentrated disadvantage.	scale				particularly high landscape or historic interest. Parts are in Conservation Areas but this does not preclude all development.			
		Business as Usual (Alternative A)	0	As above	No significant effect	X		
		No Plan (Alternative B)	0	As above	No significant effect	X		

Appraisal table for Policy CS6: North Somerset's Green Belt

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	One of the main purposes of the Green Belt is to prevent urban sprawl, thus concentrating development to the urban areas	Short to long term Permanent	X
			Business as Usual (Alternative A)	++	One of the main purposes of the Green Belt is to prevent urban sprawl, thus concentrating development to the urban areas	Short to long term Permanent	X
			No Plan (Alternative B)	-	Structure Plan sets the general extent but there would be no clearly defined boundaries, causing inconsistencies in approach	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (a). Distance from centre point to Bristol/WsM or to	Publication Version Wording	++	One of the main purposes of the Green Belt is to prevent urban	Short to long term Permanent	X

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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	employment site with estimated 1,000+ jobs (b). Distance to nearest other employment centre (c). Number of jobs within 2km	Business as Usual (Alternative A)	++	sprawl, thus concentrating development to the urban areas and minimising travel-to-work distances	Short to long term Permanent	X
			No Plan (Alternative B)	-	Urban sprawl may take place without clearly established Green Belt boundaries, creating greater travel-to-work distances	Short to long term Permanent	X	
			Publication Version Wording	++	Policy defines the area of Green Belt which restricts the use of land in rural locations. Some local needs allowed within villages with settlement boundaries. Otherwise restrictive.	Short to long term Permanent	X	
			Business as Usual	++	RLP Policy RD/3 defines the area of	Short to long term	X	

		Green Belt which restricts the use of land in rural locations. Some local needs allowed within villages with settlement boundaries. Otherwise restrictive.	Permanent	
(Alternative A)	No Plan (Alternative B)	- Less clearly defined Green Belt boundaries could encourage encroachment of urban activities into rural locations	Short to long term Permanent	X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	++ Green Belt minimises the loss of countryside irrespective of the quality of the land	Short to long term Permanent	X
	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	++ Green Belt minimises the loss of countryside irrespective of the quality of the land	Short to long term Permanent	X
		- Green Belt minimises the loss of countryside irrespective of the quality of the land. Clearly defined boundaries ensures all land within it is protected from	Short to long term Permanent	X

	EN5. Minimise flood risk.	PPS25 flood zone categorisation. <u>Note:</u> Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Publication Version Wording	--	inappropriate development. These would not exist in the 'no plan' scenario. Although flooding is not a consideration of Green Belt policy the effect in North Somerset is to push development to areas more susceptible to flooding	Short to long term Permanent	X
		Business as Usual (Alternative A)		Publication Version Wording	--	Although flooding is not a consideration of Green Belt policy the effect in North Somerset is to push development to areas more susceptible to flooding	Short to long term Permanent	X
		No Plan (Alternative B)		Publication Version Wording	--	Although flooding is not a consideration of Green Belt policy the effect in North Somerset is to push development to areas more susceptible to flooding	Short to long term Permanent	X
	EN6. Promote sustainable drainage and	Existence of SuDS opportunities (commentary). Effect on existing	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral	Publication Version Wording	++	Green Belt protects large areas of permeable countryside from	Short to long term Permanent	X

protect existing permeable surfaces.	permeable surfaces.	effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	++	inappropriate development Green Belt protects large areas of permeable countryside from inappropriate development	Short to long term Permanent	X	
			No Plan (Alternative B)	+	Green Belt generally protects large areas of permeable countryside from inappropriate development. Clearly defined boundaries help in this regard. These would not exist in the 'no plan' scenario.	Short to long term Permanent	X	
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X	
EN8. Enable design to take account of higher temperatures and more extreme	Existence of opportunities (commentary), e.g. for adaptive design relative to location or scale. More light	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X	

weather conditions.	surfaces, green space and water features needed to address urban heat island effect.		A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Lack of opportunity for new build in the Green Belt encourages the reuse of existing buildings	Short to long term Permanent	X
			Business as Usual (Alternative A)	++	Lack of opportunity for new build in the Green Belt encourages the reuse of existing buildings	Short to long term Permanent	X
			No Plan (Alternative B)	+	Lack of clarity over the boundaries may reduce the impetus to reuse buildings in some locations.	Short to long term Permanent	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Likely to protect existing features but not necessarily result in a net gain. Constraints on enabling development may inhibit re-use of historic buildings.	Uncertain effect	X
			Business as Usual (Alternative A)	?	Likely to protect existing features but not necessarily result in a net gain.	Uncertain effect	X

		Constraints on enabling development may inhibit re-use of historic buildings.	Uncertain effect	X
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	++	Green Belt helps to protect any environmentally sensitive areas which fall within it and restricts inappropriate development thus reducing any impact on tranquility/dark skies
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	++	Green Belt helps to protect any environmentally sensitive areas which fall within it and restricts inappropriate development thus reducing any impact on tranquility/dark skies
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	++	Green Belt helps to protect any environmentally sensitive areas which fall within it and restricts inappropriate development thus reducing any impact on tranquility/dark skies
	No Plan (Alternative B)	?	Uncertain effect	X
	Publication Version Wording	Business as Usual (Alternative A)	Short to long term Permanent	X

					No Plan (Alternative B)		+	skies	Protection in areas of uncertainty over the boundaries would be dependent on other policies	Short to long term Permanent	X
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	++	++	Publication Version Wording	Within its area, Green Belt policies provide additional protection to these valued features	Short to long term Permanent	X			
			++	++	Business as Usual (Alternative A)	Within its area, Green Belt policies provide additional protection to these valued features	Short to long term Permanent	X			
			+	+	No Plan (Alternative B)	Within its area, Green Belt policies provide additional protection to these valued features; where boundaries unclear protection dependent on other policies	Short to long term Permanent	X			
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 additional economically active residents in settlement as ratio of additional jobs in settlement (Note: this does not measure self-containment as	=	=	Publication Version Wording	Restrictive policy constrains further development by some major employers located in the Green Belt (e.g. Port/ Airport). Policy dependent on most economic development needs	Short to long term Permanent	X			

			such, as jobs may be taken by in-commuters)			being met in the towns. Restrictive policy constrains further development by some major employers located in the Green Belt (e.g. Port/ Airport). Policy dependent on most economic development needs being met in the towns.	Short to long term Permanent	X	
	Business as Usual (Alternative A)	=				Restrictive policy reduces further development by some major employers located in the Green Belt although there would be uncertainties over the boundaries.	Short to long term Permanent	X	
	No Plan (Alternative B)	=				Enhanced environmental quality can impact both on tourism and leisure opportunities and in the locational choices made by employers but at the same time may limit the availability of employment land	Short to long term Permanent	X	
	Publication Version Wording	=				As above	Short to long term	X	
EC2. Harness the particular economic opportunities of North Somerset.			(a). Existence of opportunities (+ve, -ve or neutral effect)	Existence of opportunities (commentary), e.g. relative to location or scale					
	Business	=					Short to long term	X	

				as Usual (Alternative A)								
				No Plan (Alternative B)				=	As above		Short to long term	X
				Publication Version Wording	(a). Existence of opportunities (+ve, -ve or neutral effect)	Existence of opportunities (commentary), e.g. relative to location or scale		=	Most businesses would be impacted by restrictive policy, although some eco-friendly/rural /leisure activities might benefit		Short to long term	X
				Business as Usual (Alternative A)				=	As above		Short to long term	X
				No Plan (Alternative B)				=	As above		Permanent	
				Publication Version Wording	(a). Existence of opportunities (+ve, -ve or neutral effect)	Existence of opportunities (commentary), e.g. relative to location or scale		++	Directs major development to Weston		Short to long term	X
				Business as Usual (Alternative A)				++	Directs major development to Weston		Permanent	
				No Plan (Alternative B)				+	Structure Plan directs major development to Weston although boundaries some development might take place		Short to long term	X
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.	Existence of constraints (commentary), e.g. relative to location or scale	(a). Existence of constraints (+ve, -ve or neutral effect)	Publication Version Wording	0	elsewhere	No significant effect	No significant effect	X			
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X			
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X			
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)	Publication Version Wording	++	One of the five purposes of the Green Belt is to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. This can coincide with areas of disadvantage.	Short to long term Permanent	Short to long term Permanent	X			
			Business as Usual (Alternative A)	++	As above	Short to long term Permanent	Short to long term Permanent	X			
			No Plan (Alternative B)	+	Lack of clarity over the boundaries may reduce the impetus to assist in urban regeneration.	Short to long term Permanent	Short to long term Permanent	X			
EC7. Make fuller use of urban spaces and promote a	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	One of the five purposes of the Green Belt is to assist in urban	Short to long term Permanent	Short to long term Permanent	X			

balanced night-time economy in town centres.	scale				regeneration, by encouraging the recycling of derelict and other urban land No significant impact on the night-time economy.	Short to long term Permanent	X	
					++	One of the five purposes of the Green Belt is to assist in urban regeneration, by encouraging the recycling of derelict and other urban land No significant impact on the night-time economy.	Short to long term Permanent	X
					+	Lack of clarity over the boundaries may reduce the impetus to assist in urban regeneration.	Short to long term Permanent	X
					--	Generally restrictive policy although some marginal positive impact on countryside/rural employment	Short to long term Permanent	X
					--	As above	Short to long term Permanent	X
					--	As above	Short to long term	X
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)	Business as Usual (Alternative A)	++	recreation, by encouraging the recycling of derelict and other urban land No significant impact on the night-time economy.	Short to long term Permanent	X	
			No Plan (Alternative B)	+	Lack of clarity over the boundaries may reduce the impetus to assist in urban regeneration.	Short to long term Permanent	X	
			Publication Version Wording	--	Generally restrictive policy although some marginal positive impact on countryside/rural employment	Short to long term Permanent	X	
			Business as Usual (Alternative A)	--	As above	Short to long term Permanent	X	
			No Plan (Alternative)	--	As above	Short to long term	X	

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)	B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	Permanent No significant effect No significant effect	X X X
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)	Publication Version Wording	=	Enhanced environmental quality can impact both on tourism and leisure opportunities and in the locational choices made by employers but at the same time may limit the availability of employment land	Short to long term Permanent	X
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.	(a). Existence of opportunities (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	=	As above	Short to long term Permanent	X
			No Plan (Alternative B)	=	As above	Short to long term Permanent	X
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.	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Can reduce queuing and overcrowding in some areas but increase it in others	Uncertain effect	X
			Business as Usual	?	As above	Uncertain effect	X

				(Alternative A)									
				No Plan (Alternative B)					?	As above		Uncertain effect	X
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	Publication Version Wording					?	Encourages major development at Weston-super-Mare but access dependent on other policies		Uncertain effect	X	
			Business as Usual (Alternative A)					?	As above		Uncertain effect	X	
			No Plan (Alternative B)					?	Encourages development outside Green Belt but access dependent on other policies		Uncertain effect	X	
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)	Publication Version Wording	--	Restrictive policy allows limited development only in some settlements in the Green Belt						Short to long term Permanent	X	

				Business as Usual (Alternative A)	--	Restrictive policy allows limited development only in some settlements in the Green Belt. Affordable housing is not considered inappropriate.	Short to long term Permanent	X
				No Plan (Alternative B)	--	Lack of clarity over the boundaries may result in ad hoc approach	Short to long term Permanent	X
				Publication Version Wording	--	Restrictive policy generally reduces accessibility to services etc unless there are very special circumstances.	Short to long term Permanent	X
				Business as Usual (Alternative A)	--	As above	Short to long term Permanent	X
				No Plan (Alternative B)	--	As above	Short to long term Permanent	X
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						

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	(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) (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	Publication Version Wording	++	Outdoor sports and recreation facilities are appropriate uses within the Green Belt	Short to long term Permanent	X					
			Business as Usual (Alternative A)	++	As above	Short to long term Permanent	X					
			No Plan (Alternative B)	++	Outdoor sports and recreation facilities are appropriate uses within the Green Belt. Lack of clarity over the boundaries may reduce opportunities.	Short to long term Permanent	X					
SC4. Develop a positive sense of place both	Existence of opportunities (commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Preventing sprawl and coalescence helps to create a sense of place	Short to long term Permanent	X					

physically and socially.	scale		Business as Usual (Alternative A)	++	As above	Short to long term Permanent	X
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:	(a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	+	Lack of clarity over the boundaries may reduce impact	Short to long term Permanent	X
			Publication Version Wording	++	Access to large areas of countryside around urban areas has a positive impact on wellbeing	Short to long term Permanent	X
			Business as Usual (Alternative A)	++	As above	Short to long term Permanent	X
	<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 		No Plan (Alternative B)	=	Uncertainty over boundaries could be stressful to some communities	Short to long term Permanent	X

	<p>under another heading)</p> <ul style="list-style-type: none"> • 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 • (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' 					
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SC6. Reduce health inequalities.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	=	Higher environmental quality may be beneficial although distance to medical facilities may be detrimental	Short to long term Permanent	X
			Business as Usual (Alternative A)	=	As above	Short to long term Permanent	X
			No Plan (Alternative B)	=	As above	Short to long term Permanent	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
SC9.	Existence of	(a). Existence of	Publication	=	Avoids exposure in	Short to long term	X

Avoid exposure to pollution/noise.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording		the Green Belt areas but may increase it elsewhere	Permanent	
			Business as Usual (Alternative A)	=	As above	Short to long term	X
			No Plan (Alternative B)	=	As above	Permanent	X
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)	Publication Version Wording	0	Dependent on other policies such that housing requirements are met elsewhere	No significant effect	X
			Business as Usual (Alternative A)	0	As above	No significant effect	X
			No Plan (Alternative B)	0	As above	No significant effect	X
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)	Publication Version Wording	--	Existing housing in the Green Belt is likely to attract a premium in terms of house prices/rents	Short to long term Permanent	X
			Business as Usual (Alternative A)	--	As above	Short to long term	X
			No Plan (Alternative B)	--	As above	Permanent	X
SC12.	Existence of	(a). Existence of	Publication	0	No significant effect	Short to long term Permanent	X

Improve the life chances of those living in areas of concentrated disadvantage.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording				
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

Appraisal table for Policy CS7: Planning for Waste

Note: The final paragraph of the policy states that waste developments will be subject to policies in the emerging Joint Waste Core Strategy (JWCS). That is at an advanced stage, having been examined and found to be sound. It has also been subject to its own Sustainability Appraisal (SA). Therefore that aspect of CS7 does not need to be subject to further SA, so any cells in the SA framework below which might be relevant to the policies in the JWCS have been given a score of 0, with the words “JWCS has been subject to separate SA” given as explanation.

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (a). Distance from centre point to Bristol/W/M or to employment site with estimated 1,000+ jobs (b). Distance to	Publication Version Wording Business as Usual (Alternative A) No Plan	0	No significant effect	No significant effect	X

			nearest other employment centre (c). Number of jobs within 2km	(Alternative B)			effect	
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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	0	Publication Version Wording Business as Usual (Alternative 0A) No Plan (Alternative B)	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	0	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	
EN5. Minimise flood risk.	PPS25 flood zone categorisation. <u>Note:</u> Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	0 ++ ++	Publication Version Wording Business as Usual (Alternative A) No Plan	JWCS covers this and has been subject to separate SA Adopted North Somerset Waste Local Plan has development management policy on flooding PPS10 states that	No significant effect No significant effect Short to medium term Permanent Short to long term	X X X X	

EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording	0	JWCS covers this and has been subject to separate SA	No significant effect	X	Permanent	locations subject to flooding will need "particular care" regarding locational criteria for waste management facilities		
			Business as Usual (Alternative A)	++	Adopted North Somerset Waste Local Plan has development policy on groundwater and surface water	Short to medium term Permanent	X	Permanent			
			No Plan (Alternative B)	++	PPS10 states that proximity of vulnerable groundwater will be a locational criterion regarding waste management facilities	Short to long term Permanent	X	Permanent			
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy refers to sustainable management of waste including reduction, reuse and recycling	Short to medium term Permanent	X	Permanent			
			Business as Usual (Alternative B)	++	Adopted North Somerset Waste Local Plan has	Short to medium term	X	Permanent			

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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0		development management policy on keeping environmental pollution to an acceptable level	Permanent	
EN9. Increase the life expectancy of buildings.	Existence of opportunities (commentary), e.g. retention of energy embedded in existing buildings	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Business as Usual (Alternative A) No Plan (Alternative B)	0		PPS10 promotes provision of waste treatment facilities rather than resorting to landfill, which should help to reduce greenhouse emissions from landfill gas	Short to long term Permanent	
			Business as Usual (Alternative A)	0			No significant effect	X
			No Plan (Alternative B)	0			No significant effect	X
			Publication Version Wording	0			No significant effect	X
			Business as Usual (Alternative A)	0			No significant effect	X
			No Plan (Alternative B)	0			No significant effect	X
			Publication Version Wording	0			No significant effect	X
			Business as Usual (Alternative A)	0			No significant effect	X
			No Plan (Alternative B)	0			No significant effect	X

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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	B) Publication Version Wording	0	JWCS covers this and has been subject to separate SA	No significant effect	X
			Business as Usual (Alternative A)	++	Adopted North Somerset Waste Local Plan has development management policy on protecting sites of natural and scientific interest	Short to medium term Permanent	X
			No Plan (Alternative B)	++	PPS10 refers to nature conservation in locational criteria for waste management facilities	Short to long term Permanent	X
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	Publication Version Wording	0	JWCS covers this and has been subject to separate SA	No significant effect	X
			Business as Usual (Alternative A)	++	Adopted North Somerset Waste Local Plan has development management policy on protecting sites of natural, scientific, historic and architectural interest	Short to medium term Permanent	X
			No Plan (Alternative B)	++	PPS10 refers to nature conservation, and visual intrusion, and	Short to long term Permanent	X

EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0 ++	historic environment in locational criteria for waste management facilities JWCS covers this and has been subject to separate SA Adopted North Somerset Waste Local Plan has development management policy on protecting sites of natural, scientific, historic and architectural interest	No significant effect Short to medium term Permanent	X X
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 (Note: this does not measure self-	Publication Version Wording Business as Usual (Alternative A) No Plan	++ ++ ++	PPS10 refers to nature conservation, visual intrusion, and historic environment in locational criteria for waste management facilities Provision of waste management facilities will provide employment As above As above	Short to long term Permanent Short to medium term Permanent Short to medium term Permanent Short to long term	X X X X X

EC2. Harness the particular economic opportunities of North Somerset.	Existence of opportunities (commentary), e.g. relative to location or scale	containment as such, as jobs may be taken by in-commuters) (a). Existence of opportunities (+ve, -ve or neutral effect)	(Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ ++	Provision of waste management facilities will provide employment As above As above	Permanent Short to medium term Permanent Short to medium term Permanent Short to long term Permanent	X X X X X X X
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan	0 ++ 0	JWCS covers this and has been subject to separate SA Adopted North Somerset Waste Local Plan proposes waste to energy plant at Weston Nothing specific on	No significant effect No significant effect Short to medium term Permanent No significant	X X X X X

housing.	Existence of constraints (commentary), e.g. relative to location or scale	(a). Existence of constraints (+ve, -ve or neutral effect)	(Alternative B)		Weston in PPS10	effect	
EC5. Avoid prejudicing, by phrasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.			Publication Version Wording	++	Policy refers to sustainable waste management	Short to medium term	X
			Business as Usual (Alternative A)	0	No significant effect	Permanent	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC8. Diversify	Existence of opportunities	(a). Existence of opportunities	Publication Version	++	Provision of waste management	Short to medium term	X

employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording	++	facilities will provide employment	Permanent	
					As above	Short to medium term	X
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)	No Plan (Alternative B)	++	As above	Permanent	
					As above	Short to long term	X
			Publication Version Wording	0	No significant effect	No significant effect	X
					No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
					No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
					No significant effect	No significant effect	X
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)	Publication Version Wording	++	Policy promotes recycling and energy from waste, so there is potential for small firms involved in that	Short to medium term	X
					Adopted North Somerset Waste Local Plan proposes waste to energy plant at Weston, which a small business could take up	Permanent	
			Business as Usual (Alternative A)	++	PPS10 promotes waste management which could provide	Short to medium term	X
					PPS10 promotes waste management which could provide	Permanent	
			No Plan (Alternative B)	+	PPS10 promotes waste management which could provide	Short to long term	X
						Permanent	

<p>EC11. Reduce queuing and over-crowding on the road and rail networks.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale. Access to transport. Traffic modelling will refine approach.</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0 ++ ++</p>	<p>employment but little specific JWCS covers this and has been subject to separate SA Adopted North Somerset Waste Local Plan has development management policy on this PPS10 states that traffic and access will be a locational criterion regarding waste management facilities</p>	<p>No significant effect Short to medium term Permanent Short to long term Permanent</p>	<p>X X X</p>
<p>EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale. Traffic modelling will refine approach.</p>	<p>(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</p>	<p>Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0 ++ ++</p>	<p>employment but little specific JWCS covers this and has been subject to separate SA Adopted North Somerset Waste Local Plan has development management policy on this PPS10 states that traffic and access will be a locational criterion regarding waste management facilities</p>	<p>No significant effect Short to medium term Permanent Short to long term Permanent</p>	<p>X X X</p>

			services within 0.4km (h). Number of bus services within 1km (i). Extent of footpath links per km (j). Access to cycle path network											
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	No significant effect	No significant effect	No significant effect	No significant effect	X		
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	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	No significant effect	No significant effect	No significant effect	No significant effect	X		

		<p>(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)</p>								
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	<p>(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</p>	++	++	Publication Version Wording	Business as Usual (Alternative A)	No Plan (Alternative B)	Provision of sustainable waste treatment facilities could provide opportunities for CHP to heat swimming pools and sports centres	As above	As above
								Short to medium term	Short to medium term	Short to long term
								Permanent	Permanent	Permanent
								Short to medium term	Short to medium term	Short to long term
								Permanent	Permanent	Permanent

SC4. Develop a positive sense of place both physically and socially.	Existence of opportunities (commentary), e.g. relative to location or scale	children's play area (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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 	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 ++ +	JWCS covers aspects relevant to this (pollution etc) this and has been subject to separate SA North Somerset Waste Local Plan includes development management policy controlling pollution and nuisance MPS1 refers to control of air emissions and noise as "considerations"	No significant effect No significant effect Short to medium term Permanent Short to long term Permanent	No significant effect No significant effect Short to medium term Permanent Short to long term Permanent	X X X

	<p>(other than walking, cycling or sports, which are already dealt with under another heading)</p> <ul style="list-style-type: none"> • 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 (limitation of exposure to pollution (limitation of stress (e.g. legible and fully functioning environment) • access to recycling facilities and other 					
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	means of contributing to 'making a difference'		(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect		X
SC6. Reduce health inequalities.	Existence of opportunities (commentary), e.g. relative to location or scale		(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect		X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect		X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	Sustainable waste treatment facilities are subject to very strict control of emissions. Noise is controllable through mitigation measures/design. JWCS covers pollution issue and has been subject to separate		X

			Business as Usual (Alternative A)	++	SA. Adopted North Somerset Waste Local Plan includes development management policy controlling pollution and nuisance	Short to medium term Permanent	X
			No Plan (Alternative B)	+	MPS1 refers to control of air emissions and noise as "considerations"	Short to long term Permanent	X
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)	Publication Version Wording	0	Sustainable waste treatment facilities are subject to very strict control of emissions. Noise is controllable through mitigation measures/design. JWCS covers pollution issue and has been subject to separate SA.	No significant effect	X
			Business as Usual (Alternative A)	++	Adopted North Somerset Waste Local Plan includes development management policy controlling pollution and nuisance	Short to medium term Permanent	X
			No Plan (Alternative B)	+	MPS1 refers to control of air emissions and noise as "considerations"	Short to long term Permanent	X

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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative No significant effect A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording0	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

Appraisal table for Policy CS8: Minerals Planning

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect No significant effect	No significant effect No significant effect	X X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect No significant effect	No significant effect No significant effect	X X
EN3. Limit rural development to	Development of land outside urban areas (Clevedon, Nailsea,	Yes (a). Area of land developed outside	Publication Version Wording	--	Policy promotes mineral working which could provide	Short to medium term	X

<p>that meeting local needs, or infrastructure needs unavoidably requiring a rural location.</p>	<p>Portishead, Weston – including urban extensions) except for specified needs</p>	<p>urban areas, excluding local and infrastructure needs</p>	<p>Business as Usual (Alternative A)</p>	<p>--</p>	<p>aggregate material for local needs (development of roads in rural areas) but also for similar purposes in the towns too. Hence in that sense the policy does not limit rural development to that meeting local needs only. However it would not be possible to restrict where the aggregate is used, so the policy should not be adjusted.</p>	<p>Permanent</p>	<p>X</p>
			<p>As above. Adopted mineral working in Avon Local Plan includes policy stating regard will be had to government guidelines for aggregate provision, and maintenance of landbanks, regarding need to release land for mineral extraction. The resultant aggregate material could be used in the rural area or further afield.</p>	<p>Short to medium term Permanent</p>	<p>Permanent</p>	<p>X</p>	

			No Plan (Alternative B)	--	MPS1 advocates securing adequate and steady supplies of minerals needed by society. The resultant aggregate material could be used in the rural area or further afield.	Short to long term Permanent	X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	?	Policy does not allocate land for mineral working. Such allocations, and development management policies (dm policies) are to be found in more detailed DPDs. Effect depends on location of BMV land.	Uncertain effect	X
			Business as Usual (Alternative A)	?	Adopted mineral working in Avon Local Plan includes dm policy requiring extent and number of mineral workings to be minimum for safe and economic working. Does not refer to agricultural land specifically re North Somerset and limestone working, however. Effect	Uncertain effect	X

			No Plan (Alternative B)	+	depends on location of BMV land. MPS1 states MPAs should seek to use poorer quality land in preference to higher, where significant development of agricultural land is inevitable, except where inconsistent with other sustainability considerations.	Short to long term Permanent	X		
EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Publication Version Wording	?	Policy promotes, but does not allocate land for, mineral working. Such allocations, and development management policies (dm policies) are to be found in more detailed DPDs. Effect depends on location of flood land – quarries usually above the flood plain.	Uncertain effect	X		
			Business as Usual (Alternative A)	++	Adopted Mineral Working in Avon Local Plan includes dm policy requiring minerals proposals to be supported by	Short to medium term Permanent	X		

No Plan (Alternative B)	+	evidence that risk of flooding will not be increased. MPS1 states MPAs should ensure proposals should not have significant adverse impact on flood flows or capacity and not materially increase risk of flooding elsewhere.	Short to long term Permanent	X		
Publication Version Wording	?	Policy does not allocate land for mineral working. Such allocations, and development management policies (dm policies) are to be found in more detailed DPDs.	Uncertain effect	X		
Business as Usual (Alternative A)	++	Adopted Mineral Working in Avon Local Plan includes dm policy requiring minerals proposals to be supported by evidence that water resources will not be adversely affected.	Short to medium term Permanent	X		
No Plan (Alternative B)	++	MPS1 practice guide states that groundwater is one of the principal	Short to long term Permanent	X		

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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	potential impacts of mineral working, and that mitigation by conditions is usually essential.	Uncertain effect	X
			Business as Usual (Alternative A)	+	Adopted Mineral Working in Avon Local Plan includes dm policy requiring extent and number of mineral workings to be minimum for safe and economic working.	Short to medium term Permanent	X
			No Plan (Alternative B)	++	MPS1 Practice Guide refers to use of mineral waste in restoration and aftercare of minerals sites	Short to long term Permanent	X
EN8. Enable design to take account of higher	Existence of opportunities (commentary), e.g. for adaptive design	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business	0 0	No significant effect No significant effect	No significant effect No significant effect	X X

temperatures and more extreme weather conditions.	relative to location or scale. More light surfaces, green space and water features needed to address urban heat island effect.	effect)	as Usual (Alternative A)			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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	0	Mineral working in North Somerset is mainly about production of aggregates rather than building stone	No significant effect	X
			Business as Usual (Alternative A)	0	Mineral working in North Somerset is mainly about production of aggregates rather than building stone	No significant effect	X
			No Plan (Alternative B)	++	MPS1 Practice Guide refers to the importance of building stone quarries in securing repair of structures of national importance	Short to long term Permanent	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Policy refers to sustainability and environmental acceptability, but does not allocate land for mineral working, so impact uncertain. Such	Uncertain effect	X

					allocations, and development management policies (dm policies) are to be found in more detailed DPDs.			
	Business as Usual (Alternative A)	+			Mineral Working in Avon LP policy MLP1 opposes mineral working having an unacceptable impact on sites of scientific, ecological, or historic importance	Short to medium term Permanent	X	
	No Plan (Alternative B)	+			MPS1 Practice Guide lists visual intrusion, heritage features and designated or sensitive species/habitats amongst principal impacts of mineral working, but suggests that conditions can usually mitigate for impacts	Short to long term Permanent	X	
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect)	?	Publication Version Wording	Policy refers to sustainability and environmental acceptability, but does not allocate land for mineral	Uncertain effect	X	

		<p>(b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)</p>	<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>Mineral working in Avon LP policy MLP1 opposes mineral working having an unacceptable impact on sites of scientific, ecological, or historic importance</p>	<p>Short to medium term Permanent</p>	<p>X</p>
<p>EN12. Avoid damage to irreplaceable valued features.</p>	<p>Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision</p>	<p>No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local</p>	<p>No Plan (Alternative B)</p>	<p>+</p>	<p>MPS1 opposes major mineral development in AONBs except in exceptional circumstances, and states proposals likely to adversely affect a SSSI should not normally be permitted</p>	<p>Short to long term Permanent</p>	<p>X</p>
			<p>Publication Version Wording</p>	<p>?</p>	<p>Policy refers to sustainability and environmental acceptability, but does not allocate land for mineral working, so impact</p>	<p>Uncertain effect</p>	<p>X</p>

		designations (+ve, -ve or neutral effect)			uncertain. Such allocations, and development management policies (dm policies) are to be found in more detailed DPDs.		
	Business as Usual (Alternative A)	++			Mineral Working in Avon LP policy MLP1 opposes mineral working having an unacceptable impact on sites of scientific, ecological, or historic importance	Short to medium term Permanent	X
	No Plan (Alternative B)	+			MPS1 Practice Guide lists visual intrusion, heritage features and designated or sensitive species/habitats amongst principal impacts of mineral working, but suggests that conditions can usually mitigate for impacts	Short to long term Permanent	X
EC1. Meet economic development needs, including sufficient new	Homes: jobs ratio (acknowledging that there is no guarantee that residents will take up local job	(a). Number of <i>additional</i> economically active residents in settlement as ratio			Mineral working provides some employment	Short to medium term Permanent	X
			Business	++	As above	Short to medium	X

jobs to at least match the increase in homes.	opportunities)	of <i>additional</i> jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	as Usual (Alternative A) No Plan (Alternative B)	++	As above	term Permanent Short to long term Permanent	X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++	Mineral working provides some employment As above As above	Short to medium term Permanent Short to medium term Permanent Short to long term Permanent	X X X X
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business	++	Policy provides for future continued mineral working, by seeking to maintain a land bank, and for safeguarding of mineral resources. This should help existing quarry operators to continue to utilise the local mineral resources, although they are non-renewable. Adopted Minerals	Short to medium term Permanent Short to medium term Permanent	X X

				as Usual (Alternative A)		Local Plan identifies Preferred Areas for mineral working which could help local businesses continue to work minerals	term Permanent	
				No Plan (Alternative B)	+	As above. MIPS1 promotes identification of Preferred Areas and Mineral Safeguarding Areas, plus use of secondary and recycled aggregates.	Short to long term Permanent	X
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)	0	Publication Version Wording	0	No significant effect	No significant effect	X
				Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
				No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for	Existence of constraints (commentary), e.g. relative to location or scale	(a). Existence of constraints (+ve, -ve or neutral effect)	0	Publication Version Wording	0	No significant effect	No significant effect	X
				Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
				No Plan	0	No significant effect	No significant effect	X

regeneration and quality of life.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	(Alternative B)	0		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)	Publication Version Wording	0	Main areas of disadvantage are in Weston central/south wards, not areas likely to be affected by minerals development	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Promotion of mineral working will provide more choice of employment opportunities	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	As above	Short to medium term Permanent	X

society, paid or unpaid.				No Plan (Alternative B)	++	As above	Short to long term	X
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)	Publication Version Wording Business as Usual (Alternative A)	0	0	No significant effect	Permanent	X
			No Plan (Alternative B)	0	0	No significant effect	No significant effect	X
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)	Publication Version Wording	++	++	Policy provides for future continued mineral working, by seeking to maintain a land bank, and for safeguarding of mineral resources. This should help existing quarry operators to continue to utilise the local mineral resources, although they are not necessarily small business (Tarmac is one).	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	++	Adopted Minerals Local Plan identifies Preferred Areas for mineral working which could help	Short to medium term Permanent	X

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)	<p>No Plan (Alternative B)</p> <p>+</p> <p>local businesses continue to work minerals. As above. MPS1 promotes identification of Preferred Areas and Mineral Safeguarding Areas, plus use of secondary and recycled aggregates.</p>	<p>Short to long term</p> <p>Permanent</p>
			<p>?</p> <p>Publication Version Wording</p>	<p>Uncertain effect</p>
			<p>Business as Usual (Alternative A)</p> <p>++</p> <p>Adopted Mineral Working in Avon Local Plan includes dm policies promoting traffic management and use of rail and conveyors for transport of minerals</p>	<p>Short to medium term</p> <p>Permanent</p>
			<p>+</p> <p>No Plan (Alternative B)</p>	<p>Short to long term</p> <p>Permanent</p>
			<p>+</p> <p>MPS1 Practice Guide lists traffic amongst principal impacts of mineral working, but</p>	<p>X</p>

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	Publication Version Wording	?	suggests that conditions can usually mitigate for impacts Policy does not allocate land for mineral working. Such allocations, and development management policies (dm policies) are to be found in more detailed DPDs.	Uncertain effect	X
	Business as Usual (Alternative A)	++	Business as Usual (Alternative A)		Adopted Mineral Working in Avon Local Plan includes dm policies promoting traffic management and use of rail and conveyors for transport of minerals	Short to medium term Permanent	X
	No Plan (Alternative B)	+	No Plan (Alternative B)		MPS1 Practice Guide lists traffic amongst principal impacts of mineral working, but suggests that conditions can usually mitigate for impacts.	Short to long term Permanent	X
SC1. Meet local needs locally.	Existence of opportunities (commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business	0 0	No significant effect No significant effect	No significant effect No significant effect	X X

	scale		as Usual (Alternative A)		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	No Plan (Alternative B)	0	No significant effect	X
			Publication Version Wording	0	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	X

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	<p>(n). Distance to community centre</p> <p>(o). Distance to health care facility</p> <p>(p). Distance to hospital (A&E)</p> <p>(a). Extent of footpath links per km</p> <p>(b). Quality of footpath links</p> <p>(c). Access to cycle path network</p> <p>(d). Cycle path network quality</p> <p>(e). Distance to public park</p> <p>(f.) Distance to indoor leisure centre</p> <p>(g). Distance to public green space</p> <p>(h). Distance to outdoor playing fields</p> <p>(i). Availability of children's play area</p>	<p>Publication Version Wording</p> <p>Business as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p>	0	No significant effect	No significant effect	No significant effect	X
								X
								X
SC4. Develop a positive sense of place both physically and socially.	Existence of opportunities (commentary), e.g. relative to location or scale	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p> <p>Business as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p>	0	No significant effect	No significant effect	No significant effect	X
								X
								X

<p>SC5. Promote positive wellbeing.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale.</p> <p>'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:</p> <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 	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>

<p>SC6. Reduce health inequalities.</p>	<ul style="list-style-type: none"> • 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 (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' 	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A)</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>
				<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>

			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0 0	No significant effect No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect No significant effect	X X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	? ++ ++	Policy does not include development management policies (dm policies). They are to be found in a more detailed DPD. Adopted Mineral Working in Avon Local Plan includes dm policy requiring use of conditions to minimise disturbance from noise, air blast and flyrock. MPS1 Practice Guide lists blasting, vibration, flyrock, dust/air quality and land instability amongst principal	Uncertain effect Short to medium term Permanent Short to long term Permanent	X X X X

<p>SC9. Avoid exposure to pollution/noise.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>?</p>	<p>impacts of mineral working, but suggests that conditions can usually mitigate for impacts.</p>	<p>Uncertain effect</p>	<p>X</p>
<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>Adopted Mineral Working in Avon Local Plan includes dm policies requiring use of conditions to minimise air pollution and disturbance from noise.</p>	<p>Short to medium term Permanent</p>	<p>X</p>	<p>Short to long term Permanent</p>	<p>X</p>	<p>X</p>
<p>No Plan (Alternative B)</p>	<p>++</p>	<p>MPS1 Practice Guide lists noise, vibration and dust/air quality amongst principal impacts of mineral working, but suggests that</p>	<p>Short to long term Permanent</p>	<p>X</p>	<p>Short to long term Permanent</p>	<p>X</p>	<p>X</p>

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)	Publication Version Wording	++	conditions can usually mitigate for impacts.	Short to medium term Permanent	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++	As above	Short to medium term Permanent	X
			No Plan (Alternative B)	++	As above	Short to long term Permanent	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	Main areas of disadvantage are in Weston central/ south wards, not areas likely to be affected by minerals development	No significant effect	X

Appraisal table for Policy CS9: Green Infrastructure

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	=	Protection and promotion of Green Infrastructure (GI) in urban areas might take up land there which could accommodate employment development. However, firms may not wish to come to, nor people wish to work in, urban areas crammed with buildings and no open space.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	=	As above. There is no RLP policy specifically on GI. GDP/3 states that account is to be taken of whether important features are to be safeguarded in development, like areas of ecological, amenity or heritage	Short to medium term Permanent	X

					value, important views. ECH/1 protects amenity areas. Again, firms may not wish to come to, nor people wish to work in, urban areas crammed with buildings and no open space.		
	No Plan (Alternative B)	=			As above. PPS1, para 36 states developments should incorporate green and other public spaces. PPG17 promotes provision of green lungs in urban areas. Again, firms may not wish to come to, nor people wish to work in, urban areas crammed with buildings and no open space.	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (a). Distance from centre point to Bristol/WsM or to employment site with estimated 1,000+ jobs (b). Distance to	Publication Version Wording	0	No significant effect regarding distance	No significant effect	X
			Business as Usual (Alternative A)	0	RPL does not include a policy on GI relevant to this objective	No significant effect	X
			No Plan	0	National policy does	No significant	X

			nearest other employment centre (c). Number of jobs within 2km	(Alternative B)		not include a policy on GI relevant to this objective	effect	
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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	0	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	0	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			?	Publication Version Wording		Protection of open space in urban areas could increase pressure for development in rural areas – this would not necessarily mean loss of BMV agricultural land. It would depend on the location. Also the policy promotes protection of corridors alongside rivers and rhynes which can be fertile agriculturally, again depending on location. The policy does not specifically refer to agricultural	Uncertain effect	X

			++	No Plan (Alternative B)		PPG17 promotes provision of green lungs in urban areas. Such soft permeable areas should help reduce rate of run off and hence risk of flooding.	Short to long term Permanent	X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	++	Publication Version Wording		Policy promotes provision of green spaces and protection of river and rhine corridors which should help retention of permeable surfaces. Specific reference to climate change objectives.	Short to medium term Permanent	X
			++	Business as Usual (Alternative A)		There is no RLP policy specifically on GI. GDP/3 states that account is to be taken of whether important features are to be safeguarded in development, like areas of ecological, amenity or heritage value, important views. ECH/1 protects amenity areas. This should help retention of	Short to medium term Permanent	X

						permeable surfaces. PPG17 promotes provision of green lungs in urban areas. Such soft permeable areas should help reduce rate of run off and hence risk of flooding.	Short to long term Permanent	X	
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	++	++	Policy promotes GI which contributes to climate change objectives, and refers to development of a network of paths and cycleways, thus helping combat carbon emissions.	Short to medium term Permanent	X	
			Business as Usual (Alternative A)	0	0	No GI policy in the RLP relevant to this objective	No significant effect	X	
			No Plan (Alternative B)	++	++	PPG17 promotes green spaces acting as green lungs that can assist in improving air quality, and promotes accessible open space by foot and cycle.	Short to long term Permanent	X	
EN8. Enable design to take account of	Existence of opportunities (commentary), e.g. for	No (a). Existence of opportunities	Publication Version Wording	++	++	Policy promotes tree planting and refers to the benefits for	Short to medium term	X	

higher temperatures and more extreme weather conditions.	adaptive design relative to location or scale. More light surfaces, green space and water features needed to address urban heat island effect.	(+ve, -ve or neutral effect)	Business as Usual (Alternative A) No Plan (Alternative B)	0 ++	climate change mitigation No GI policy in the RLP relevant to this objective PPG17 promotes green spaces acting as green lungs. These, especially if treed, could help in hot summers by providing shade and by promoting evaporation.	Permanent No significant effect Short to long term Permanent	X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy refers to improving biodiversity, planting and protection of native trees, landscape retention in Mendip Hills AONB, protection and enhancement of Victorian parks and	Short to medium term Permanent	X

				<p>A)</p>	<p>account is to be taken of whether important features are to be safeguarded in development, like areas of ecological, amenity or heritage value, important views. ECH/1 protects amenity areas.</p>	Permanent	
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No	<p>(a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)</p>	<p>No Plan (Alternative B)</p>	<p>++</p> <p>PPG17 requires consideration of landscape, regarding sporting and recreational activities in AONBs, and restricts such activities in SSSIs where damaging impacts would result.</p>	Short to long term Permanent	X
				<p>Publication Version Wording</p>	<p>++</p> <p>Policy refers to improving biodiversity of ancient and semi-natural woodland, North Somerset Levels and Moors, specific river and rhyme corridors, and landscape retention in Mendip Hills AONB.</p>	Short to medium term Permanent	X

				Business as Usual (Alternative A)	++	No RLP policy specifically on GI. GDP/3 states that account is to be taken of whether important features are to be safeguarded in development, like areas of ecological, amenity or heritage value, important views. ECH/1 protects amenity areas.	Short to medium term Permanent	X
				No Plan (Alternative B)	++	PPG17 requires consideration of conservation of landscape, regarding sporting and recreational activities in AONBs, and restricts such activities in SSSIs where damaging impacts would result.	Short to long term Permanent	X
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 additional economically active residents in settlement as ratio of additional jobs in settlement (Note: this does not measure self-	Publication Version Wording	0	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	0	No significant effect	No significant effect	X
			No Plan (Alternative A)	0	0	No significant effect	No significant effect	X

	containment as such, as jobs may be taken by in-commuters)	B)		++	Provision of GI, tree planting and landscape protection in certain rural areas would tend to make a more attractive environment which could provide opportunities for eco tourism. Direct reference to development of bridleway network could promote pony trekking businesses.	Short to medium term Permanent	X
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)	Publication Version Wording	0	No GI policy in the RLP relevant to this objective	No significant effect	X
EC3. Protect and expand opportunities for	Existence of opportunities (commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	PPG17 refers to opportunities provided by the countryside, and visitors to it, for regeneration of rural economies of rural areas.	Short to long term Permanent	X
			Business as Usual (Alternative A)	++	Provision of GI, tree planting and landscape protection in certain rural areas	Short to medium term Permanent	X
			No Plan (Alternative B)	++			
			Publication Version Wording	++			

local businesses to utilise local resources, especially sustainable resources.	scale				would tend to make a more attractive environment which could provide opportunities for eco tourism. Direct reference to development of bridleway network could promote pony trekking businesses.		
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. scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No GI policy in the RLP relevant to this objective PPG17 refers to opportunities provided by the countryside, and visitors to it, for regeneration of economies of rural areas No significant effect No significant effect No significant effect	No significant effect Short to long term Permanent No significant effect No significant effect No significant effect	X X X X X
EC5.	Existence of	(a). Existence of	Publication	0	While protection of	No significant	X

Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.	constraints (commentary), e.g. relative to location or scale	constraints (+ve, -ve or neutral effect)	Version Wording		certain areas of open space may affect opportunities for regeneration initiatives this is only going to be to a limited extent since there are likely to be other sites not restricted	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)	Publication Version Wording	0	In North Somerset the main area of disadvantage is central/southern Weston. It is unlikely that the policy will significantly affect prosperity, in economic terms, in	No significant effect	X
			Business as Usual (Alternative A)	0	As above. While there is no policy specifically on GI, ECH/1 protects amenity areas.	No significant effect	X
			No Plan (Alternative B)	0	While protection of n areas of open space may affect opportunities for regeneration initiatives this is only going to be to a limited extent since there are likely to be other sites not restricted	No significant effect	X

			Business as Usual (Alternative A)	0		that area.	No GI policy in the RLP relevant to this objective	No significant effect	X
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)	Publication Version Wording	0		While PPG17 refers to opportunities provided by the countryside, and visitors to it, for regeneration of economies of rural areas, it is uncertain whether protection /enhancement of GI in the countryside will affect economic prosperity in areas of rural deprivation. That will depend on location and whether the particular rural locality suffers such deprivation.	While policy refers to development of a network of green spaces etc in urban areas, which might be usable for economic activities, like street markets, this is only a limited possible effect. The policy does not	No significant effect	X
			No Plan (Alternative B)	?		While PPG17 refers to opportunities provided by the countryside, and visitors to it, for regeneration of economies of rural areas, it is uncertain whether protection /enhancement of GI in the countryside will affect economic prosperity in areas of rural deprivation. That will depend on location and whether the particular rural locality suffers such deprivation.	Uncertain effect	X	

Increase ability to work from home.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording			effect	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	++	Policy promotes provision of an accessible GI network with paths, cycleways and bridleways in and around urban areas	Short to medium term Permanent	X
			Business as Usual (Alternative A)	0	No GI policy in the RLP relevant to this objective	No significant effect	X
			No Plan (Alternative B)	++	PPG17 promotes provision of open space accessible by cycling and walking	Short to long term Permanent	X
EC12.	Existence of	(a). Existence of	Publication	++	Policy promotes	Short to medium	X

Locate new development on sites – and access them in ways – that will not add to traffic congestion.	opportunities (commentary), e.g. relative to location or scale. Traffic modelling will refine approach.	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	Version Wording		accessible GI network with paths, cycleways and bridleways in and around urban areas, which would include new developments.	term	
			Business as Usual (Alternative A)	0	No GI policy in the RLP relevant to this objective	No significant effect	X
			No Plan (Alternative B)	++	PPG17 promotes provision of open space accessible by cycling and walking, which would include new developments	Short to long term Permanent	X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
SC2.	Average distance to	(a). Distance to post	Publication	++	Policy promotes	Short to medium	X

<p>Improve accessibility to service, retail, educational, leisure and social provision.</p>	<p>facilities, making appropriate assumptions on additional provision as part of development</p>	<p>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)</p>	<p>Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>++ ++</p>	<p>accessible GI network with paths, cycleways and bridleways in and around urban areas While there is no specific GI policy in the RLP, there are policies on provision and safeguarding of open space, which would improve accessibility to recreational opportunities. PPG17 promotes provision of open space accessible by cycling and walking</p>	<p>term Permanent Short to medium term Permanent Short to long term Permanent</p>	<p>X X</p>
<p>SC3. Increase</p>	<p>Availability of footpaths, cycleways,</p>	<p>(a). Extent of footpath links per km</p>	<p>Publication Version</p>	<p>++</p>	<p>Policy promotes accessible GI</p>	<p>Short to medium term</p>	<p>X</p>

opportunities for active lifestyles and sustainable outdoor leisure pursuits.	accessible open space, making appropriate assumptions on additional provision as part of development	(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	Wording Business as Usual (Alternative A)	++	network with paths , cycleways and bridleways in and around urban areas While there is no specific GI policy in the RLP, there are policies on provision and safeguarding of open space, which would improve accessibility to recreational opportunities	Permanent Short to medium term Permanent	X
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)	Publication Version Wording Business as Usual (Alternative A)	++	PPG17 promotes provision of open space accessible by cycling and walking Provision of open space will enhance the local area and provide a potential focal point for community activity like fetes etc. Policy refers to multi functionality of GI. As above. While there is no policy specifically on GI, ECH/1 protects amenity areas, and there are policies on provision and safeguarding of	Short to long term Permanent Short to medium term Permanent	X
						Short to medium term Permanent	X

SC6.	<p>Existence of heading)</p> <ul style="list-style-type: none"> • 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 (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' 	(a). Existence of	Publication	?	Provision of multi	Uncertain effect	X
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Reduce health inequalities.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording	?	functional open space, including play space, and a network of GI with footpath/cycleways, landscape and biodiversity enhancement could help promote active lifestyles and a feeling of well being. However whether it would reduce health inequalities would depend on local levels of health deprivation and where the open space would be located.	Uncertain effect	X
			Business as Usual (Alternative A)		As above. While there is no policy specifically on GI, ECH/1 protects amenity areas, and there are policies on provision and safeguarding of open space. However whether it would reduce health inequalities would depend on local levels of health deprivation and where the open		

			<p>No Plan (Alternative B)</p>	<p>++</p>	<p>Provision of GI should help engender a feeling of community pride by enhancing the local environment, and could also help deter vandalism by providing opportunities for recreation. PPG17 states that open space is important in the social development of children of all ages.</p>	<p>Short to long term Permanent</p>	<p>X</p>
<p>SC8. Minimise risk to health and safety.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>=</p>	<p>Provision of multi functional open space, including play space, and a network of GI with footpath/cycleways, landscape and biodiversity enhancement will help promote active lifestyles, and hence reduce health risks. However slight risk to safety could result from misuse of play equipment, or from sporting activity.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>Business as Usual</p>	<p>=</p>	<p>As above. While there is no policy</p>	<p>Short to medium term</p>	<p>X</p>

Meet housing requirement.	expected to be created.	homes expected to be created (b). Degree of uncertainty (high, medium, low)	Version Wording			effect	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	While it is possible that protection/provision of open space near existing housing could maintain/raise the value of that housing, it is not likely to be so significant as to significantly widen the gap between house prices and rents overall.	No significant effect	X
			Business as Usual (Alternative A)	0	As above	No significant effect	X
			No Plan (Alternative B)	0	As above. PPG17 does not refer to this as an issue.	No significant effect	X
SC12. Improve the life chances of those living in areas of concentrated	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Effect dependent on where the GI is located (whether it is within areas of disadvantage such	Uncertain effect	X

disadvantage.				as central/southern Weston.) The policy is not specific on this, but does refer to continued provision of a network of green spaces in and around the urban areas.		
	Business as Usual (Alternative A)	?	Effect dependent on where the GI is located (whether it is within areas of disadvantage such as central/southern Weston.) While there is no policy specifically on GI, there are policies on provision and safeguarding of open space.	Uncertain effect	X	
	No Plan (Alternative B)	?	PPG17 states that open spaces can provide a focal point for community activities, helping bring together members of deprived communities. However again this depends on where the GI is located.	Uncertain effect	X	

Appraisal table for Policy CS10: Transportation and Movement

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (<u>Note</u> : this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Although improved connections between urban areas can add to out-commuting, the economic benefit arising from better connectivity is considerable and should lead to additional jobs in Weston. CS includes a longer list of schemes than RLP, though deliverability will be an issue.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	+	Although improved connections between urban areas can add to out-commuting, the economic benefit arising from better connectivity is considerable and should lead to	Short to medium term Permanent	X

				0	<p>additional jobs in Weston. CS includes a longer list of schemes than RLP, though deliverability will be an issue.</p> <p>Having a plan enables schemes that are well related to existing and future development to be programmed and land safeguarded</p>	No significant effect	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	<p>Yes</p> <p>(a). Distance from centre point to Bristol/WsM or to employment site with estimated 1,000+ jobs</p> <p>(b). Distance to nearest other employment centre</p> <p>(c). Number of jobs within 2km</p>	<p>Publication Version Wording</p>	=	<p>The new roads, cycleway schemes and public transport improvements proposed will reduce journey times to work for most. They may increase distances travelled by making commuting more attractive. Car drivers where road space is taken up by public transport and cycling schemes may have longer journey times.</p> <p>The new roads, cycleway schemes and public transport</p>	<p>Short to medium term</p> <p>Permanent</p>	X
			<p>Business as Usual (Alternative)</p>	=		<p>Short to medium term</p>	X

				A)				improvements proposed in the RLP will reduce journey times to work for most. They may increase distances travelled by making commuting more attractive. Car drivers where road space is taken up by public transport and cycling schemes may have longer journey times.	Permanent	
				No Plan (Alternative B)			0	No significant effect	No significant effect	X
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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs		Publication Version Wording			0	Some of the road schemes unavoidably require a rural location	No significant effect	X
				Business as Usual (Alternative A)			0	Some of the road schemes (RLP Policy T/9) unavoidably require a rural location	No significant effect	X
				No Plan (Alternative B)			0	No significant effect	No significant effect	X
EN4. Minimise loss of productive land, especially best and most versatile	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV		Publication Version Wording			-	Some of the road schemes unavoidably require a rural location and therefore may	Short to medium term Permanent	Consider policy to minimise loss of agricultural land

farmland.		agricultural land developed				involve the loss of agricultural land	Short to medium term Permanent	X	
	Business as Usual (Alternative A)		-			Some of the road schemes (RLP Policy T/9) unavoidably require a rural location and therefore may involve the loss of agricultural land		X	
	No Plan (Alternative B)		-			Some of the road schemes promoted by the council (including through the Local Transport Plan) unavoidably require a rural location and therefore may involve the loss of agricultural land	Short to medium term Permanent	X	
EN5. Minimise flood risk.		Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	0	Publication Version Wording	0	Any new infrastructure will have to comply with the flood risk policy (CS3). WSM SFRA includes advice on Junction 21 Bypass.	No significant effect	Exception Test required in Flood Zone 3	
	Business as Usual (Alternative A)		0			Any new infrastructure will have to comply with the RLP flood risk policy (GDP/2)	No significant effect	Exception Test required in Flood Zone 3	
	No Plan (Alternative)		0			Any new infrastructure will	No significant effect	Exception Test required in Flood	

			B)				Zone 3
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording	-	Some of the road schemes unavoidably require a rural location and therefore may involve the loss of permeable surfaces	Short to medium term Permanent	Would require a policy change directing road building away from permeable surfaces – this may have a detrimental impact on settlements that would benefit from such schemes X
EN7. Enable design to	Existence of opportunities	No (a). Existence of	Publication Version	=	Some of the road schemes (RLP Policy T/9) unavoidably require a rural location and therefore may involve the loss of permeable surfaces Some of the road schemes promoted by the council (including through the Local Transport Plan) unavoidably require a rural location and therefore may involve the loss of permeable surfaces Policy seeks to promote cycling,	Short to medium term Permanent Short to medium term Permanent	X

minimise resource use and contribution to greenhouse gas emissions.	(commentary), e.g. for CHP relative to location or scale	opportunities (+ve, -ve or neutral effect)	Wording		walking and greater use of public transport which will all help to reduce greenhouse gas emissions. Road building can be expected to have the opposite effect.	Permanent	
			Business as Usual (Alternative A)	=	RLP policies seek to promote cycling, walking and greater use of public transport which will all help to reduce greenhouse gas emissions. Road building can be expected to have the opposite effect.	Short to medium term Permanent	X
EN8. Enable design to take account of higher temperatures and more extreme weather	Existence of opportunities (commentary), e.g. for adaptive design relative to location or scale. More light surfaces, green space	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	++	National policy seeks to promote cycling, walking and greater use of public transport which will all help to reduce greenhouse gas emissions	Short to long term Permanent	X
			Publication Version Wording	0	No significant effect. WsM SFRA includes advice on Junction 21 Bypass.	No significant effect	X
			Business as Usual (Alternative	0	No significant effect	No significant effect	X

conditions.	and water features needed to address urban heat island effect.		A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect. Schemes not expected to require demolition. No significant effect	No significant effect No significant effect	X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording Business as Usual	0 -	No significant effect May be some negative effect from road building outside of settlements	No significant effect Short to medium term Permanent	X Would require a policy change directing road building away from the countryside – this may have an adverse impact on settlements that would benefit from such schemes. Every effort will be made to avoid any detrimental impact on any cultural, heritage, landscape and biodiversity features.
			Business as Usual	-	May be some negative effect from	Short to medium term	X

EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquillity/dark skies	No (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)	(Alternative A) No Plan (Alternative B)	-	road building outside of settlements May be some negative effect from road building outside of settlements	Permanent Short to medium term Permanent	X	Would require a policy change directing road building away from the countryside – this may have an adverse impact on settlements that would benefit from such schemes. Every effort will be made to avoid any detrimental impact on environmentally sensitive areas.			
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	- 0 0 0	May be some negative effect from road building outside of settlements No significant effect No significant effect - routes should be able to avoid specific features No significant effect - routes should be able to avoid specific	Short to medium term Permanent No significant effect No significant effect No significant effect	X X X X				

			designations (+ve, -ve or neutral effect)	A)		features		
				No Plan (Alternative B)	0	No significant effect – routes should be able to avoid specific features	No significant effect	X
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 (<u>Note</u> : this does not measure self- containment as such, as jobs may be taken by in- commuters)	Publication Version Wording	=	Policy will help to improve access to jobs but will also improve access to homes, encouraging out-commuting	Short to medium term Permanent	X	
			Business as Usual (Alternative A)	=	RLP policies will help to improve access to jobs but will also improve access to homes, encouraging out- commuting	Short to medium term Permanent	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X	
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)	Publication Version Wording	++	Policy will help the movement of goods, workers and improve access	Short to medium term Permanent	X	
			Business as Usual (Alternative A)	++	RLP policies will help the movement of goods, workers and improve access	Short to medium term Permanent	X	
			No Plan (Alternative B)	-	Without a plan it would be difficult to safeguard schemes and direct investment to where it is most needed	Short to long term Permanent	X	

<p>EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0 0 0</p>	<p>No significant effect No significant effect No significant effect</p>	<p>X X X</p>
<p>EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A)</p>	<p>++ +</p>	<p>Policy approach will improve access to the town centre, seafront and help regenerate the brownfield sites at Weston Airfield and RAF Locking. CS includes a longer list of schemes than RLP, though deliverability will be an issue. RLP policy approach will improve access to the town centre, seafront and help regenerate the brownfield sites at Weston Airfield and RAF Locking. CS includes a longer list of schemes than RLP, though deliverability will be</p>	<p>X Short to medium term Permanent Short to medium term Permanent X</p>

<p>EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>deteriorate. Hence the effect is uncertain. Improved public transport to Weston Town Centre will make it more attractive to visitors and residents. CS includes a longer list of schemes than RLP, though deliverability will be an issue.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>+</p>	<p>Improved public transport to Weston Town Centre will make it more attractive to visitors and residents. CS includes a longer list of schemes than RLP, though deliverability will be an issue.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>?</p>	<p>Without a plan it would be difficult to direct investment to where it is most needed. However, conditions will not necessarily deteriorate. Hence the effect is uncertain.</p>	<p>Uncertain effect</p>	<p>X</p>

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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ ?	Policy will help the movement of goods, workers and improve access RLP policies will help the movement of goods, workers and improve access Without a plan it would be difficult to direct investment to where it is most needed. However, conditions will not necessarily deteriorate. Hence the effect is uncertain.	Short to medium term Permanent Short to medium term Permanent Uncertain effect	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++	There will be improved access to new and existing employment sites There will be improved access to new and existing	Short to medium term Permanent Short to medium term	X X X

			A) No Plan (Alternative B)	?	employment sites Without a plan it would be difficult to direct investment to where it is most needed. However, conditions will not necessarily deteriorate. Hence the effect is uncertain.	Permanent Uncertain effect	X
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)	Publication Version Wording	++	Policy approach aims to increase investment in public transport. CS includes a longer list of schemes than RLP, though deliverability will be an issue.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	+	RLP policy approach aims to increase investment in public transport. CS includes a longer list of schemes than RLP, though deliverability will be an issue.	Short to medium term Permanent	X
			No Plan (Alternative B)	++	National policy seeks to promote cycling, walking and greater use of public transport which will all help to reduce	Short to long term Permanent	X

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	Publication Version Wording	++	queuing and overcrowding. Rail overcrowding will not be reduced without investment in rolling stock. Policy will improve accessibility to new development sites. CS includes a longer list of schemes than RLP, though deliverability will be an issue.	Short to medium term Permanent	X
SC1. Meet local needs locally.	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral effect)	Business as Usual (Alternative A) No Plan (Alternative B)	+ ?	RLP policy will improve accessibility to new development sites. CS includes a longer list of schemes than RLP, though deliverability will be an issue. Without a plan it would be difficult to direct investment to where it is most needed. However, conditions will not necessarily deteriorate. Hence the effect is uncertain.	Short to medium term Permanent Uncertain effect	X X
SC1. Meet local needs locally.	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Improved accessibility may mean that facilities	Uncertain effect	X

	relative to location or scale	effect)			become more centralised and that they are more accessible to non-local users at the expense of local users		
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	Publication Version Wording	?	Policy approach will improve accessibility to many services but these may become more centralised as a result	Uncertain effect	X
			Business as Usual (Alternative A)	?	RPL policy approach will improve accessibility to many services but these may become more centralised as a result	Uncertain effect	X
			No Plan (Alternative B)	?	Without a plan it would be difficult to direct investment to where it is most needed. However, conditions will not necessarily deteriorate. Hence	Uncertain effect	X

		<p>(j). Quality of secondary school library (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)</p>			<p>the effect is uncertain.</p>		
<p>SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.</p>	<p>Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development</p>	<p>(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</p>	<p>Publication Version Wording</p>	<p>+</p>	<p>Policy approach seeks to improve conditions for pedestrians and cyclists</p>	<p>Short to medium term Permanent</p>	<p>Policy could give greater weight to sustainable modes (walking, cycling), which also promote good health</p>
			<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>RPL policy approach seeks to improve conditions for pedestrians and cyclists</p>	<p>Short to medium term Permanent</p>	<p>X</p>
<p>SC4. Develop a</p>	<p>Existence of opportunities</p>	<p>(a). Existence of opportunities</p>	<p>Publication Version</p>	<p>?</p>	<p>National policy seeks to improve conditions for pedestrians and cyclists</p>	<p>Short to long term Permanent</p>	<p>X</p>

positive sense of place both physically and socially.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording	?	all but attention is needed to avoidance of community severance	Uncertain effect	X
						Business as Usual (Alternative A)	RLP policy approach will improve access for all but attention is needed to avoidance of community severance
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	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	=	Without a plan it would be difficult to direct investment to where it is most needed. However, conditions will not necessarily deteriorate. Hence the effect is uncertain.	Uncertain effect	X
						No Plan (Alternative B)	Policy approach will improve access for all but environmental conditions could deteriorate close to rail, road corridors
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	(a). Existence of opportunities (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	=	Without a plan it would be difficult to direct investment to where it is most needed. However, conditions will not necessarily deteriorate. Hence the effect is uncertain.	Short to medium term Permanent	X
						No Plan (Alternative)	RLP policy approach will improve access for all but environmental conditions could deteriorate close to rail, road corridors
				?	Without a plan it would be difficult to	Uncertain effect	X

	<p>indicators relate to:</p> <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 		B)	<p>direct investment to where it is most needed. However, conditions will not necessarily deteriorate. Hence the effect is uncertain.</p>		
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	<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)	Publication Version Wording	?	Not known. Environmental conditions could deteriorate close to rail, road corridors.	Uncertain effect	X					
			Business as Usual (Alternative A)	?	Not known. Environmental conditions could deteriorate close to rail, road corridors.	Uncertain effect	X					
			No Plan (Alternative B)	?	Not known	Uncertain effect	X					
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)	Publication Version Wording	0	No significant effect	No significant effect	X					
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X					
			No Plan	0	No significant effect	No significant effect	X					

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)	(Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ ++	Policy seeks to improve road and personal safety RLP Policy T/10 seeks to maintain highway safety, in the context of development National policy seeks to improve road safety	Short to medium term Permanent Short to medium term Permanent Short to long term Permanent	X X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	? ? ?	Effects dependent on detailed design and implementation Effects dependent on detailed design and implementation Effects dependent on detailed design and implementation	Uncertain effect Uncertain effect Uncertain effect	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ ?	Will improve access to proposed housing areas Will improve access to proposed housing areas Without a plan it would be difficult to direct investment to	Short to medium term Permanent Short to medium term Permanent Uncertain effect	X X X X

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)	Publication Version Wording	?	where it is most needed Greater accessibility for commuters could push up house prices but the employment-led strategy, if successful, should ensure that this effect is outweighed by additional local job generation	Uncertain effect	X
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)	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	? 0 ++ ++	Greater accessibility for commuters could push up house prices but the employment-led strategy, if successful, should ensure that this effect is outweighed by additional local job generation No significant effect Policy approach will improve access to the most deprived areas in Weston RLP policy approach will improve access to the most deprived areas in Weston	Uncertain effect No significant effect Short to medium term Permanent Short to medium term Permanent	X X X X

			No Plan (Alternative B)	?	Without a plan it would be difficult to direct investment to where it is most needed. However, conditions will not necessarily deteriorate. Hence the effect is uncertain.	Uncertain effect	X
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Appraisal table for Policy CS11: Parking

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	?	The availability of parking will have some impact on where some people choose to live and work. Much depends on the details to be set out in the Development Management DPD, and other policies	Uncertain effect	Details to be set out in Development Management DPD
			Business as Usual (Alternative A)	++	Maximum parking standards aim to limit car ownership/ use thereby discouraging out commuting	Short to medium term Permanent	X
			No Plan (Alternative B)	=	Standards would apply only over certain thresholds	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (a). Distance from centre point to Bristol/WsM or to employment site with estimated 1,000+ jobs	Publication Version Wording	?	The availability of parking will have some impact on where some people choose to live and work. Much depends on the details to be	Uncertain effect	Details to be set out in Development Management DPD

		(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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	Business as Usual (Alternative A)	++	set out in the Development Management DPD, and other policies Maximum parking standards aim to limit car ownership/use thereby discouraging out commuting	Short to medium term Permanent	X			
			No Plan (Alternative B)	=	Standards would apply only over certain thresholds	Short to long term Permanent	X			
			Publication Version Wording	0	May be land requirements for Park & Ride but this is expected to be in a rural location.	No significant effect	X			
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X			
			No Plan (Alternative B)	0	No significant effect	No significant effect	X			
			Publication Version Wording	--	Any additional parking requirements on greenfield sites could result in the loss of productive land	Short to medium term Permanent	X			
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Business as Usual (Alternative A)	++	Maximum parking standards reduce amount of land take	Short to medium term	X			

EN5. Minimise flood risk.	PPS25 flood zone categorisation. <u>Note:</u> Strategic Flood Risk Assessment refines approach.	Yes (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)	A) No Plan (Alternative B)	=	Standards would apply only over certain thresholds	Permanent Short to long term	X			
			Publication Version Wording	--	Any additional parking requirements may increase the area of land required in flood risk areas and lead to additional run-off	Short to medium term Permanent	X			
			Business as Usual (Alternative A)	++	Maximum parking standards reduce amount of land take in all areas and additional run-off	Short to medium term Permanent	X			
			No Plan (Alternative B)	=	Maximum parking standards would apply only over certain thresholds to reduce amount of land take in all areas and additional run-off	Short to long term Permanent	X			
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording	--	Increased parking requirements will impact on existing permeable surfaces	Short to medium term Permanent	X			
			Business as Usual (Alternative A)	++	Maximum parking standards reduce amount of land take thus protecting existing permeable surfaces	Short to medium term Permanent	X			
			No Plan	=	Maximum parking	Short to long term	X			

				(Alternative B)			standards only apply over certain thresholds to reduce amount of land take thus protecting existing permeable surfaces	Permanent	
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	?	Publication Version Wording Business as Usual (Alternative A)	?	Effects dependent on detailed design	Effects dependent on detailed design	Uncertain effect	X
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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	?	No Plan (Alternative B)	?	Effects dependent on detailed design	Effects dependent on detailed design	Uncertain effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	?	Publication Version Wording Business as Usual (Alternative A)	?	Effects dependent on detailed design	Effects dependent on detailed design	Uncertain effect	X
			0	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X
			0	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X

	buildings			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)		Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)		No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local		Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X

		designations (+ve, -ve or neutral effect)	No Plan (Alternative B)		No significant effect	No significant effect	No significant effect	
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 (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Ensuring adequate parking may help to meet economic needs. Much depends on the details to be set out in the Development Management DPD.	Short to medium term Permanent	Details to be set out in Development Management DPD	X
			Business as Usual (Alternative A)	--	Some employers are dissatisfied with the maximum standards	Short to medium term Permanent		X
			No Plan (Alternative B)	=	Standards would apply only over certain thresholds	Short to long term Permanent		X
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)	Publication Version Wording	++	Ensuring adequate parking may help to meet particular economic needs	Short to medium term Permanent		X
			Business as Usual (Alternative A)	--	Some employers are dissatisfied with the maximum standards	Short to medium term Permanent		X
			No Plan (Alternative B)	=	Standards would apply only over certain thresholds	Short to long term Permanent		X
EC3. Protect and expand opportunities for local businesses to utilise local	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative)	0	No significant effect	No significant effect		X
			Business as Usual (Alternative)	0	No significant effect	No significant effect		X

resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	?	Parking standards could sterilise land otherwise available for development, though multi-storey parking could minimise this. Adequate parking is needed to attract visitors.	Uncertain effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
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)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	0	No significant effect	No significant effect	X
EC6. Increase prosperity, especially in	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

areas of concentrated disadvantage.	scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	as Usual (Alternative A)			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)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	--	More space may be required for parking, though dependent on the standards to be set in the Development DPD	Short to medium term Permanent	Details to be set out in Development Management DPD
			Business as Usual (Alternative A)	++	Minimum amount of space for parking	Short to medium term Permanent	X
			No Plan (Alternative B)	=	Standards would apply only over certain thresholds	Short to long term Permanent	X
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)	Publication Version Wording	++	Ensuring adequate parking may help to diversify. Much depends on standards set out in Development Management DPD.	Short to medium term Permanent	Details to be set out in Development Management DPD
			Business as Usual (Alternative A)	--	Some employers are dissatisfied with the maximum standards	Short to medium term Permanent	X
			No Plan (Alternative B)	=	Standards would apply only over certain thresholds	Short to long term Permanent	X
EC9.	Existence of	(a). Existence of	Publication	++	Adequate residential	Short to medium	X

Increase ability to work from home.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording		parking standards may help to assist working from home	term	
			Business as Usual (Alternative A)	=	Could both deter and encourage some people to work from home	Permanent	X
			No Plan (Alternative B)	0	No significant effect	Permanent	X
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)	Publication Version Wording	++	Adequate residential parking standards may help to protect and expand opportunities	Short to medium term	X
			Business as Usual (Alternative A)	--	Lack of parking could encourage small businesses to move out of the area	Short to medium term	X
			No Plan (Alternative B)	0	No significant effect - small businesses likely to fall below the thresholds	Permanent	X
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)	Publication Version Wording	=	Providing adequate parking may encourage more to use private transport, though maximising off street parking may help the freer movement of traffic on roads	Short to medium term	X
			Business as Usual (Alternative B)	=	Maximum parking standards aim to encourage greater	Permanent	X

			A)			
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	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	=	use of public transport, thus whilst reducing road congestion could increase rail congestion Standards would apply only over certain thresholds More parking may encourage greater use of cars but ensuring off street parking may help traffic flow Maximum parking standards may reduce amount of car use but increased on street parking may add to congestion in some areas Standards would apply only over certain thresholds	Permanent Short to long term Permanent Short to medium term Permanent Short to medium term Permanent Short to long term Permanent
SC1.	Existence of	(a). Existence of	Publication	0	No significant effect	No significant

Meet local needs locally.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording			effect	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	Publication Version Wording	++	Adequate parking may help improve accessibility to some services for some people - much depends on details to be set out in Development Management DPD	Short to medium term Permanent	Details to be set out in Development Management DPD
			Business as Usual (Alternative A)	--	Lack of parking may deter accessibility for some people to some services	Short to medium term Permanent	X
			No Plan (Alternative B)	--	Lack of parking may deter accessibility for some people to some services	Short to long term Permanent	X

SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.		cinema (m). Distance to theatre (n). Distance to community centre (o). Distance to health care facility (p). Distance to hospital (A&E)	Publication Version Wording	?	Uncertain effect much depends on details to be set out in Development Management DPD	Short to medium term Permanent	Details to be set out in Development Management DPD
	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	Business as Usual (Alternative A) No Plan (Alternative B)	-- 0	Maximum standards apply at some venues No significant effect	Short to medium term Permanent No significant effect	X X
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)	Publication Version Wording Business as Usual (Alternative A)	0 0	No significant effect No significant effect	No significant effect No significant effect	X X

			No Plan (Alternative B)	0	No significant effect	X
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:	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Adequate parking may help improve accessibility to services and reduce social isolation	Short to medium term Permanent
	<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 		Business as Usual (Alternative A)	=	Lack of parking in some areas may be stressful for some people but improve the well being of others	Short to medium term Permanent
			No Plan (Alternative B)	0	No significant effect	X

<p>SC6. Reduce health inequalities.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or</p> <ul style="list-style-type: none"> • 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 • (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' 	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Business</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>
							<p>X</p>
							<p>No significant effect</p>
							<p>No significant effect</p>
							<p>0</p>
							<p>0</p>
							<p>No significant effect</p>
							<p>No significant effect</p>
							<p>X</p>

	scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	as Usual (Alternative A)			effect	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	Lack of parking can lead to cars parked on pavements/ verges etc which causes nuisance	No significant effect	X
			No Plan (Alternative B)	0	Lack of parking can lead to cars parked on pavements/ verges etc which causes nuisance	No significant effect	X
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)	Publication Version Wording Business as Usual (Alternative A)	++ ?	Policy specifically ensures emergency vehicles not restricted and road network safe for all users Lack of parking in some residential areas has led to increased on street parking and fears of emergency vehicles not being able to access some properties	Short to medium term Permanent Uncertain effect	X
			No Plan	0	No significant effect	No significant	X

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)	(Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	? ++ +	Uncertain effect Maximum parking standards may reduce car use and thus pollution and noise Maximum parking standards may reduce car use and thus pollution and noise although limited by thresholds	Uncertain effect Short to medium term Permanent Short to long term Permanent	X X X
SC10. Meet housing requirement.	Number of homes expected to be created.	(a). Number of new homes expected to be created (b). Degree of Uncertain effect (high, medium, low)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X

<p>SC12. Improve the life chances of those living in areas of concentrated disadvantage.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	B)	0	No significant effect	No significant effect	X
			<p>Publication Version Wording</p>	0	No significant effect	No significant effect	X
			<p>Business as Usual (Alternative A)</p>	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

Appraisal table for Policy CS12: Achieving High Quality Design and Place-Making

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN3. Limit rural development to	Development of land outside urban areas (Clevedon, Nailsea,	Yes (a). Area of land developed outside	Publication Version Wording	0	No significant effect	No significant effect	X

that meeting local needs, or infrastructure needs unavoidably requiring a rural location.	Portishead, Weston – including urban extensions) except for specified needs	urban areas, excluding local and infrastructure needs	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X

			surfaces (+ve, -ve or neutral effect)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect. Whilst this is a design issue, the objective is addressed in detail through CS2.	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect. Whilst this is a design issue, the objective is addressed in detail through CS2.	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
EN9. Increase the life expectancy of buildings.	Existence of opportunities (commentary), e.g. relative to location or scale, including retention of energy	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect. Whilst this is a design issue, the objective is addressed in detail through CS2.	No significant effect	No significant effect	X

	embedded in existing buildings		Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
			Publication Version Wording	++	Potential to meet this objective both in terms of increasing the overall quality of the built environment but also reinforcing character, sense of place and the historic assets	Short to medium term Permanent	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RPL has similar policy aspirations that seek to meet these objectives. However there is less of a focus on the relatively new concept of place-making or design quality of large scale areas.	Short to medium term Permanent	Short to medium term Permanent	X
			No Plan (Alternative B)	--	Lack of area-based local detail would likely have an adverse effect on meeting this objective even with national policy aspirations on	Short to long term Permanent	Short to long term Permanent	X

	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	design quality (e.g. PPS1) No significant effect No significant effect No significant effect	X X X
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	design quality (e.g. PPS1) No significant effect No significant effect No significant effect	X X X
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	design quality (e.g. PPS1) No significant effect No significant effect No significant effect	X X X
EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in	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 (Note: this does not	Publication Version Wording Business as Usual (Alternative A) No Plan	0	design quality (e.g. PPS1) No significant effect No significant effect No significant effect	X X X

homes.	Existence of opportunities (commentary), e.g. relative to location or scale	measure self-containment as such, as jobs may be taken by in-commuters)	(Alternative B)		effect	
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)	Publication Version Wording	++	Short to medium term Permanent	X
			Business as Usual (Alternative A)	=	Short to medium term Permanent	X
			No Plan (Alternative B)	-	Short to long term Permanent	X
EC3. Protect and expand opportunities for local businesses	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual	0 0	No significant effect No significant effect	X X

to utilise local resources, especially sustainable resources.			(Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	++	The policy actively supports this objective due to its reference to supporting regeneration within Weston Town Centre. However whilst the policy supports this objective, it does not have a specific 'enabling' effect, that is, it would not in itself maximise opportunities for regeneration.	Short to medium term Permanent	No suggested adjustment to policy as this objective is addressed elsewhere in the plan. This policy is seen as more complementary to the objective in balance with other policies.
EC5. Avoid prejudicing, by phasing or otherwise, the	Existence of constraints (commentary), e.g. relative to location or	(a). Existence of constraints (+ve, -ve or neutral effect)	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording Business	+ -- 0 0	RPL focuses on the regeneration of W'sM National policy lacks the detail needed to express local aspirations No significant effect	Short to medium term Permanent Short to long term Permanent No significant effect	X X X X

achievement of other sustainable development objectives for regeneration and quality of life.	scale		as Usual (Alternative A)		as Usual (Alternative A)	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)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
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)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X

society, paid or unpaid.													
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)	B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X					
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)	B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X					
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)	B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X					
EC12. Locate new development on	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral effect)	B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X					

sites – and access them in ways – that will not add to traffic congestion.	relative to location or scale. Traffic modelling will refine approach.	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	Business as Usual (Alternative A) No Plan (Alternative B)	0 0	No significant effect No significant effect	X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	X X X
SC2. Improve accessibility to	Average distance to facilities, making appropriate	(a). Distance to post office (b). Distance to	Publication Version Wording	0	No significant effect	X

<p>service, retail, educational, leisure and social provision.</p>	<p>assumptions on additional provision as part of development</p>	<p>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)</p>	<p>Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0 0</p>	<p>No significant effect No significant effect</p>	<p>X X</p>
<p>SC3. Increase opportunities for</p>	<p>Availability of footpaths, cycleways, accessible open</p>	<p>(a). Extent of footpath links per km (b). Quality of</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>No significant effect</p>	<p>X</p>

active lifestyles and sustainable outdoor leisure pursuits.	space, making appropriate assumptions on additional provision as part of development	<p>footpath links</p> <p>(c). Access to cycle path network</p> <p>(d). Cycle path network quality</p> <p>(e). Distance to public park</p> <p>(f.) Distance to indoor leisure centre</p> <p>(g). Distance to public green space</p> <p>(h). Distance to outdoor playing fields</p> <p>(i). Availability of children's play area</p>	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	++	Short to long term - but it is recognised that meeting this objective is more of a long term effect as the development establishes itself, and communities develop	Short to long term - but it is recognised that meeting this objective is more of a long term effect as the development establishes itself, and communities develop	X
			Business as Usual (Alternative A)	+	Short to medium term	Short to medium term	X

				No Plan (Alternative B)	-	Lack of area-based local detail would likely have an adverse effect on meeting this objective even with national policy aspirations on design quality (e.g. PPS1)	Short to long term Permanent	X
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:	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	The policy can support this objective by enhancing people's enjoyment and experience of buildings and places	Short to medium term Permanent	X	
	<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 		Business as Usual (Alternative A)	+	RLP has similar ability to meet this objective through its encouragement of design quality, though on a less comprehensive scale	Short to medium term Permanent	X	
			No Plan (Alternative B)	=	A lack of local detail and guidance would encourage mixed application of design standards with mixed effects on the objective	Short to long term Permanent	X	

	<p>walking, cycling or sports, which are already dealt with under another heading)</p> <ul style="list-style-type: none"> • 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 (limitation of exposure to pollution (limitation of stress (e.g. legible and fully functioning environment) • access to recycling facilities and other 					
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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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
SC12. Improve the life chances of those living in areas of concentrated	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual	0	No significant effect	No significant effect	X

disadvantage.			(Alternative A)				
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

Appraisal table for Policy CS13: Scale of New Housing

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	1: 6,711	-	Housing commitments will be built-out but without matching employment provision the homes/jobs imbalance will worsen	Short term Permanent	Negative effect avoidable only if matching employment is delivered
			2: 7,353	-	Housing commitments will be built-out but without matching employment provision the homes/jobs imbalance will worsen	Short term Permanent	Negative effect avoidable only if matching employment is delivered
			3: 13,400	+	Figure will allow a mix of employment and housing to come forward	Short to long term Permanent	Linking mechanism imperative to avoid imbalance
			4: 15,000	?	Figure will allow a mix of employment and housing to come forward but at the risk of homes	Uncertain effect	Linking mechanism imperative to avoid imbalance

	3: 13,400	++	further rural housing needs to be met through new build or conversions	Short to long term Permanent	X	
	4: 15,000	++	Figure can be accommodated without major greenfield allocations	Short to long term Permanent	X	
	5: 19,860	--	Figure cannot be accommodated without major greenfield allocations	Short to long term Permanent	X	
	6: 26,750	--	Figure cannot be accommodated without major greenfield allocations	Short to long term Permanent	X	
	1: 6,711	++	Minimising the housing figure would also minimise pressure on productive land	Short to long term Permanent	X	
	2: 7,353	++	Reducing the housing figure would also reduce pressure on productive land	Short to long term Permanent	X	
	3: 13,400	++	Figure can be accommodated	Short to long term	X	
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed				

EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zones 3a and 3b (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	4: 15,000	++	without major greenfield allocations Figure can be accommodated without major greenfield allocations	Permanent Short to long term Permanent	X
			5: 19,860	--	Figure cannot be accommodated without major greenfield allocations	Short to long term Permanent	X
			6: 26,750	--	Figure cannot be accommodated without major greenfield allocations	Short to long term Permanent	X
			1: 6,711	0	Sites include those in FZ3a but already have permission	No significant effect	Status could only be improved by revoking permissions for sites in FZ3a
			2: 7,353	-	Permissions and allocations include sites in FZ3a	Short to long term Permanent	Exception Test needed for development in FZ3a
			3: 13,400	-	Key development opportunities involve land in FZ3a	Short to long term Permanent	Exception Test needed for development in FZ3a
			4: 15,000	-	Key development opportunities involve land in FZ3a	Short to long term Permanent	Exception Test needed for development in FZ3a

				5: 19,860	-	Key development opportunities involve land in FZ3a	Short to long term Permanent	Exception Test needed for development in FZ3a
				6: 26,750	-	Key development opportunities involve land in FZ3a	Short to long term Permanent	Exception Test needed for development in FZ3a
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)		1: 6,711	0	Sites already have permission	No significant effect	Status could only be improved by revoking permissions
				2: 7,353	=	Key development opportunities involve building on permeable surfaces, though effects may be mitigated by SuDS	Short to long term Permanent	Effects may be mitigated by SuDS
				3: 13,400	=	Key development opportunities involve building on permeable surfaces, though effects may be mitigated by SuDS	Short to long term Permanent	Effects may be mitigated by SuDS
				4: 15,000	=	Key development opportunities involve building on permeable surfaces, though effects may be mitigated by SuDS	Short to long term Permanent	Effects may be mitigated by SuDS
				5: 19,860	=	Key development opportunities involve	Short to long term Permanent	Effects may be mitigated by SuDS

	Permanent	building on permeable surfaces, though effects may be mitigated by SuDS	Permanent		
Effects may be mitigated by SuDS	Short to long term Permanent	Key development opportunities involve building on permeable surfaces, though effects may be mitigated by SuDS	=	6: 26,750	
Status could only be improved by revoking permissions	No significant effect	Sites already have permission	0	1: 6,711	No (a). Existence of opportunities (+ve, -ve or neutral effect)
X	No significant effect	Housing numbers as such are unlikely to have a significant effect as most large-scale approvals are the residue of older schemes whose infrastructure is already planned	0	2: 7,353	Existence of opportunities (commentary), e.g. for CHP relative to location or scale
X	Short to long term Permanent	Larger schemes have the potential to maximise energy efficiency, e.g. CHP, though any additional housing is likely to add to total energy demand even at the highest standards	=	3: 13,400	EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.

			4: 15,000	=	Larger schemes have the potential to maximise energy efficiency, e.g. CHP, though any additional housing is likely to add to total energy demand even at the highest standards	Short to long term Permanent	X	
			5: 19,860	=	Larger schemes have the potential to maximise energy efficiency, e.g. CHP, though any additional housing is likely to add to total energy demand even at the highest standards	Short to long term Permanent	X	
			6: 26,750	=	Larger schemes have the potential to maximise energy efficiency, e.g. CHP, though any additional housing is likely to add to total energy demand even at the highest standards	Short to long term Permanent	X	
EN8. Enable design to take account of higher temperatures and	Existence of opportunities (commentary), e.g. for adaptive design relative to location or	No (a). Existence of opportunities (+ve, -ve or neutral effect)	1: 6,711	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	X	
			2: 7,353	0	Housing numbers	No significant	Indicates	

more extreme weather conditions.	scale. More light surfaces, green space and water features needed to address urban heat island effect.			are unlikely to influence whether this objective is met	effect	importance of open space/ landscaping provision
		3: 13,400	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	Indicates importance of open space/ landscaping provision
		4: 15,000	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	Indicates importance of open space/ landscaping provision
		5: 19,860	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	Indicates importance of open space/ landscaping provision
		6: 26,750	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	Indicates importance of open space/ landscaping provision
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	1: 6,711	=	Restricting new construction would increase the value of existing housing and incentivise its retention, though maintenance may then be less affordable	Short to long term Permanent	Availability or otherwise of improvement grants could assist in maintenance
		2: 7,353	=	Restricting new construction would increase the value of existing housing and incentivise its retention, though maintenance may	Short to long term Permanent	Availability or otherwise of improvement grants could assist in maintenance

3: 13,400	0	then be less affordable Housing figures within the range derived locally represent a match of provision to need, in quantitative terms. The existing stock will therefore continue to perform its current role.	No significant effect	X					
4: 15,000	0	Housing figures within the range derived locally represent a match of provision to need, in quantitative terms. The existing stock will therefore continue to perform its current role.	No significant effect	X					
5: 19,860	-	Over-provision of new housing would lead to demolition or change of use of existing housing in lower demand areas. May also lead to influx of unemployed or retired people.	Short to long term Permanent		Avoidance of demolition may require strategies for encouraging change of use where suitable or prioritising demolition of housing least suitable for other uses				
6: 26,750	-	Over-provision of new housing would	Short to long term		Avoidance of demolition may				

<p>EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>1: 6,711</p>	<p>0</p>
<p>lead to demolition or change of use of existing housing in lower demand areas. May also lead to influx of unemployed or retired people.</p>	<p>Preventing further housing development would protect existing features but provide no new ones. There could be some unquantifiable adverse impact if features are lost to neglect due to inability to pursue enabling development.</p>	<p>No significant effect</p>	<p>Permanent</p>	<p>require strategies for encouraging change of use where suitable or prioritising demolition of housing least suitable for other uses</p>
<p>Restricting further housing development would protect existing features but provide no new ones. There could be some unquantifiable adverse impact if features are lost to neglect due to inability to pursue</p>	<p>Restricting further housing development would protect existing features but provide no new ones. There could be some unquantifiable adverse impact if features are lost to neglect due to inability to pursue</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>

EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	3: 13,400	?	enabling development. Effects dependent on detailed location and design	Uncertain effect	X
			4: 15,000	?	Effects dependent on detailed location and design	Uncertain effect	X
			5: 19,860	?	Effects dependent on detailed location and design	Uncertain effect	X
			6: 26,750	?	Effects dependent on detailed location and design. Scale of offset needed to compensate for landscape loss potentially very considerable.	Uncertain effect	X
			1: 6,711	++	Preventing further housing development would ensure protection for these areas	Short to long term Permanent	X
			2: 7,353	++	Restricting further housing development would ensure protection for these areas	Short to long term Permanent	X
			3: 13,400	?	Effects dependent on detailed location and design	Uncertain effect	X
			4: 15,000	?	Effects dependent on detailed location and design	Uncertain effect	X

	5: 19,860	?	Effects dependent on detailed location and design	Uncertain effect	X
	6: 26,750	?	Effects dependent on detailed location and design	Uncertain effect	X
EN12. Avoid damage to irreplaceable valued features.	1: 6,711	+	Preventing further housing development would avoid deliberate harm to these features. There could be some unquantifiable adverse impact if features are lost to neglect due to inability to pursue enabling development.	Short to long term Permanent	Avoidance of harm may require strategies to prioritise opportunities for re-residential purposes where appropriate to sustain valued features
	2: 7,353	+	Restricting further housing development would avoid deliberate harm to these features. There could be some unquantifiable adverse impact if features are lost to neglect due to inability to pursue enabling development.	Short to long term Permanent	Avoidance of harm may require strategies to prioritise opportunities for re-residential purposes where appropriate to sustain valued features
	3: 13,400	?	Effects dependent	Uncertain effect	X

EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	4: 15,000 5: 19,860 6: 26,750 1: 6,711 2: 7,353 3: 13,400 4: 15,000	++ + + 0 0 0 0	a minimum. Housing growth will more than match expected employment growth Although housing growth will enable economic opportunities to be taken up this may be inhibited by other effects such as congestion Although housing growth will enable economic opportunities to be taken up this may be inhibited by other effects such as congestion Housing numbers are unlikely to influence whether this objective is met Housing numbers are unlikely to influence whether this objective is met Housing numbers are unlikely to influence whether this objective is met Housing numbers are unlikely to	Short to long term Permanent Short to long term Permanent Short to long term Permanent No significant effect No significant effect No significant effect No significant effect	X Particular need for monitoring to identify any adverse impacts Particular need for monitoring to identify any adverse impacts X X X X

Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.	constraints (commentary), e.g. relative to location or scale	constraints (+ve, -ve or neutral effect)			housing development would mean losing new facilities anticipated to be provided through developer contributions	Permanent	of funding for new facilities would need to be found, if they are still required
			2: 7,353	-	Restricting further housing development would mean losing new facilities anticipated to be provided through developer contributions	Short to long term Permanent	Alternative sources of funding for new facilities would need to be found, if they are still required
			3: 13,400	+	New facilities can be funded from developer contributions, proportionate to the scale of new development	Short to long term Permanent	Some facilities may also benefit existing residents of North Somerset. Tariff could be designed to prioritise these.
			4: 15,000	+	New facilities can be funded from developer contributions, proportionate to the scale of new development	Short to long term Permanent	Some facilities may also benefit existing residents of North Somerset. Tariff could be designed to prioritise these.
			5: 19,860	+	New facilities can be funded from developer contributions, proportionate to the scale of new development	Short to long term Permanent	Some facilities may also benefit existing residents of North Somerset. Tariff could be designed to

			6: 26,750	+	development New facilities can be funded from developer contributions, proportionate to the scale of new development	Short to long term Permanent	prioritise these. Some facilities may also benefit existing residents of North Somerset. Tariff could be designed to prioritise these.
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)	1: 6,711	-	Housing growth will be less than needed to match employment growth potential. May be difficult to sustain existing economic activity due to restricted choice of housing.	Short to long term Permanent	Particular need for monitoring to identify any adverse impacts
			2: 7,353	-	Housing growth will be less than needed to match employment growth potential. May be difficult to sustain existing economic activity due to restricted choice of housing.	Short to long term Permanent	Particular need for monitoring to identify any adverse impacts
			3: 13,400	=	Housing growth generally will allow for additional affordable housing (target currently 30%) but resultant larger workforce	Short to long term Permanent	X

town centres.	2: 7,353	++	Restricting further housing growth would intensify occupation of existing urban housing	Short to long term Permanent	X
	3: 13,400	?	Higher housing figures imply greater reliance on suburban development, detached from town centre life. May nevertheless allow for some urban intensification.	Uncertain effect	X
	4: 15,000	?	Higher housing figures imply greater reliance on suburban development, detached from town centre life. May nevertheless allow for some urban intensification.	Uncertain effect	X
	5: 19,860	?	Higher housing figures imply greater reliance on suburban development, detached from town centre life. May nevertheless allow for some urban intensification.	Uncertain effect	X
	6: 26,750	?	Higher housing figures imply greater	Uncertain effect	X

<p>EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>1: 6,711</p>	<p>-</p>	<p>reliance on suburban development, detached from town centre life. May nevertheless allow for some urban intensification.</p>	<p>Short to long term Permanent</p>	<p>Particular need for monitoring to identify any adverse impacts</p>
			<p>2: 7,353</p>	<p>-</p>	<p>Housing growth will be less than needed to match employment growth potential. May be difficult to sustain existing economic activity due to restricted choice of housing.</p>	<p>Short to long term Permanent</p>	<p>Particular need for monitoring to identify any adverse impacts</p>
			<p>3: 13,400</p>	<p>++</p>	<p>Higher housing – and therefore population - figures imply greater diversity of economic needs. Opportunities to participate in society</p>	<p>Short to long term Permanent</p>	<p>X</p>

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)	1: 6,711	0	diversity of economic needs. Opportunities to participate in society are unlikely to be affected as social dynamics are not directly related to population size.	No significant effect	X		
							Preventing further housing development would limit work-at-home opportunities to those offered by the existing and approved stock	No significant effect	X
							Restricting further housing development would limit work-at-home opportunities to those offered by the existing, approved and allocated stock	No significant effect	X
							Effects dependent on detailed location and design	Uncertain effect	X
							Effects dependent on detailed location and design	Uncertain effect	X
							Effects dependent on detailed location and design	Uncertain effect	X
6: 26,750	?	Effects dependent	Uncertain effect	X					
3: 13,400	?	Effects dependent on detailed location and design	Uncertain effect	X					
4: 15,000	?	Effects dependent on detailed location and design	Uncertain effect	X					
5: 19,860	?	Effects dependent on detailed location and design	Uncertain effect	X					

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)	1: 6,711	++	on detailed location and design Preventing further housing development would protect existing small-scale employment space	Short to long term Permanent	X
			2: 7,353	++	Restricting further housing development would protect existing small-scale employment space	Short to long term Permanent	X
			3: 13,400	?	Effects dependent on detailed location and design	Uncertain effect	X
			4: 15,000	--	Housing growth in excess of local employment opportunities would increase pressure on employment space to change to residential	Short to long term Permanent	X
			5: 19,860	--	Housing growth in excess of local employment opportunities would increase pressure on employment space to change to residential	Short to long term Permanent	X
			6: 26,750	--	Housing growth in excess of local	Short to long term	X

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)	1: 6,711	++	employment opportunities would increase pressure on employment space to change to residential	Permanent	
					Restricted housing growth would, as a result of falling average household size, lead to a fall in population and thereby reduce pressure on transport infrastructure	Short to long term Permanent	X
			2: 7,353	++	Restricted housing growth would, as a result of falling average household size, lead to a fall in population and thereby reduce pressure on transport infrastructure	Short to long term Permanent	X
					If housing growth and employment growth are in balance, the effect on transport infrastructure should be neutral	Short to long term Permanent	Linking mechanism imperative to avoid imbalance
			3: 13,400	+	Over-provision of housing would	Short to long term	X
			4: 15,000	--			

		<p>urban area (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</p>	<p>3: 13,400</p>	+	<p>size, lead to a fall in population and thereby reduce pressure on transport infrastructure</p> <p>If housing growth and employment growth in the same area are in balance, the effect on transport infrastructure should be neutral</p>	<p>Short to long term Permanent</p>	<p>Linking mechanism imperative to avoid imbalance</p>
			<p>4: 15,000</p>	--	<p>Over-provision of housing would increase out-commuting, adding to pressure on transport infrastructure</p>	<p>Short to long term Permanent</p>	<p>X</p>
			<p>5: 19,860</p>	--	<p>Over-provision of housing would increase out-commuting, adding to pressure on transport infrastructure</p>	<p>Short to long term Permanent</p>	<p>X</p>
			<p>6: 26,750</p>	-	<p>Over-provision of housing would increase out-commuting, adding to pressure on transport infrastructure</p>	<p>Short to long term Permanent</p>	<p>Congestion could be minimised under this option if development were located close to Bristol and served by new transport</p>

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)	1: 6,711	?	Local housing needs would only be met if those in need locally were able to outbid in-migrants or were able to benefit from local occupancy controls.	Uncertain effect	X	infrastructure but deliverability of this is questionable
			2: 7,353	?	Local housing needs would only be met if those in need locally were able to outbid in-migrants or were able to benefit from local occupancy controls.	Uncertain effect	X	
			3: 13,400	?	Local housing needs would only be met if those in need locally were able to outbid in-migrants or were able to benefit from local occupancy controls. Affordable housing provision would be 200 a year.	Uncertain effect	X	
			4: 15,000	+	Local housing needs would only be met if those in need locally were able to outbid in-migrants or were able to benefit from	Short to long term Permanent	Increased affordable housing provision depends on overall deliverability	

			local occupancy controls. Increased provision would allow higher numbers of affordable homes (225 a year) to be delivered.				
	5: 19,860	+	Local housing needs would only be met if those in need locally were able to outbid in-migrants or were able to benefit from local occupancy controls. Increased provision would allow higher numbers of affordable homes (300 a year) to be delivered.			Short to long term Permanent	Increased affordable housing provision depends on overall deliverability
	6: 26,750	+	Local housing needs would only be met if those in need locally were able to outbid in-migrants or were able to benefit from local occupancy controls. Increased provision would allow higher numbers of affordable homes (400 a year) to be delivered.			Short to long term Permanent	Increased affordable housing provision depends on overall deliverability

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)	1: 6,711	-	Restricting further housing development would mean losing new facilities anticipated to be provided through developer contributions. A fall in population could lead to contraction of existing services.	Short to long term Permanent	Alternative sources of funding for new facilities would need to be found, if they are still required. Effect on existing services depends on whether capacity can be reduced linearly.
			2: 7,353	-	Restricting further housing development would mean losing new facilities anticipated to be provided through developer contributions. A fall in population could lead to contraction of existing services.	Short to long term Permanent	Alternative sources of funding for new facilities would need to be found, if they are still required. Effect on existing services depends on whether capacity can be reduced linearly.
			3: 13,400	+	New facilities can be funded from developer contributions, proportionate to the scale of new development	Short to long term Permanent	Some facilities may also benefit existing residents of North Somerset. Tariff could be designed to prioritise these.
			4: 15,000	+	New facilities can be funded from developer contributions, proportionate to the scale of new development	Short to long term Permanent	Some facilities may also benefit existing residents of North Somerset. Tariff could be designed to prioritise these.

					designed to prioritise these. Some facilities may also benefit existing residents of North Somerset. Tariff could be designed to prioritise these.
5: 19,860	+	New facilities can be funded from developer contributions, proportionate to the scale of new development	Short to long term Permanent	Some facilities can be funded from developer contributions, proportionate to the scale of new development	Some facilities may also benefit existing residents of North Somerset. Tariff could be designed to prioritise these.
6: 26,750	+	New facilities can be funded from developer contributions, proportionate to the scale of new development	Short to long term Permanent	New housing is likely to be designed for sustainable living but opportunities for those remaining in existing housing will be unchanged.	Strategy could consider how new housing is integrated into older areas to create wider community benefits, e.g. strategic cycle routes
1: 6,711	+	New housing is likely to be designed for sustainable living but opportunities for those remaining in existing housing will be unchanged.	Short to long term Permanent	New housing is likely to be designed for sustainable living but opportunities for those remaining in existing housing will be unchanged.	Strategy could consider how new housing is integrated into older areas to create wider community benefits, e.g. strategic cycle routes
2: 7,353	+	New housing is likely to be designed for sustainable living but opportunities for those remaining in existing housing will be unchanged.	Short to long term Permanent	New housing is likely to be designed for sustainable living but opportunities for those remaining in existing housing will be unchanged.	Strategy could consider how new housing is integrated into older areas to create wider community benefits, e.g. strategic cycle routes
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			

						routes
3: 13,400	+	New housing is likely to be designed for sustainable living but opportunities for those remaining in existing housing will be unchanged.	Short to long term Permanent	Strategy could consider how new housing is integrated into older areas to create wider community benefits, e.g. strategic cycle routes		
4: 15,000	+	New housing is likely to be designed for sustainable living but opportunities for those remaining in existing housing will be unchanged.	Short to long term Permanent	Strategy could consider how new housing is integrated into older areas to create wider community benefits, e.g. strategic cycle routes		
5: 19,860	-	Higher housing numbers require loss of greenfield land, including public recreational access	Short to long term Permanent	Development on greenfield land needs to offset loss of recreational access, which could severely limit gross density, thus increasing loss of greenfield land if numbers are to be met		
6: 26,750	-	Higher housing numbers require loss of greenfield land,	Short to long term Permanent	Development on greenfield land needs to offset loss		

	<p>SC4. Develop a positive sense of place both physically and socially.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>		
<p>including public recreational access</p>	<p>Sites already have permission, though some details may be reserved for subsequent approval</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>of recreational access, which could severely limit gross density, thus increasing loss of greenfield land if numbers are to be met</p>	<p>X</p>
	<p>Small numbers involved in remaining allocations are unlikely to have a significant effect on this objective</p>	<p>No significant effect</p>	<p>No significant effect</p>		<p>X</p>
	<p>Numbers do not require major new settlements or urban extensions. Likely concentrations of new housing form well-defined blocks. Social development requires significant resourcing.</p>	<p>Short to long term Permanent</p>	<p>Short to long term Permanent</p>	<p>For larger developments, social development requires particular attention</p>	
	<p>Higher housing numbers allow for greater design flexibility – within tighter landscape</p>	<p>Short to long term Permanent</p>	<p>Short to long term Permanent</p>	<p>For larger developments, social development requires particular attention</p>	

			constraints – but social development requires significant resourcing. May lead to skewed demography in longer term as development ages uniformly.			
	5: 19,860	=	Higher housing numbers allow for greater design flexibility – within tighter landscape constraints – but social development requires significant resourcing. May lead to skewed demography in longer term as development ages uniformly.	Short to long term Permanent	For larger developments, social development requires particular attention	
	6: 26,750	=	Higher housing numbers allow for greater design flexibility – within tighter landscape constraints – but social development requires significant resourcing. May lead to skewed demography in longer term as development ages uniformly.	Short to long term Permanent	For larger developments, social development requires particular attention	

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:	(a). Existence of opportunities (+ve, -ve or neutral effect)	1: 6,711	=	development ages uniformly. Restricting housing growth to existing commitments would, as a result of falling average household size, lead to a fall in population and thereby reduce pressure on countryside and social infrastructure, though the latter could suffer contraction as a result	Short to long term Permanent	Effect on existing services depends on whether capacity can be reduced linearly
	<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 		2: 7,353	=	Restricting housing growth to existing commitments would, as a result of falling average household size, lead to a fall in population and thereby reduce pressure on countryside and social infrastructure, though the latter could suffer contraction as a result	Short to long term Permanent	Effect on existing services depends on whether capacity can be reduced linearly
			3: 13,400	?	Stress would be reduced if people are provided with	Uncertain effect	X

	<p>opportunities for social development</p> <ul style="list-style-type: none"> • 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 (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' 		<p>4: 15,000</p>	<p>?</p>	<p>housing more appropriate to their needs but the housing numbers alone do not guarantee this. Higher housing numbers do imply greater pressure on countryside and social infrastructure.</p> <p>Stress would be reduced if people are provided with housing more appropriate to their needs but the housing numbers alone do not guarantee this. Higher housing numbers do imply greater pressure on countryside and social infrastructure.</p>	<p>Uncertain effect</p>	<p>X</p>
			<p>5: 19,860</p>	<p>?</p>	<p>Stress would be reduced if people are provided with housing more appropriate to their needs but the housing numbers alone do not guarantee this. Higher housing</p>	<p>Uncertain effect</p>	<p>X</p>

		<p>numbers do imply greater pressure on countryside and social infrastructure.</p> <p>Stress would be reduced if people are provided with housing more appropriate to their needs but the housing numbers alone do not guarantee this. Higher housing numbers do imply greater pressure on countryside and social infrastructure.</p>	Uncertain effect	X
6: 26,750	?	<p>Restricting further housing growth could intensify use of the existing stock. This may increase stress.</p> <p>Restricting further housing growth could intensify use of the existing stock. This may increase stress.</p>	Uncertain effect	X
1: 6,711	?	<p>Stress would be reduced if people are provided with housing more appropriate to their needs but the housing numbers alone do not guarantee this. Higher housing numbers do imply greater pressure on countryside and social infrastructure.</p>	Uncertain effect	X
2: 7,353	?	<p>Stress would be reduced if people are provided with housing more appropriate to their needs but the housing numbers alone do not guarantee this. Higher housing numbers do imply greater pressure on countryside and social infrastructure.</p>	Uncertain effect	X
3: 13,400	?	<p>Stress would be reduced if people are provided with housing more appropriate to their needs but the housing numbers alone do not guarantee this. Higher housing numbers do imply greater pressure on countryside and social infrastructure.</p>	Uncertain effect	X

					4: 15,000	?		needs but the housing numbers alone do not guarantee this. Stress would be reduced if people are provided with housing more appropriate to their needs but the housing numbers alone do not guarantee this.	Uncertain effect			X
					5: 19,860	?		Stress would be reduced if people are provided with housing more appropriate to their needs but the housing numbers alone do not guarantee this.	Uncertain effect			X
					6: 26,750	?		Stress would be reduced if people are provided with housing more appropriate to their needs but the housing numbers alone do not guarantee this.	Uncertain effect			X
SC7. Reduce crime and fear of crime, likewise anti-	Existence of opportunities (commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)	1: 6,711	0				Housing numbers are unlikely to influence whether this objective is met	No significant effect			X

social behaviour.	scale			2: 7,353	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	X
				3: 13,400	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	X
				4: 15,000	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	X
				5: 19,860	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	X
				6: 26,750	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	X
				1: 6,711	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	X
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)	2: 7,353	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	X	
			3: 13,400	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	X	
			4: 15,000	0	Housing numbers are unlikely to influence whether this objective is met	No significant effect	X	

				5: 19,860	0							No significant effect	X
				6: 26,750	0							No significant effect	X
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)		1: 6,711	?							Uncertain effect	X
				2: 7,353	?							Uncertain effect	X
				3: 13,400	0							No significant effect	X
				4: 15,000	0							No significant effect	X
				5: 19,860	0							No significant effect	X
				6: 26,750	0							No significant effect	X
SC10. Meet housing	Number of homes expected to be	(a). Number of new homes expected to		1: 6,711	--							Short to long term	X

requirement.	created.	be created (b). Degree of uncertainty (high, medium, low)							
			2: 7,353	--	derived by Keith Woodhead Option fails to match the requirement as derived by Keith Woodhead	Permanent	Short to long term Permanent	X	
			3: 13,400	++	Option matches the requirement as derived by Keith Woodhead	Permanent	Short to long term Permanent	X	
			4: 15,000	++	Option exceeds the requirement as derived by Keith Woodhead	Permanent	Short to long term Permanent	X	
			5: 19,860	++	Option exceeds the requirement as derived by Keith Woodhead	Permanent	Short to long term Permanent	X	
			6: 26,750	++	Option exceeds the requirement as derived by Keith Woodhead	Permanent	Short to long term Permanent	X	
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)	1: 6,711	0	Average annual increment on 2005 housing stock: 335 (0.39%)	No significant effect (<1%)	No significant effect (<1%)	X	
			2: 7,353	0	Average annual increment on 2005 housing stock: 368 (0.43%)	No significant effect (<1%)	No significant effect (<1%)	X	
			3: 13,400	0	Average annual increment on 2005 housing stock: 670 (0.79%)	No significant effect (<1%)	No significant effect (<1%)	X	
			4: 15,000	0	Average annual	No significant	No significant	X	

					increment on 2005 housing stock: 750 (0.88%)	effect (<1%)	
		5: 19,860	?		Average annual increment on 2005 housing stock: 993 (1.17%)	Uncertain effect: depends on housing mix	X
		6: 26,750	?		Average annual increment on 2005 housing stock: 1,338 (1.57%)	Uncertain effect: depends on housing mix	X
SC12. Improve the life chances of those living in areas of concentrated disadvantage.	Existence of opportunities (commentary), e.g. relative to location or scale	1: 6,711	-	(a). Existence of opportunities (+ve, -ve or neutral effect)	Housing growth will be less than needed to match employment growth potential. May be difficult to sustain existing economic activity due to restricted choice of housing.	Short to long term Permanent	Particular need for monitoring to identify any adverse impacts
		2: 7,353	-		Housing growth will be less than needed to match employment growth potential. May be difficult to sustain existing economic activity due to restricted choice of housing.	Short to long term Permanent	Particular need for monitoring to identify any adverse impacts
		3: 13,400	=		Housing growth generally will allow for additional affordable housing	Short to long term Permanent	X

				(target currently 30%) but resultant larger workforce could depress wage rates			
	4: 15,000	=		Housing growth generally will allow for additional affordable housing (target currently 30%) but resultant larger workforce could depress wage rates	Short to long term Permanent	X	
	5: 19,860	=		Housing growth generally will allow for additional affordable housing (target currently 30%) but resultant larger workforce could depress wage rates	Short to long term Permanent	X	
	6: 26,750	=		Housing growth generally will allow for additional affordable housing (target currently 30%) but resultant larger workforce could depress wage rates	Short to long term Permanent	X	

Appraisal table for Policy CS14: Distribution of New Housing

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	=	At Weston, development is required to be employment-led, but not elsewhere. Significant housing development at Nailsea would add to out-commuting unless employment-led.	Short to medium term Permanent	Development at Nailsea could also be specified to be employment-led. Policy CS31 requires only that it be mixed use.
			Business as Usual (Alternative A)	=	RLP Policy H/1 opposes unbalanced development at Weston, but not elsewhere	Short to medium term Permanent	X
			No Plan (Alternative B)	+	National policy favours urban regeneration but lacks detail	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (a). Distance from centre point to Bristol/WsM or to employment site with estimated 1,000+ jobs	Publication Version Wording	?	Focusing growth at Weston will increase average travel-to-work distance unless the employment-led strategy succeeds. Significant housing	Uncertain effect	Development at Nailsea could also be specified to be employment-led. Policy CS31 requires only that it be mixed use.

					Business as Usual (Alternative A)	++	RPL policies (H/1, H/7, H/8) specify acceptable development in the rural area	Short to medium term Permanent	X
				No Plan (Alternative B)	+	National policy limits rural development but depends on local policy for necessary detail	Short to long term Permanent	X	
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed		Publication Version Wording	=	Policy directs development to previously developed land in and around urban areas but urban extension for Nailsea would contradict this approach	Short to medium term Permanent	X	
				Business as Usual (Alternative A)	++	Policy directs development to previously developed land in and around urban areas	Short to medium term Permanent	X	
				No Plan (Alternative B)	+	National policy supports urban focus but lacks detail	Short to long term Permanent	X	
EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3		Publication Version Wording	-	All towns except Nailsea include extensive developed areas in Flood Zone 3a. Some new development at Weston is also 3a.	Short to medium term Permanent	Strategic drainage solutions required to comply with PPS25	

		(c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	-	All towns except Nailsea include extensive developed areas in Flood Zone 3a	Short to medium term Permanent	X
			No Plan (Alternative B)	-	All towns except Nailsea include extensive developed areas in Flood Zone 3a	Short to long term Permanent	X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording	-	Policy envisages development on existing permeable surfaces	Short to medium term Permanent	Strategic drainage solutions required to comply with PPS25
			Business as Usual (Alternative A)	-	Policy envisages development on existing permeable surfaces	Short to medium term Permanent	X
			No Plan (Alternative B)	0	PPS25 promotes SuDS but lacks local detail and does not explicitly require protection of permeable surfaces. Some development could be on brownfield land.	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	Issue addressed by other policies (CS1, CS2)	No significant effect	X
			Business as Usual (Alternative A)	0	Issue addressed by RLP Policy GDP/3	No significant effect	X
			No Plan	0	Issue addressed by	No significant	X

			(Alternative B)			PPS1 (Climate Change Supplement) – not housing-specific	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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	Policy states that new housing development must not conflict with environmental protection, nature conservation, etc. Effect is therefore neutral. RLP Policies (H/1,	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X

			as Usual (Alternative A)			
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	No Plan (Alternative B)	?	H/7, H/8) do not refer to such features, which are addressed by other policies. PPS3 (38) requires environmental constraints to be taken into account but relies on LDDs to identify suitable locations for housing. Without these, outcomes are uncertain, especially for features of only local importance.	Uncertain effect
			Publication Version Wording	++	Policy states that new housing development must not conflict with environmental protection, nature conservation, etc. No consideration given to tranquility/dark skies but the urban focus should assist in protecting these.	Short to medium term Permanent
			Business as Usual (Alternative A)	=	RLP Policies (H/1, H/7, H/8) do not refer to such features, which are addressed by other	Short to medium term Permanent

		policies. Allocations do avoid the most environmentally sensitive areas, with exceptions such as Flood Zone 3a.				
X	Uncertain effect	PPS3 (38) requires environmental constraints to be taken into account but relies on LDDs to identify suitable locations for housing. Without these, outcomes are uncertain, especially for features of only local importance.	?	No Plan (Alternative B)		
X	Short to medium term Permanent	Policy states that new housing development must not conflict with environmental protection, nature conservation, etc.	++	Publication Version Wording	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	EN12. Avoid damage to irreplaceable valued features.
X	Short to medium term Permanent	RLP Policies (H/1, H/7, H/8) do not refer to such features, which are addressed by other policies, but allocations do avoid them.	++	Business as Usual (Alternative A)		
X	Uncertain effect	PPS3 (38) requires environmental	?	No Plan (Alternative		

	B)		<p>(a). Number of <i>additional</i> economically active residents in settlement as ratio of <i>additional</i> jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)</p>	<p>Homes: jobs ratio (acknowledging that there is no guarantee that residents will take up local job opportunities)</p>	<p>EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.</p>	
<p>constraints to be taken into account but relies on LDDs to identify suitable locations for housing. Without these, outcomes are uncertain, especially for features of only local importance.</p>	<p>Short to medium term Permanent</p>	<p>At Weston, development is required to be employment-led, but not elsewhere. Significant housing development at Nailsea would add to out-commuting unless employment-led.</p>	<p>=</p>	<p>Publication Version Wording</p>	<p>Development at Nailsea could also be specified to be employment-led. Policy CS31 requires only that it be mixed use.</p>	
	<p>Short to medium term Permanent</p>	<p>RLP Policy H/1 opposes unbalanced development at Weston, but not elsewhere</p>	<p>=</p>	<p>Business as Usual (Alternative A)</p>		<p>X</p>
	<p>Short to long term Permanent</p>	<p>National policy favours urban regeneration but lacks detail</p>	<p>+</p>	<p>No Plan (Alternative B)</p>		<p>X</p>
<p>An alternative view is that development closer to Bristol would benefit from proximity to the</p>	<p>Short to medium term Permanent</p>	<p>Priority given to previously developed land, especially at Weston, the district's</p>	<p>++</p>	<p>Publication Version Wording</p>		

North Somerset.						largest town	sub-regional centre. However, this could be offset by the effect of environmental damage on perceptions of attractiveness.
					++	Priority given to previously developed land	Permanent
					?	National policy favours urban regeneration but development would be unfocused	Uncertain effect
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	0	No significant effect	No significant effect
					0	No significant effect	No significant effect
EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development,	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	?	Additional, unquantified development at Nailsea could compete with sites in Weston. Phasing may mitigate this.	Uncertain effect
					++	RLP Policy H/1	Short to medium
						Detailed tests to be set out in Site Allocations DPD	X

especially ahead of major new housing.				as Usual (Alternative A)		opposes unbalanced development at Weston	term	
				No Plan (Alternative B)	+	National policy favours urban regeneration but lacks detail	Permanent	X
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)	Publication Version Wording	?		Additional, unquantified development at Nailsea could compete with sites in Weston. Phasing may mitigate this.	Uncertain effect	Detailed tests to be set out in Site Allocations DPD
			Business as Usual (Alternative A)	++		RLP Policy H/1 opposes unbalanced development at Weston	Short to medium term	X
			No Plan (Alternative B)	0		No significant effect	Permanent	X
			Publication Version Wording	0		Housing growth generates jobs in local services but not enough to match population growth	No significant effect	X
			Business as Usual (Alternative A)	0		Housing growth generates jobs in local services but not enough to match population growth	No significant effect	X
			No Plan (Alternative B)	0		Housing growth generates jobs in local services but not enough to match	No significant effect	X
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)	Publication Version Wording			Housing growth generates jobs in local services but not enough to match population growth	No significant effect	
			Business as Usual (Alternative A)			Housing growth generates jobs in local services but not enough to match population growth	No significant effect	
			No Plan (Alternative B)			Housing growth generates jobs in local services but not enough to match	No significant 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)	Publication Version Wording	?	population growth Urban focus should produce more vibrant centres. However, the physical detachment of the Weston villages may limit the contribution they will make to this.	Uncertain effect	X
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)	Business as Usual (Alternative A) No Plan (Alternative B)	++ 0	Urban focus (RLP Policy H/1) should produce more vibrant centres No significant effect. PPS4 (EC4.2) promotes management of the evening and night-time economy but lacks detail.	Short to medium term Permanent No significant effect	X X
			Publication Version Wording	0	Housing growth generates jobs in local services but not enough to match population growth	No significant effect	X
			Business as Usual (Alternative A)	0	Housing growth generates jobs in local services but not enough to match population growth	No significant effect	X
			No Plan (Alternative B)	0	Housing growth generates jobs in local services but not enough to match	No significant effect	X

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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	?	population growth Effects dependent on detailed design and implementation Effects dependent on detailed design and implementation Effects dependent on detailed design and implementation	Uncertain effect Uncertain effect Uncertain effect	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	= = =	Housing growth generates jobs in local services but infill sites frequently involve the loss of convenient small-scale employment land Housing growth generates jobs in local services but infill sites frequently involve the loss of convenient small-scale employment land Housing growth generates jobs in local services but infill sites frequently involve the loss of convenient small-scale employment land	Short to medium term Permanent Short to medium term Permanent Short to long term Permanent	X X X

<p>EC11. Reduce queuing and over-crowding on the road and rail networks.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale. Access to transport. Traffic modelling will refine approach.</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>?</p>	<p>Focusing growth at Weston will increase average travel-to-work distance unless the employment-led strategy succeeds. Significant housing development at Nailsea would add to out-commuting unless employment-led.</p>	<p>Uncertain effect</p>	<p>Development at Nailsea could also be specified to be employment-led. Policy CS31 requires only that it be mixed use.</p>
<p>EC12. Locate new development on sites – and access them in</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale.</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect) (b). Distance to</p>	<p>Publication Version Wording</p>	<p>?</p>	<p>Focusing growth at Weston will increase congestion unless the employment-led strategy succeeds.</p>	<p>Uncertain effect</p>	<p>Development at Nailsea could also be specified to be employment-led. Policy CS31</p>
<p>Short to medium term Permanent</p>	<p>X</p>	<p>RLP housing sites are found in a variety of locations across North Somerset. Many are rolled-forward sites not appraised for their sustainability.</p>	<p>Business as Usual (Alternative A)</p>	<p>=</p>	<p>National policy favours urban regeneration but lacks detail. Absence of any link to employment means that balanced housing/employment growth cannot be guaranteed.</p>	<p>Uncertain effect</p>	<p>X</p>
<p>Uncertain effect</p>	<p>X</p>	<p>National policy favours urban regeneration but lacks detail. Absence of any link to employment means that balanced housing/employment growth cannot be guaranteed.</p>	<p>No Plan (Alternative B)</p>	<p>?</p>	<p>Focusing growth at Weston will increase congestion unless the employment-led strategy succeeds.</p>	<p>Uncertain effect</p>	<p>X</p>

ways – that will not add to traffic congestion.	Traffic modelling will refine approach.	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	Business as Usual (Alternative A)	=	Significant housing development at Nailsea would add to congestion unless employment-led. RLP housing sites are found in a variety of locations across North Somerset. Many are rolled-forward sites not appraised for their sustainability.	Short to medium term Permanent	requires only that it be mixed use. No current prospect of improved road access to Nailsea. X
			No Plan (Alternative B)	?	National policy favours urban regeneration but lacks detail. Absence of any link to employment means that balanced housing/employment growth cannot be guaranteed.	Uncertain effect	X
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)	Publication Version Wording	+	Weston is the focus for new housing. Policies for Clevedon, Nailsea and Portishead allow for some needs to be met locally, within settlement boundaries. Policy allows for rural housing to meet local needs but	Short to medium term Permanent	Policy has a strict approach to meeting housing needs locally. Relaxing it could enable more needs to be met locally, though at the cost of meeting many non-local needs in ways that are environmentally

	Business as Usual (Alternative A)	+	deletes many settlement boundaries, reducing the scope for this to happen. RLP policies (H/1, H/7, H/8) specify acceptable development in the rural area. Policies for urban areas allow for some needs to be met locally, though usually only within current settlement boundaries.	Short to medium term Permanent	X	sub-optimal.
	No Plan (Alternative B)	+	National policy limits rural development but depends on local policy for necessary detail	Short to long term Permanent	X	
SC2. Improve accessibility to service, retail, educational, leisure and social provision.	Publication Version Wording	++	Urban focus ensures that most new development is close to a range of local services. Growth allowed where needed to strengthen larger village communities. Villages losing settlement boundaries are those that have few	Short to medium term Permanent	X	
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)	Business as Usual (Alternative A)	++	services and are unlikely to gain any. Urban focus of RLP Policy H/1 ensures that most new development is close to a range of local services. Growth allowed at villages but usually only within settlement boundaries. Villages without settlement boundaries are those that have few services and are unlikely to gain any.	Short to medium term Permanent	X	
				No Plan (Alternative B)	+	National policy favours urban and rural regeneration but lacks detail	Short to long term Permanent	X	
				Publication Version Wording	?	Greenfield development may reduce access to the countryside but only where access rights exist or facilities are provided	Uncertain effect	X	
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	Business as Usual (Alternative A)	?	RLP provides very few greenfield development opportunities. Brownfield development may	Uncertain effect	X	

	<p>indicators relate to:</p> <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 		(Alternative B)		<p>promotes leisure provision but lacks site-specific detail</p>	<p>effect</p>	
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	<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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	
SC8.	Existence of	(a). Existence of	Publication	?	Effects dependent	Effects dependent	Effects dependent	Uncertain effect	X	

Minimise risk to health and safety.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording Business as Usual (Alternative A)	?		on detailed location and design	Uncertain effect	X	
			No Plan (Alternative B)	?		Effects dependent on detailed location and design	Uncertain effect	X	
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)	Publication Version Wording Business as Usual (Alternative A)	?		Effects dependent on detailed location and design	Uncertain effect	X	
			No Plan (Alternative B)	?		Effects dependent on detailed location and design	Uncertain effect	X	
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)	Publication Version Wording Business as Usual (Alternative A)	++		Distribution of new housing achieves total set out in Policy CS13	Short to medium term Permanent	X	
			No Plan (Alternative B)	+		Distribution of new housing in RLP Policy H/2 achieves total set out there JRSP housing requirement equates to 993 per annum. Other JRSP policies (1 & 2) set out a sustainable locational strategy but this lacks detail.	Short to medium term Permanent Short to medium term Permanent	X	

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)	Publication Version Wording	0	SA of Policy CS13 explains why house-building has no significant effect on house prices in the short term. Distribution unlikely to affect prices significantly over plan period.	No significant effect	X
				Business as Usual (Alternative A)	0	SA of Policy CS13 explains why house-building has no significant effect on house prices in the short term. Distribution unlikely to affect prices significantly over plan period.	No significant effect
SC12. Improve the life chances of those living in areas of concentrated	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual	0	SA of Policy CS13 explains why house-building has no significant effect on house prices in the short term. Distribution unlikely to affect prices significantly over plan period.	No significant effect	X
				No Plan (Alternative B)	0	No significant effect	No significant effect

disadvantage.			(Alternative A)				
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

Appraisal table for Policy CS15: Mixed and Balanced Communities

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Policy promotes a wide range of housing types to meet all local needs	Short to medium term	X
			Business as Usual (Alternative A)	++	RLP promotes a wide range of housing types to meet all local needs	Permanent	X
			No Plan (Alternative B)	?	Without a plan there may be a predominance of one type of housing which may force workers to live elsewhere	Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	++	Policy promotes a wide range of housing types to meet all local needs	Short to medium term	X
			Business as Usual (Alternative A)	++	RLP promotes a wide range of housing types to meet all local needs	Permanent	X
			No Plan (Alternative B)	?	Without a plan there may be a predominance of one type of housing	Permanent	X

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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	Publication Version Wording	++	which may force workers to live elsewhere	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RPL promotes a wide range of housing types to meet all local needs without encroaching into surrounding countryside	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Without a plan there may be a predominance of one type of housing which may increase pressure on development outside of the main towns	Uncertain effect	X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	++	RPL promotes a wide range of housing types to meet all local needs without encroaching into surrounding countryside	Short to medium term Permanent	X
			Business	++	RPL promotes a	Short to medium	X

				as Usual (Alternative A)				wide range of housing types to meet all local needs without encroaching into surrounding countryside	term	
				No Plan (Alternative B)				Without a plan there may be a predominance of one type of housing which may increase pressure on development outside of the main towns	Uncertain effect	X
EN5. Minimise flood risk.				Publication Version Wording	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	0		Housing mix unlikely to have a significant effect. Dwellings in basements are an issue but these can be suitably located with reference to the Sequential and Exception Tests or else designed so as not to be basement-only.	No significant effect	X
				Business as Usual (Alternative A)		0		As above	No significant effect	X
				No Plan (Alternative B)		0		As above	No significant effect	X
EN6. Promote		Existence of SuDS opportunities		Publication Version	Yes (a). Existence of	0		Housing mix unlikely to have a significant	No significant effect	X

sustainable drainage and protect existing permeable surfaces.	(commentary). Effect on existing permeable surfaces.	SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Wording Business as Usual (Alternative A)	0	effect Housing mix unlikely to have a significant effect	No significant effect	X					
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording	0	Housing mix unlikely to have a significant effect Housing mix unlikely to have a significant effect	No significant effect No significant effect	X X					
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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording	0	Housing mix unlikely to have a significant effect Housing mix unlikely to have a significant effect	No significant effect No significant effect	X X					
EN9. Increase the life expectancy of buildings.	Existence of opportunities (commentary), e.g. relative to location or scale, including retention of energy	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording	0 ++	Housing mix unlikely to have a significant effect A range of housing types will ensure that there is always demand and that the housing stock can be regenerated	No significant effect Short to medium term Permanent	X X					

	embedded in existing buildings		Business as Usual (Alternative A)	++	A range of housing types will ensure that there is always demand and that the housing stock can be regenerated	Short to medium term	X
			No Plan (Alternative B)	?	Without a plan there may be a predominance of one type of housing, which could lead in due course to a decline in the quality of the housing stock due to low demand	Uncertain effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	Housing mix unlikely to have a significant effect. A variety of housing types may enable schemes to better fit conservation requirements.	No significant effect	X
			Business as Usual (Alternative A)	0	As above	No significant effect	X
			No Plan (Alternative B)	0	As above	No significant effect	X
EN11. Avoid major development in the most environmentally	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral	Publication Version Wording	0	Housing mix unlikely to have a significant effect	No significant effect	X
			Business as Usual	0	Housing mix unlikely to have a significant effect	No significant effect	X

sensitive areas.		effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	(Alternative A) No Plan (Alternative B)	0	effect		
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
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 (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC2. Harness the	Existence of opportunities	(a). Existence of opportunities	Publication Version	++	Provides a wide range of housing	Short to medium term	X

particular economic opportunities of North Somerset.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording		types for resident workers	Permanent	
			Business as Usual (Alternative A)	++	Provides a wide range of housing types for resident workers	Short to medium term	X
			No Plan (Alternative B)	?	Without a plan there may be a predominance of one type of housing. For example there could be a lack of executive housing which could influence entrepreneurs to locate elsewhere.	Uncertain effect	X
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development,	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	A wide range of housing types will ensure an area is well balanced and well positioned to accept regeneration opportunities	Short to medium term Permanent	X
			Business	++	A wide range of	Short to medium	X

especially ahead of major new housing.				as Usual (Alternative A)	housing types will ensure an area is well balanced and well positioned to accept regeneration opportunities	term Permanent	
				No Plan (Alternative B)	Without a plan, transient areas such as Central and South Wards in Weston will continue to display the same demographic characteristics. This may not assist the take-up of regeneration opportunities.	Short to long term Permanent	X
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)	0	Publication Version Wording	No significant effect	No significant effect	X
			0	Business as Usual (Alternative A)	No significant effect	No significant effect	X
			0	No Plan (Alternative B)	No significant effect	No significant effect	X
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)	++	Publication Version Wording	A wide range of housing types in areas of concentrated disadvantage will attract new residents and increase	Short to medium term Permanent	X

	scale			Business as Usual (Alternative A)	+	work from home	Short to medium term	X
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)	Business as Usual (Alternative A)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Business as Usual (Alternative A)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC12. Locate new development on	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	Publication Version Wording	0	No significant effect	No significant effect	X

sites – and access them in ways – that will not add to traffic congestion.	relative to location or scale. Traffic modelling will refine approach.	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	Business as Usual (Alternative A) No Plan (Alternative B)	0 0	No significant effect No significant effect	X X
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)	Publication Version Wording Business as Usual (Alternative A)	++ +	Policy promotes a wide range of housing types to meet all local needs RLP promotes affordable housing (H/4, H/5) and seeks through density to improve mix (H/3) but other aspects (e.g. Lifetime Homes) are for negotiation only	X X

					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	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	
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)	Publication Version Wording Business as Usual (Alternative A)	++ +	Policy approach aims to ensure that a wide range of housing types are provided which can help to create a vibrant and balanced community RLP Policy H/3 seeks development that contributes to	Short to medium term Permanent Short to medium term	X X X	

			A)			
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:	(a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	?	forming balanced communities but its only tool for doing so is density Without a plan there may be a predominance of one type of housing.	Permanent
			Publication Version Wording	++	Policy approach aims to ensure that a wide range of housing types are provided which can help to create a vibrant and balanced community	Short to medium term Permanent
			Business as Usual (Alternative A)	+	RLP Policy H/3 seeks development that contributes to forming balanced communities but its only tool for doing so is density	Short to medium term Permanent
			No Plan (Alternative B)	?	Without a plan there may be a predominance of one type of housing which can lead to an unbalanced community	Uncertain effect

	<p>already dealt with under another heading)</p> <ul style="list-style-type: none"> • 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 • (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 					
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SC6. Reduce health inequalities.		'making a difference' Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy approach aims to ensure that a wide range of housing types are provided which can help to reduce health inequalities	Short to medium term Permanent	An alternative view is that the policy will have no significant effect, since a more balanced community may dilute geographical concentrations of ill-health without improving the health of any of the individuals involved X
SC7. Reduce crime and fear of crime, likewise anti-		Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	+	RLP Policy H/3 seeks development that contributes to forming balanced communities, which can help to reduce health inequalities, but its only tool for doing so is density	Short to medium term Permanent	X
				No Plan (Alternative B)	?	Without a plan there may be a predominance of one type of housing which can lead to a continuation of health inequalities	Uncertain effect	X
				Business as Usual (Alternative A)	++	Policy approach aims to ensure that a wide range of housing types are provided which can help to reduce health inequalities	Short to medium term Permanent	An alternative view is that the policy will either have no significant effect or

social behaviour.	scale	provided which can help to create a more balanced community with reduced crime rates	an uncertain effect, since a more balanced community will not necessarily have reduced crime rates, though fear of crime may be reduced	Business as Usual (Alternative A)	+	RPL Policy H/3 seeks development that contributes to forming balanced communities, which may have reduced crime rates	Short to medium term Permanent	X
				No Plan (Alternative B)	?	Without a plan there may be a predominance of one type of housing which can lead to a continuation of high crime rates	Uncertain effect	X
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)		Publication Version Wording	0	No significant effect	No significant effect	X
				Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
				No Plan (Alternative B)	0	No significant effect	No significant effect	X
SC9. Avoid exposure to	Existence of opportunities	(a). Existence of opportunities		Publication Version	?	Noise nuisance may be reduced in a	Uncertain effect	X

pollution/noise.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording		more balanced community, though not inevitably so		
			Business as Usual (Alternative A)	0	RLP Policy GDP/2 addresses the problem of inherently noisy uses but not domestic disturbance	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	-	Requiring a mix of housing that differs from market requirements may inhibit housing development, though if landowners wish to see their land developed they will need to comply. Lower densities will reduce the potential of land to meet the housing requirement in full.	Short to medium term Permanent	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
			Business as Usual (Alternative A)	-	RLP Policy H/3 seeks development that contributes to forming balanced communities but its only tool for doing so is density. Lower densities will reduce	Short to medium term Permanent	X

chances of those living in areas of concentrated disadvantage.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording		wide range of housing types are provided which can help to improve life chances.	Permanent	will have no significant effect, since a more balanced community may dilute geographical concentrations of disadvantage without improving the life chances of any of the individuals involved
			Business as Usual (Alternative A)	0	RLP Policy H/3 seeks development that contributes to forming balanced communities but its only tool for doing so is density.	No significant effect	X
			No Plan (Alternative B)	?	Without a plan there may be a predominance of one type of housing which may not create opportunities for improving life chances	Uncertain effect	X

Appraisal table for Policy CS16: Affordable Housing

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	More affordable housing provided in sustainable locations – could help minimise economic in-migration	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	More affordable housing provided in sustainable locations – could help minimise economic in-migration	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Uncertain how much and where affordable housing will be provided	Uncertain effect	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	++	Affordable housing concentrated in urban areas	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Affordable housing concentrated in urban areas	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Location of affordable housing uncertain	Uncertain effect	X

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	within 2km Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ ?	Affordable housing reflects settlement strategy - provision is less likely in rural locations Affordable housing reflects settlement strategy - provision is less likely in rural locations National policy restricts development in rural areas but impact uncertain	Short to medium term Permanent Short to medium term Permanent Uncertain effect	X X X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	+ + ?	Affordable housing reflects settlement strategy - provision is less likely in rural locations. Affordable housing reflects settlement strategy - provision is less likely in rural locations. JRSP has policies (1, 20) on agricultural land. National policy restricts development in rural areas but impact is uncertain	Short to medium term Permanent Short to medium term Permanent Uncertain effect	Add requirement to minimise loss of productive agricultural land X X
EN5. Minimise flood	PPS25 flood zone categorisation.	Yes (a). Area of land	Publication Version Business as Usual (Alternative A) No Plan (Alternative B)	? ?	Affordable housing may have an impact	Uncertain effect	X

risk.	Note: Strategic Flood Risk Assessment refines approach.	developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Wording Business as Usual (Alternative A) No Plan (Alternative B)	?	but depends on location Affordable housing may have an impact but depends on location Affordable housing may have an impact but depends on location	Uncertain effect Uncertain effect	X X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	?	Affordable housing may have an impact but depends on location Affordable housing may have an impact but depends on location	Uncertain effect Uncertain effect	X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	+	Affordable housing could be designed and delivered as part of larger developments Affordable housing could be designed and delivered as part of larger developments	Short to medium term Permanent Short to medium term Permanent	Affordable housing to be integrated into large scale developments in terms of minimising resources X
			No Plan (Alternative B)	?	Affordable housing may have an impact but depends on location	Uncertain effect	X
			Publication Version Wording	+	Affordable housing could be designed and delivered as part of larger developments	Short to medium term Permanent	Affordable housing to be integrated into large scale developments in terms of minimising resources X
			Business as Usual (Alternative A)	+	Affordable housing could be designed and delivered as part of larger developments	Short to medium term Permanent	Affordable housing to be integrated into large scale developments in terms of minimising resources X
			No Plan (Alternative B)	?	Affordable housing may have an impact but depends on location	Uncertain effect	X

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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
EN11. Avoid major development in	Effect on national and local designations and on tranquility/dark	No (a). Effect on national	Publication Version Wording	+	Affordable housing reflects settlement strategy which	Short to medium term	Could explicitly restrict affordable housing in the most

the most environmentally sensitive areas.	skies	designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	Business as Usual (Alternative A) No Plan (Alternative B)	+	restricts development in sensitive areas	Permanent Short to medium term Permanent Uncertain effect	sensitive areas but issue is impact of housing as such, not its affordability
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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 (Note: this does not measure self-containment as such, as jobs may be taken by in-	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	- - -	Provision of affordable housing to meet local needs, but not related to jobs Provision of affordable housing to meet local needs but not related to jobs Provision of affordable housing not related to jobs	Short to medium term Permanent Short to medium term Permanent Short to long term Permanent	Link provision of affordable housing to jobs X X

EC2. Harness the particular economic opportunities of North Somerset.	Existence of opportunities (commentary), e.g. relative to location or scale	commuters) (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Uncertain effect	Uncertain effect	X
			Business as Usual (Alternative A)	?	Uncertain effect	Uncertain effect	X
			No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	+	Provision of affordable housing can support regeneration	Short to medium term Permanent	Prioritise affordable housing where it supports regeneration and renewal – could be an issue for Site Allocations DPD
			Business as Usual (Alternative A)	+	Provision of affordable housing can support regeneration	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X

EC5. Avoid prejudicing, by phrasing 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)	Publication Version Wording	+	Affordable housing will support other development objectives	Short to medium term Permanent	Ensure affordable housing is used to positively support sustainable development
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)	Business as Usual (Alternative A)	+	Affordable housing will support other development objectives	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
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)	Publication Version Wording	+	Opportunity to provide new affordable accommodation	Short to medium term Permanent	Link delivery of affordable housing to proposals to tackle areas of disadvantage
			Business as Usual (Alternative A)	+	Opportunity to provide new affordable accommodation	Short to medium term Permanent	X
EC8.	Existence of	(a). Existence of	No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
			Publication Version Wording	?	Uncertain effect	Uncertain effect	X
			Business as Usual (Alternative A)	?	Uncertain effect	Uncertain effect	X
			Publication	+	Affordable housing	Short to medium	Locate affordable

Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording	will provide opportunities for a wider range of employees to access employment opportunities	term	housing where it is accessible to, and can support, priority employment areas – could be an issue for Site Allocations DPD
			Business as Usual (Alternative A)	+ Affordable housing will provide opportunities for a wider range of employees to access employment opportunities	Short to medium term Permanent	X
			No Plan (Alternative B)	+ Affordable housing will provide opportunities for a wider range of employees to access employment opportunities	Short to long term Permanent	X
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)	Publication Version Wording Business as Usual (Alternative A)	0 No significant effect	No significant effect	X
			No Plan (Alternative B)	0 No significant effect	No significant effect	X
EC10. Protect and expand genuine	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0 No significant effect	No significant effect	X

opportunities for small businesses.	relative to location or scale	effect)	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
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)	No Plan (Alternative B) Publication Version Wording	0 +	No significant effect Affordable housing provision reflects settlement strategy where most development located at accessible locations	Short to medium term Permanent	X Locate affordable housing in locations where it will not cause adverse impacts on the transport network – could be an issue for Site Allocations DPD
			Business as Usual (Alternative A)	+	Affordable housing provision reflects settlement strategy where most development located at accessible locations	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
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	Publication Version Wording	+	Most affordable housing provided on major sites where there is opportunity to include transport alternatives	Short to medium term Permanent	Locate affordable housing in locations where it will not cause adverse impacts on the transport network – could be an issue for Site Allocations DPD

			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	Business as Usual (Alternative A) No Plan (Alternative B)	+	Most affordable housing provided on major sites where there is opportunity to include transport alternatives Uncertain effect	Short to medium term Permanent Uncertain effect	X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ +	Mix and tenure of affordable housing is designed to address local needs Mix and tenure of affordable housing is designed to address local needs National approach supports affordable housing to meet local needs but lacks detail	Short to medium term Permanent Short to medium term Permanent Short to long term Permanent	X X X	
SC2. Improve accessibility to service, retail, educational, leisure and social	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	Publication Version Wording	+	Affordable housing reflects settlement strategy	Short to medium term Permanent	Ensure affordable housing is accessible to services – could be issue for Site Allocations DPD	

provision.		(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)	Business as Usual (Alternative A)	+	Affordable housing reflects settlement strategy	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
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	(a). Extent of footpath links per km (b). Quality of footpath links (c). Access to cycle path network (d). Cycle path	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative)	0	No significant effect	No significant effect	X

	part of development	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	A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	++	Affordable housing supports the social aspects of place making	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Affordable housing supports the social aspects of place making	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
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	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Provision of affordable housing is an important contributor to sense of wellbeing	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Provision of affordable housing is an important contributor to sense of wellbeing	Short to medium term Permanent	X
			No Plan (Alternative A)	++	Provision of affordable housing is an important contributor to sense of wellbeing	Short to long term	X

	<p>planning system. In the environmental context possible indicators relate to:</p> <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) 		B)			<p>an important contributor to sense of wellbeing</p>	<p>Permanent</p>	
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	<ul style="list-style-type: none"> (limitation of) easy access to alcohol or gambling (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)	Publication Version Wording	++	Good quality affordable housing will support health objectives	Short to medium term Permanent	X					
			Business as Usual (Alternative A)	++	Good quality affordable housing will support health objectives	Short to medium term Permanent	X					
			No Plan (Alternative B)	++	Good quality affordable housing will support health objectives	Short to long term Permanent	X					
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)	Publication Version Wording	0	No significant effect	No significant effect	X					
			Business as Usual (Alternative)	0	No significant effect	No significant effect	X					

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)	Publication Version Wording	++	Affordable housing provision or contributions sought from all sites	Short to medium term	X
				+	Affordable housing contributions sought	Permanent	X
				?	National policy supports affordable housing – but uncertain effect	Permanent	X
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)	Publication Version Wording	+	Affordable housing delivery focussed on larger urban areas	Short to medium term	Consider focusing resources specifically on deprived areas – could be issue for Site Allocations DPD
				+	Affordable housing delivery focussed on larger urban areas	Permanent	X
				?	Uncertain effect	Uncertain effect	X

Appraisal table for Policy CS17: Rural Exceptions Schemes

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	--	Policy relates to rural sites which although the numbers are small, does not maximise urban self-containment	Short to medium term Permanent	X
			Business as Usual (Alternative A)	--	As above	Short to medium term Permanent	X
			No Plan (Alternative B)	--	Rural exception sites will not maximise urban self-containment	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	--	Policy relates to rural sites which although the numbers are small, will not minimise travel to work distances	Short to medium term Permanent	X
			Business as Usual (Alternative A)	--	As above	Short to medium term Permanent	X
			No Plan (Alternative B)	--	Rural exception sites will not minimise travel to work	Short to long term Permanent	X

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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ ++	distances. Rural exception sites are to meet identified local needs As above As above	Short to medium term Permanent Short to medium term Permanent Short to long term Permanent	X X X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	- - -	Rural exception sites likely to use agricultural land Rural exception sites likely to use agricultural land. JRSP includes policies (1, 20) on agricultural land. Rural exception sites likely to use agricultural land. PPS7 allows LPA's to develop policies for protecting agricultural land but this requires a statutory basis for them to be effective.	Short to medium term Permanent Short to medium term Permanent Short to medium term Permanent	Add requirement to minimise loss of productive agricultural land X
EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood	Yes (a). Area of land developed in flood	Publication Version Wording	?	Affordable housing may have an impact but effect depends	Short to long term Permanent Uncertain effect	X

	Risk Assessment refines approach.	zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Business as Usual (Alternative A) No Plan (Alternative B)	?	on location As above	Uncertain effect	X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	?	As above	Uncertain effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
EN8. Enable design to take account of higher temperatures and more extreme	Existence of opportunities (commentary), e.g. for adaptive design relative to location or scale. More light	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
				0	No significant effect	No significant effect	X

weather conditions.	surfaces, green space and water features needed to address urban heat island effect.		A) No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ + ?	Policy refers to the need to avoid sensitive locations Other policies of the plan protect sensitive areas Uncertain effect	Short to medium term Permanent Short to medium term Permanent Uncertain effect	Short to medium term Permanent Short to medium term Permanent Uncertain effect	X X X X

		(c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	B)	0	No significant effect	X
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	X
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 additional economically active residents in settlement as ratio of additional jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	-	Provision of affordable housing to meet local needs, but not related to jobs	Link provision of rural exceptions schemes to jobs
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)	Publication Version Wording Business as Usual (Alternative A)	?	Uncertain effect	X

				No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	No significant effect	Prioritise affordable housing where it supports regeneration and renewal – could be issue for Site Allocations DPD
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for	Existence of constraints (commentary), e.g. relative to location or scale	(a). Existence of constraints (+ve, -ve or neutral effect)	Publication Version Wording	+	Affordable housing will support other sustainable development objectives	Short to medium term Permanent	Ensure affordable housing is used to positively support sustainable development – could be issue for Site Allocations DPD	

regeneration and quality of life.				Business as Usual (Alternative A)	+	Affordable housing will support other sustainable development objectives	Short to medium term	X
				No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
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)		Publication Version Wording	0	No significant effect	No significant effect	X
				Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
				No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)		Publication Version Wording	0	No significant effect	No significant effect	X
				Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
				No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC8. Diversify employment structure, improve choice of employment and produce greater	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)		Publication Version Wording	0	No significant effect	No significant effect	X
				Business as Usual (Alternative A)	0	No significant effect	No significant effect	X

opportunities to participate in society, paid or unpaid.			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	?	Effect dependent on existence of local economic opportunities. Size of dwelling may constrain possibilities.	Uncertain effect	X
			Business as Usual (Alternative A)	?	As above	Uncertain effect	X
			No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X

	refine approach.			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	Publication Version Wording	0	Rural exceptions schemes are small scale, and located in areas which are unlikely to add to traffic congestion. As above	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
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)	Publication Version Wording	++	Rural exceptions sites are designed to address local needs	Short to medium term	Short to medium term	X
			Business as Usual (Alternative A)	++	As above	Permanent	Short to medium term	X

Promote positive wellbeing.	<p>opportunities (commentary), e.g. relative to location or scale.</p> <p>'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:</p> <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 	opportunities (+ve, -ve or neutral effect)	Version Wording	=	affordable housing is an important contributor to sense of wellbeing	term Permanent	X
			Business as Usual (Alternative A)	=	As above	Short to medium term	X
			No Plan (Alternative B)	=	As above	Permanent Short to long term	X

<p>SC6. Reduce health inequalities.</p>	<p>food (e.g. farmers' markets)</p> <ul style="list-style-type: none"> opportunities for environmental enhancement/improvement (limitation of physical isolation, as a proxy for social isolation (limitation of) easy access to alcohol or gambling (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' 	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p> <p>Business as Usual (Alternative A)</p>	<p>++</p> <p>++</p>	<p>Good quality affordable housing will support health objectives</p> <p>As above</p>	<p>Short to medium term</p> <p>Permanent</p> <p>Short to medium term</p> <p>Permanent</p>	<p>X</p> <p>X</p>
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					No Plan (Alternative B)	++	As above	Short to long term	X
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)		0	Publication Version Wording	0	No significant effect	Permanent	X
				0	Business as Usual (Alternative A)		No significant effect	No significant effect	X
				0	No Plan (Alternative B)		No significant effect	No significant effect	X
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)		0	Publication Version Wording	0	No significant effect	No significant effect	X
				0	Business as Usual (Alternative A)		No significant effect	No significant effect	X
				0	No Plan (Alternative B)		No significant effect	No significant effect	X
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)		0	Publication Version Wording	0	No significant effect	No significant effect	X
				0	Business as Usual (Alternative A)		No significant effect	No significant effect	X
				0	No Plan (Alternative B)		No significant effect	No significant effect	X
SC10. Meet housing	Number of homes expected to be	(a). Number of new homes expected to		++	Publication Version	++	Rural exceptions sites will contribute	Short to medium term	X

requirement.	created.	be created (b). Degree of uncertainty (high, medium, low)	Wording		to housing needs	Permanent Short to medium term Permanent Short to long term Permanent Short to medium term Permanent	
			Business as Usual (Alternative A) No Plan (Alternative B)	++ ++	As above As above	Permanent Short to medium term Permanent Short to long term	X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++	Rural exceptions schemes support objectives to make housing more affordable As above As above	Permanent Short to medium term Permanent Short to long term Permanent	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0	No significant effect No significant effect	No significant effect No significant effect	X X

Appraisal table for Policy CS18: Gypsies and Travellers and Travelling Showpeople

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	+	Policy seeks to locate G & T sites close to services, and on brownfield sites, which favours the urban areas	Short to medium term Permanent	Policy could be explicit in identifying sites/general locations or adopting a sequential approach X
			Business as Usual (Alternative A)	++	RPL Policy H/12 adopts a sequential approach, starting with urban areas	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Sites may be located in remote rural areas	Uncertain effect	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	+	Policy seeks to locate G & T sites close to services, hence to job opportunities	Short to medium term Permanent	Policy could be explicit in identifying sites/general locations or adopting a sequential approach X
			Business as Usual (Alternative A)	++	RPL Policy H/12 adopts a sequential approach, starting with urban areas,	Short to medium term Permanent	X

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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	<p>No Plan (Alternative B)</p> <p>Publication Version Wording</p> <p>Business as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p>	<p>where job opportunities are greatest</p> <p>Sites may be located in remote rural areas away from job opportunities</p> <p>Policy seeks to locate G & T sites close to services, and on brownfield sites, which favours the urban areas</p> <p>RLP Policy H/12 adopts a sequential approach, starting with urban areas</p> <p>Sites may be located in remote rural areas</p>
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	<p>Publication Version Wording</p> <p>Business as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p> <p>Publication Version Wording</p> <p>Business as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p>	<p>Policy could be reworded to only allow G & T sites within settlements</p> <p>Policy could be reworded to only allow G & T sites within settlements</p>
EN5. Minimise flood	PPS25 flood zone categorisation.	Yes (a). Area of land	<p>Publication Version</p>	<p>Uncertain effect</p> <p>Short to medium term Permanent</p> <p>Short to medium term Permanent</p> <p>Uncertain effect</p> <p>Short to medium term Permanent</p> <p>Short to medium term Permanent</p> <p>Uncertain effect</p> <p>Uncertain effect</p>

risk.	<p>Note: Strategic Flood Risk Assessment refines approach.</p>	<p>developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)</p>	<p>Wording</p>		<p>risk policy. Caravan sites are a 'highly vulnerable' use that is not appropriate in Flood Zone 3. FZ3 covers much of North Somerset, including land around motorway junctions and in the towns. Flood risk is a significant constraint on site selection.</p>		
EN6. Promote sustainable drainage and protect existing permeable surfaces.	<p>Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.</p>	<p>Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>?</p>	<p>As above</p>	<p>Uncertain effect</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>?</p>	<p>As above</p>	<p>Uncertain effect</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>+</p>	<p>Policy seeks to locate G & T sites close to services and this may avoid permeable surfaces</p>	<p>Short to medium term Permanent</p>	<p>Policy could be reworded to avoid permeable surfaces or require sites to be designed to maintain permeability X</p>
			<p>Business as Usual (Alternative A)</p>	<p>+</p>	<p>RLP Policy H/12 adopts a sequential approach, starting with urban areas, which favours non-permeable surfaces</p>	<p>Short to medium term Permanent</p>	

				No Plan (Alternative B)	?	Sites may be located in remote rural areas	Uncertain effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X
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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	?	Effects dependent on detailed design and implementation	Effects dependent on detailed design and implementation	Uncertain effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	?	Effects dependent on detailed design and implementation	Effects dependent on detailed design and implementation	Uncertain effect	X
EN10.	Existence of	No	No Plan (Alternative B) Publication	?	Effects dependent on detailed design and implementation	Effects dependent on detailed design and implementation	Uncertain effect	X
			Publication	0	Policy seeks to		No significant	X

Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.	opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Version Wording	0	locate G & T sites close to services, therefore away from most environmental features. Unlikely to have adverse impact.	effect	
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	0	RPL Policy H/12 adopts a sequential approach, starting with urban areas, therefore away from most environmental features	No significant effect	X
			No Plan (Alternative B)	?	Sites may be located in remote rural areas which could affect the landscape, though careful siting could minimise this effect	Uncertain effect	X
			Publication Version Wording	0	Policy seeks to locate G & T sites close to services. Unlikely to have adverse impact on environmentally sensitive areas.	No significant effect	X
			Business as Usual (Alternative A)	0	RPL Policy H/12 adopts a sequential approach, starting with urban areas, therefore away from environmentally sensitive areas.	No significant effect	X

			effect)		No Plan (Alternative B)	?	Sites may be located in remote rural areas which could affect environmentally sensitive areas	Uncertain effect	X
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording	0	0	0	Policy seeks to locate G & T sites close to services. Unlikely to have adverse impact on valued features.	No significant effect	X
				0	0	0	RLP Policy H/12 adopts a sequential approach, starting with urban areas, therefore away from most valued features	No significant effect	X
				0	0	0	Sites may be located in remote rural areas. Unlikely to have adverse impact on valued features.	No significant effect	X
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 additional economically active residents in settlement as ratio of additional jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	++	++	Policy seeks to locate G & T sites close to services and therefore in most cases close to existing and proposed employment sites	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	++	++	RLP Policy H/12 adopts a sequential approach, starting with urban areas, therefore in most	Short to medium term Permanent	X

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)	No Plan (Alternative B)	?	cases close to existing and proposed employment sites Sites may be located in rural areas – remote from employment opportunities	Uncertain effect	X					
			Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X					
			No Plan (Alternative B)	0	No significant effect	No significant effect	X					
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X					
			No Plan (Alternative B)	0	No significant effect	No significant effect	X					
EC4. Maximise opportunities for regeneration and renewal within Weston-super-	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0	G & T sites especially within the Weston Villages could be viewed by developers as hindering	Short to medium term Permanent	X					Ensure that Gypsy and Traveller sites are well designed and integrated into any development
			No Plan (Alternative B)	0	No significant effect	No significant effect	X					

Mare, ahead of new development, especially ahead of major new housing.			Business as Usual (Alternative A)	-	regeneration G & T sites could be viewed by developers as hindering regeneration	Short to medium term Permanent	X
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)	No Plan (Alternative B)	0	No significant effect if located outside of Weston	No significant effect	X
			Publication Version Wording	?	Sites are small and unlikely to be phased	Uncertain effect	X
			Business as Usual (Alternative A)	?	Sites are small and unlikely to be phased	Uncertain effect	X
			No Plan (Alternative B)	0	No significant effect if located outside of Weston	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC7. Make fuller use of urban spaces and promote a balanced night-time economy in	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X

town centres.													
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)	Publication Version Wording Business as Usual (Alternative A)	0	0	No significant effect	No significant effect	No significant effect	No significant effect	No significant effect	No significant effect	No significant effect	X
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)	Publication Version Wording Business as Usual (Alternative A)	++	+	0	++	+	0	++	+	0	X
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)	Publication Version Wording Business as Usual (Alternative A)	++	+	0	++	+	0	++	+	0	X

	<p>extensive, good quality open space or countryside, including tranquil areas</p> <ul style="list-style-type: none"> • 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 (limitation of) exposure to 						
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	relative to location or scale	effect)	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
SC9.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	++	Policy protects local amenities	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RLP Policy T/12 protects local amenities	Short to medium term Permanent	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
SC10.	Number of homes expected to be created.	(a). Number of new homes expected to be created (b). Degree of uncertainty (high, medium, low)	Publication Version Wording	++	Policy seeks to meet identified need for further G & T sites.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Policy T/12 seeks to meet identified need for G & T sites to be located in North Somerset	Short to medium term Permanent	X
			No Plan (Alternative B)	+	Without a plan there would continue to be an identified need for further G & T sites but criteria for site selection would be lacking	Short to long term Permanent	X
SC11.	Existence of	(a). Existence of	Publication	?	May reduce G & T	Uncertain effect	X

Narrow the gap between income and house prices/rents.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording		accommodation costs	Uncertain 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)	Business as Usual (Alternative A)	?	May reduce G & T accommodation costs	Uncertain effect	X
			No Plan (Alternative B)	?	May reduce G & T accommodation costs. Absence of criteria for site selection could inhibit delivery.	Uncertain effect	X
			Publication Version Wording	++	Will improve living conditions for those in overcrowded conditions	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Will improve living conditions for those in overcrowded conditions	Short to medium term Permanent	X
			No Plan (Alternative B)	+	Will improve living conditions for those in overcrowded conditions. Absence of criteria for site selection could inhibit delivery.	Short to long term Permanent	X

Appraisal table for Policy CS19: Strategic Gaps

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A)	++ ++	Policy would tend to restrict rural development so diverting it to urban areas As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect.	Short to medium term Permanent Short to medium term Permanent	X X
EN2. Minimise average	Distance from major employment area	Yes (a). Distance from	No Plan (Alternative B) Publication Version	0 ++	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside. Policy would tend to restrict rural	No significant effect Short to medium term	X X

travel-to-work distance.		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	Wording	++	development so diverting employment development to urban areas, where most people live	Permanent	
	Business as Usual (Alternative A)			++	As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect.	Short to medium term Permanent	X
	No Plan (Alternative B)			0	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside.	No significant effect	X
EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably	Publication Version Wording	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs		0	None of the proposed strategic gaps are sufficiently extensive to have significant effects on meeting rural needs. The gaps only affect parts of the relevant	No significant effect	X

requiring a rural location.			Business as Usual (Alternative A)	0	service villages and other rural settlements; there are other parts which are unaffected where affordable housing etc could be located.	No significant effect	X
			No Plan (Alternative B)	0	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside.	No significant effect	X
EN4. Minimise loss of productive land,	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry	Publication Version Wording	++	Strategic gaps would tend to protect the countryside, likely to	Short to medium term	X

especially best and most versatile farmland.	land developed (b). Area of BMV agricultural land developed	Business as Usual (Alternative A)	++	include some productive farmland, from built development As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect.	Permanent	X
		No Plan (Alternative B)	0	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside.	No significant effect	X
EN5. Minimise flood risk.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or	Publication Version Wording	++	Some of the proposed strategic gaps include land in Flood Zone 3 (such as between Nailsea and Backwell and Congresbury and Yatton) so restriction of development there would help	Short to medium term Permanent	X

	A)			0	GDP/1 opposes coalescence of settlements, so is similar in effect.	Permanent	
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	0	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside.	No significant effect	X
EN8. Enable design to take account of higher temperatures and more extreme weather	Existence of opportunities (commentary), e.g. for adaptive design relative to location or scale. More light surfaces, green space	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	0	While strategic gaps would help ensure retention of green space adjoining settlements, with some cooling benefits in summer	No significant effect	X

conditions.	and water features needed to address urban heat island effect.		0	Business as Usual (Alternative A)	from moisture evaporation, this would only be limited, given the limited number and extent of the gaps, and the fact that there is countryside around settlements anyway.	No significant effect	X
				No Plan (Alternative B)	As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect.	No significant effect	X
EN9. Increase the life expectancy of buildings.	Existence of opportunities (commentary), e.g. relative to location or	No (a). Existence of opportunities (+ve, -ve or neutral)	0	Publication Version Wording	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside.	No significant effect	X
			0	Business	No significant effect	No significant effect	

	scale, including retention of energy embedded in existing buildings	effect)	as Usual (Alternative A)			effect	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Protection of strategic gaps would tend to help protect attractive views and biodiversity, especially as some adjoin rivers (like the Congresbury Yeo, a Wildlife Site).	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect.	Short to medium term Permanent	X
			No Plan (Alternative B)	0	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the	No significant effect	X

<p>EN11. Avoid major development in the most environmentally sensitive areas.</p>	<p>Effect on national and local designations and on tranquility/dark skies</p>	<p>No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>wider countryside. Protection of strategic gaps would help ensure development does not affect or further encroach on local designated sites such as the Local Nature Reserve (pond and surroundings) south of Nailsea, or other Wildlife Sites in that area</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>0</p>	<p>PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the</p>	<p>No significant effect</p>	<p>X</p>

EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording	++	wider countryside.	Protection of strategic gaps would help ensure development does not affect or further encroach on local designated sites such as the Local Nature Reserve (pond and surroundings) south of Nailsea, or other Wildlife Sites in that area	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect.	Short to medium term Permanent	X	
			No Plan (Alternative B)	0	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the	No significant effect	X	

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 (<u>Note</u> : this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	0	wider countryside. The gaps are limited in number and extent and only affect parts of the relevant service villages and rural settlements. There are other parts which are unaffected where there might be potential for employment development to be located.	No significant effect	X
				Business as Usual (Alternative A)	0	As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect. However the number of areas where there is risk of coalescence is limited.	No significant effect	X
				No Plan (Alternative B)	0	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside	No significant effect	X

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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside.	No significant effect	X
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X

of major new housing.			B)	0		X
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)	Publication Version Wording	0	The gaps are limited in number and extent and only affect parts of the relevant service villages and other rural settlements; there are other parts which are unaffected where there could be opportunities for employment-related development which might possibly meet sustainability objectives.	No significant effect
			Business as Usual (Alternative A)	0	As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect. However the number of areas where there is risk of coalescence is limited.	No significant effect
			No Plan (Alternative B)	0	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy	No significant effect

						<p>EC6. Increase prosperity, especially in areas of concentrated disadvantage.</p>
	<p>applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside.</p>	<p>The gaps are limited in number and extent, and are unlikely to significantly affect the main area of disadvantage (central/southern Weston).</p>	<p>0</p>	<p>Publication Version Wording</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>
<p>X</p>	<p>No significant effect</p>	<p>As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect. However the number of areas where there is risk of coalescence is limited.</p>	<p>0</p>	<p>Business as Usual (Alternative A)</p>		
<p>X</p>	<p>No significant effect</p>	<p>PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy</p>	<p>0</p>	<p>No Plan (Alternative B)</p>		

		<p>EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside.</p>	<p>No significant effect</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>		<p>Business as Usual (Alternative A)</p>	<p>0</p>	<p>As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect. However the number of areas where there is risk of coalescence is limited.</p>	<p>No significant effect</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>		<p>No Plan (Alternative B)</p>	<p>0</p>	<p>PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some</p>	<p>No significant effect</p>	<p>X</p>

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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside. No significant effect No significant effect No significant 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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant 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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect
				--	Strategic gaps could affect scope for businesses to expand/develop onto undeveloped land, particularly if they are located in a

					strategic gap. However this would depend to some extent on emerging development management policy.		
	Business as Usual (Alternative A)	--			As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect. However the number of areas where there is risk of coalescence is limited.	Short to medium term Permanent	X
	No Plan (Alternative B)	0			PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside.	No significant effect	X
EC11. Reduce queuing and over-				(a). Existence of opportunities (+ve, -ve or neutral)			X
				Existence of opportunities (commentary), e.g.			

crowding on the road and rail networks.	relative to location or scale. Access to transport. Traffic modelling will refine approach.	effect)	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
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	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	0	The gaps are limited in number and extent	No significant effect	X
			Business as Usual (Alternative A)	0	While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect. However the number of areas where there is risk of coalescence is limited.	No significant effect	X
			No Plan (Alternative B)	0	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the	No significant effect	X

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)	Publication Version Wording	0	wider countryside. The gaps are limited in number and extent and only affect limited areas near the relevant service villages and rural settlements. There are other areas which are unaffected which may have potential for development to meet local needs locally.	No significant effect	X
			Business as Usual (Alternative A)	0	As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect. However the number of areas where there is risk of coalescence is limited.	No significant effect	X
			No Plan (Alternative B)	0	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside	No significant effect	X

	<p>Average distance to facilities, making appropriate assumptions on additional provision as part of development</p>	<p>(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</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside. The gaps are limited in number and extent and only affect limited areas near the relevant service villages and rural settlements. There may be scope for development of facilities in other locations nearby.</p>	<p>No significant effect</p>	<p>X</p>
<p>SC2. Improve accessibility to service, retail, educational, leisure and social provision.</p>		<p>(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</p>	<p>Business as Usual (Alternative A)</p>	<p>0</p>	<p>As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect. However the number of areas where there is risk of coalescence is limited.</p>	<p>No significant effect</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>0</p>	<p>PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although</p>	<p>No significant effect</p>	<p>X</p>

	<p>SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.</p>	<p>Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development</p>	<p>community centre (o). Distance to health care facility (p). Distance to hospital (A&E)</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>(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</p>	<p>Business as Usual</p>	<p>++</p>	<p>Protection of the strategic gaps from development would help keep them open, and so maintain potential for outdoor recreation, although that potential would depend on whether landowners are willing to promote /allow it. Some strategic gaps are already crossed by public rights of way (PRoW) such as the gap between Weston and St Georges. Protection of such gaps could help maintain and enhance the attractiveness of the PRoW to users.</p>	<p>Short to medium term</p>	<p>X</p>

				(Alternative A)					strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect. However the number of areas where there is risk of coalescence is limited.	Permanent	
				No Plan (Alternative B)			0		PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside.	No significant effect	X
				Publication Version Wording	(a). Existence of opportunities (+ve, -ve or neutral effect)	Existence of opportunities (commentary), e.g. relative to location or scale	++		Maintaining the separate identity and character of settlements/parts of settlements should help instil a sense of place.	Short to medium term Permanent	X
SC4. Develop a positive sense of place both physically and socially.				Business as Usual (Alternative A)			++		As above. While RLP has no specific strategic gaps policy, GDP/1 opposes	Short to medium term Permanent	X

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: • access to	(a). Existence of opportunities (+ve, -ve or neutral effect)	0	No Plan (Alternative B)
			++	Publication Version Wording
			++	Business as Usual (Alternative A)
		coalescence of settlements, so is similar in effect. PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside.	No significant effect	X
		Maintaining the strategic gaps may promote well being in terms of access /proximity to countryside/fresh air, and through their qualities as areas of recreation, landscape and wildlife value	Short to medium term Permanent	X
		As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect	Short to medium term Permanent	X

	<p>extensive, good quality open space or countryside, including tranquil areas</p> <ul style="list-style-type: none"> • 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 (limitation of) exposure to 		No Plan (Alternative B)	0	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside.	No significant effect	X
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	<p>pollution (limitation of stress (e.g. legible and fully functioning environment)</p> <ul style="list-style-type: none"> access to recycling facilities and other means of contributing to 'making a difference' 					
SC6. Reduce health inequalities.	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	(a). Existence of opportunities (+ve, -ve or neutral effect)	<p>Publication Version Wording</p>	0	<p>The gaps are limited in number and extent, and unlikely to significantly affect health inequalities.</p>	No significant effect
			<p>Business as Usual (Alternative A)</p>	0	<p>As above. RLP has no specific strategic gaps policy. GDP/1 opposes coalescence of settlements, so is similar in effect. However the number of areas where there is risk of coalescence is limited.</p>	No significant effect
			<p>No Plan (Alternative B)</p>	0	<p>PPS7 does not have a Strategic Gaps plan there would be no such policy applying, although</p>	No significant 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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	Any potential benefits would be limited to cases where there is existing housing adjoining the gap, since there would be	No significant effect	X

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)		Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside. The gaps are limited in number and extent. As above. RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect. However the number of areas where there is risk of coalescence is limited. PPS7 does not have a Strategic Gaps policy So with no plan there would be no such policy applying, although there would be some level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the	No significant effect No significant effect No significant effect	X X X	
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<p>SC11. Narrow the gap between income and house prices/rents.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>wider countryside. While it is possible that protection of countryside near existing housing could help maintain/raise the value of that housing, it is not likely to be so significant as to significantly widen the gap between house prices and rents overall. The gaps are limited in number and extent.</p>	<p>No significant effect</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>0</p>	<p>RPL has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect. However the number of areas where there is risk of coalescence is limited.</p>	<p>No significant effect</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>0</p>	<p>PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some</p>	<p>No significant effect</p>	<p>X</p>

	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)	Publication Version Wording	0	level of countryside protection generally (outside defined settlements), as PPS1 refers to protection of the wider countryside. The gaps are limited in number and extent, and are unlikely to significantly affect the main area of disadvantage (central/southern Weston).	No significant effect	X
				Business as Usual (Alternative A)	0	As above. While RLP has no specific strategic gaps policy, GDP/1 opposes coalescence of settlements, so is similar in effect. However the number of areas where there is risk of coalescence is limited.	No significant effect	X
				No Plan (Alternative B)	0	PPS7 does not have a Strategic Gaps policy. So with no plan there would be no such policy applying, although there would be some	No significant effect	X

Appraisal table for Policy CS20: Supporting a Successful Economy

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Employment uses are focussed in main urban areas particularly at Weston-super-Mare, and to a lesser degree at the other settlements as appropriate to the scale of the settlement. In addition at WsM there is a specific policy linking jobs to housing as part of an employment-led strategy and this should support the objective further.	Short to long term Duration dependent on the ongoing economic opportunities within the urban areas, and application of the employment-led strategy at WsM	X
			Business as Usual (Alternative A)	+	Generally the RLP policy approach is not as efficient at meeting this objective as the Publication Core Strategy is intended	Short to long term Duration dependent on the ongoing economic opportunities	Market forces have historically run counter to this objective and would probably continue to do so without specific

				to be, however the principles of an employment-led strategy are similar but primarily relate to WsM.	within the urban areas, and application of the employment-led strategy at WsM	policy intervention
No Plan (Alternative B)	--			<p>National policy not detailed enough to provide certainty of meeting this objective.</p> <p>PPS4 does encourage economic activities to focus on main town centres so this would have the effect of encouraging employment opportunities in areas of most population/most economically active.</p> <p>However historically housing growth has exceeded employment so in the absence of specific policy intervention, this objective would likely be negatively impacted by this scenario.</p>	<p>Short to long term</p> <p>Permanent</p>	X

EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	++	Significant employment located in existing areas of population and in those areas where new homes are directed	Short to long term Duration dependent on the ongoing economic opportunities in close proximity to residential areas	X
			Business as Usual (Alternative A)	+	A fundamental objective within the RLP as it is in the PCS but in practice has not led to a reduction in travel to work distances. Not explicitly expressed in terms of distance but solely in terms of self-containment.	Short to long term Duration dependent on the ongoing economic opportunities in close proximity to residential areas	Market forces have historically run counter to this objective and would probably continue to do so without specific policy intervention. Increased mobility and availability of employment elsewhere has resulted in increasingly longer commuting distances.
			No Plan (Alternative B)	--	PPS4 should in theory support this objective however lacks local detail enough to provide certainty. Historically housing growth has not been	Short to long term Permanent	There are various other factors present at a national level that would support this objective e.g. increased fuel prices and cost of public transport.

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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	Publication Version Wording	++	aligned to the delivery of local employment opportunities, leading to an increase in travel to work distances. National guidance is not specific enough to effectively address this issue.	Short to medium term Permanent
	Business as Usual (Alternative A)			+	Employment growth acceptable according to the scale and character and local needs of the existing settlement	Short to medium term Permanent
	No Plan (Alternative B)			=	Similar approach to above	Short to medium term Permanent
					PPS4 directs economic activity to main town centres and urban areas therefore to a degree reflects similar objectives to the Publication Core Strategy. However on its own probably does not provide enough guidance to ensure local	Short to long term Permanent

EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	?	<p>aspirations are met.</p> <p>Whilst economic development would be focussed on main urban areas, more flexibility is provided to encourage economic activity generally and this could have the potential to undermine this objective.</p>	Uncertain effect	Ensure provision in the policy to direct employment development to areas of least value for farming purposes. Also to not roll forward undeveloped sites already allocated on productive land.
				<p>Whilst the Publication Core Strategy does not specifically allocate employment sites it does envisage the potential rolling forward of existing RLP allocations in addition to new ones. Some of these may be located on productive land, however this cannot be certain at this stage.</p> <p>Effect may be that productive land is taken up for economic purposes</p>			

	<p>EN8. Enable design to take account of higher temperatures and more extreme weather conditions.</p>	<p>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.</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A)</p>	<p>0</p>	<p>lack of local detail may result in mixed application of policy resulting in lost opportunities and hence mixed effects.</p>	<p>No significant effect</p>	<p>X</p>
				<p>Business as Usual (Alternative A)</p>	<p>+</p>	<p>RPL Policy GDP/3 to a certain degree addresses this issue through recommended design principles</p>	<p>Short to medium term Permanent</p>	<p>X</p>
				<p>No Plan (Alternative B)</p>	<p>=</p>	<p>Mixed effect: national guidance exists but lacks local detail to support implementation</p>	<p>Short to long term Permanent</p>	<p>X</p>
<p>EN9. Increase the life expectancy of buildings.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale, including retention of energy embedded in existing buildings</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A)</p>	<p>0</p>	<p>Issue addressed by other policies in Publication version</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>
				<p>No Plan (Alternative B)</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	
<p>EN10. Achieve a net gain in cultural, heritage and landscape</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>
				<p>Business as Usual</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>

features and biodiversity of North Somerset.				(Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquillity/dark skies	No (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)		Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 ++ ?	No significant effect RLP meets this objective National policy framework lacks detail enough to confirm its impact on this objective	No significant effect Short to medium term Permanent Uncertain effect	No significant effect Short to medium term Permanent Uncertain effect	X X X X
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)		Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 ++ ?	No significant effect RLP includes protective policies National policy framework lacks detail enough to confirm its impact on this objective	No significant effect Short to medium term Permanent Uncertain effect	No significant effect Short to medium term Permanent Uncertain effect	X X X
EC1. Meet economic development	Homes: jobs ratio (acknowledging that there is no guarantee	(a). Number of <i>additional</i> economically active		Publication Version Wording	++	Policy plans for significant employment growth	Short to long term - success of policy measures	Short to long term - success of policy measures	X

needs, including sufficient new jobs to at least match the increase in homes.	that residents will take up local job opportunities)	residents in settlement as ratio of <i>additional</i> jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Business as Usual (Alternative A) No Plan (Alternative B)	+ --	to both balance additional residential development and to address existing unsustainable balances between jobs and homes. Jobs and homes development are aligned focussing on major urban areas. RLP seeks better homes/jobs balance at VwSM but not elsewhere Having no local policies could have a negative impact on this objective. A specific impact might be economic activity being focussed on larger economic centres thus continuing market trends and leading to unsustainable development elsewhere. Likely to contribute to a long term decline in economic activity in certain areas as has been	potentially leading to long term strength in the local economy supporting employment opportunities and productivity Permanent Short to medium term Permanent Short to long term Permanent	X X
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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)	Publication Version Wording	?	the case historically. Policy does not focus on specific sectors due to a lack of knowledge of local growth sectors. This is an area of work being planned and can be addressed through a subsequent DPD. RLP lacks specific detail regarding the support for specific economic sectors. However it does support the tourism sector, particularly at WSM.	Uncertain effect, due to lack of specific detail in policy	Set out (based on local evidence) specific economic sectors that will be actively planned for and encouraged
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Business as Usual (Alternative A) No Plan (Alternative B)	? - 0 0 0	RLP lacks specific detail regarding the support for specific economic sectors. Lack of specific detail in the national framework could have a negative impact on this objective No significant effect No significant effect No significant effect	Uncertain effect, due to lack of specific detail in RLP Short to medium term Permanent No significant effect No significant effect No significant effect	X X X X X

resources.																						
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)	B) Publication Version Wording	++	Policy does set out in broad principles the employment-led approach to development at Weston, however further details are provided in the relevant Weston-super-Mare Area Policies.	Short to long term Permanent - depending on the delivery of the employment-led strategy at WsM	X															
			Business as Usual (Alternative A)	+	RLP also focuses on the regeneration of WsM	Short to long term Permanent - depending on the delivery of the employment-led strategy at WsM	X															
			No Plan (Alternative B)	--	Without a specific employment-led development set out in policy, the ongoing development of the town would be market-led and highly likely to continue the past trends and for the imbalance between local opportunities and homes to worsen	Short to long term Permanent	X															

<p>EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.</p>	<p>Existence of constraints (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of constraints (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>?</p>	<p>The employment-led approach indicated in the policy inherently carries the risk of prejudicing housing growth with significant consequences for social (and indirectly some economic) objectives. Advice has also suggested there may also be an adverse impact on the delivery of infrastructure due to the employment-led strategy slowing residential development. This is particularly where infrastructure delivery is dependent on the financial contributions from new residential development.</p>	<p>Policy has the potential to have a negative impact on this objective but there is some uncertainty as to whether this would be a short or more longer term effect. Whilst the effects are therefore uncertain they are likely to be negative on this objective with regard to housing and infrastructure delivery in particular. The effects are therefore largely dependent on the success of the employment-led strategy.</p>	<p>Review the employment-led approach, its risks and implications and identify alternative courses of action</p>
			<p>Business as Usual (Alternative A)</p>	<p>?</p>	<p>Similar to above</p>	<p>Similar to above</p>	<p>X</p>
			<p>No Plan</p>	<p>--</p>	<p>National policy is too</p>	<p>Short to long term</p>	<p>X</p>

			vague with respect to its impact on the objective and inherently introduces various policy strands that are potentially contradictory if not reconciled with reference to local priorities		Permanent	
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)	++	Publication Version Wording	Medium to long term as it is expected that the regenerative effects and subsequent increase in social and economic conditions will take some time to build up	X
Business as Usual (Alternative A)			++	Business as Usual (Alternative A)	Medium to long term as it is expected that the regenerative effects and subsequent increase in social and economic conditions will take some time to build up	X
No Plan (Alternative)			?	No Plan (Alternative)	Uncertain effect	X

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)	B) Publication Version Wording	+	determine local effect on areas of disadvantage Policy has potential to support this objective due to its hierarchical focus on main urban areas. In addition other policies in the plan seek to focus development on PDL and this too will support the objective. However the delivery of the employment-led strategy also relies upon the delivery of significant sites that are not currently urban in nature (as part of the Weston Villages proposed development) and this could potentially absorb demand away from urban areas such as town centres.	Short to medium term Permanent	WsM's focus on peripheral sites reflects their potential contribution to meeting town-wide infrastructure needs. Giving higher priority to town centre regeneration would not deliver this infrastructure, which is seen as key to unlocking the potential of the town centre as of other areas.
			Business as Usual	=	Whilst there is a focus on	Short to medium term	X

work from home.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording		No significant effect	No significant effect	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	+	Policy supports this objective in principle, however due to the lack of specific detail, this effect cannot be certain. This detail will form part of further policy.	Short to medium term Permanent	Ensure subsequent policy/guidance includes specific reference to opportunities for small businesses. Further reference to supporting small businesses in the PCS policy could be included.
			Business as Usual (Alternative A)	+	RLP supports this objective in principle	Short to medium term Permanent	X
			No Plan (Alternative B)	?	PPS4 lacks local detail enough to determine its effects on this objective	Uncertain effect	X
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.	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	=	Objective could be worsened by this policy due to the potential increase in commuting as a result of increased	Short to medium term Permanent	Any such negative impacts could be addressed through transport policy and other measures to create

					economic activity. The modal split would determine the specific impact. However the principle of aligning jobs and homes across towns and villages should lead to greater self-containment and a potential reduction in the need for commuting (whilst recognising there will remain an element of in/out-commuting).		capacity or enhance services	
	Traffic modelling will refine approach.			Business as Usual (Alternative A)	?	Uncertain effect. Probably as above.	Uncertain effect	X
				No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
				Publication Version Wording	?	Policy lacks detail as it is not site specific. Other policies in the PCS address this objective further.	Uncertain effect	X
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	Business as Usual (Alternative A)	-		Specific sites are identified in the RLP that have the	Short to medium term	X

<p>SC2. Improve accessibility to service, retail, educational, leisure and social provision.</p>	<p>Average distance to facilities, making appropriate assumptions on additional provision as part of development</p>	<p>(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</p>	<p>Publication Version Wording</p>	<p>?</p>	<p>across North Somerset</p>	<p>Policy seeks to improve accessibility to employment opportunities, services and other economic facilities due to the locational distribution of opportunities focussed on main town centres. Positive effect if employment-led strategy succeeds, negative otherwise.</p>	<p>Effect partly depends on the continued availability of such services and opportunities. This to a large degree is related to the performance of the economy and viability of such uses.</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>?</p>	<p>As above</p>	<p>As above</p>	<p>As above</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>?</p>	<p>In principle the national policy framework supports this objective but lacks detail enough to accurately assess effects</p>	<p>Uncertain effect</p>	<p>Uncertain effect</p>	<p>X</p>

<p>SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.</p>	<p>Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development</p>	<p>hospital (A&E) (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</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>Policy inherently seeks to facilitate walking and cycling to work based on the principle of locating homes and jobs in close proximity</p>	<p>Short to medium term Permanent</p>	<p>X</p>
<p>SC4. Develop a positive sense of place both physically and socially.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>RLP encourages active lifestyles including walking and cycling and leisure opportunities</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>?</p>	<p>In principle PPS4 encourages this objective through locating economic development uses in main town centres where it is accessible. However it lacks detail enough to accurately determine effects.</p>	<p>Uncertain effect</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>Issue addressed through other policies in Publication version. A sense of place will be enhanced if more people are able to both live and work in the same settlement.</p>	<p>No significant effect</p>	<p>X</p>
			<p>Business</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant</p>	<p>X</p>

			<p>as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p>	<p>0</p>		
<p>SC5. Promote positive wellbeing.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale.</p> <p>‘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:</p> <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 	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>+</p>	<p>Policy could support this objective through enabling people to get into work and develop their careers - contributing to a sense of wellbeing and of making a contribution to society.</p> <p>Other policies in Publication version also address this objective.</p> <p>RPL could support this objective through enabling people to get into work and develop their careers - contributing to a sense of wellbeing and of making a contribution to society.</p> <p>Other RLP policies</p>	<p>Short to long term but dependent on availability of a range of opportunities including high paid and quality opportunities.</p> <p>Duration dependent on the ongoing economic opportunities</p>
			<p>as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p>	<p>0</p>		
			<p>Business as Usual (Alternative A)</p>	<p>+</p>		

SC6.	<p>heading)</p> <ul style="list-style-type: none"> 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 (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' <p>Existence of</p>	(a). Existence of	Publication	0	No significant effect.	No significant	X	
		also address this objective.	Short to long term but dependent on availability of a range of opportunities including high paid and quality opportunities.	X				
		=	No Plan (Alternative B)	PPS4 has no direct impact although this is a fundamental objective of national policy in terms of social sustainability				

Reduce health inequalities.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording	0	Issue addressed by other policies in the PCS.	effect	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect – issue addressed by Policy CS3	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect – issue addressed by RLP Policy GDP/2	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	Policy lacks detail to accurately ascertain the effects on this objective, e.g. it is not site specific.	No significant effect	X

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)	Business as Usual (Alternative A)	Generally however it is considered that this policy would not have an impact due to the tight regulations involved in industry e.g. through Building Regulations and planning controls. RPL policies have potential to produce negative impacts e.g. through the proximity of industrial uses to residential, however this would be tightly regulated through the Building Regulations and planning controls	Uncertain effect
			No Plan (Alternative B)	No significant effect. Issue addressed by PPS23, PPG24 and by non-planning controls.	No significant effect
			Publication Version Wording	The employment led approach inherently carries the risk of prejudicing housing growth with significant consequences for	Potential negative impact but some uncertainty as to whether this would be a short or more longer term effect
			?	?	Identify contingency measures in the case where the employment led strategy does not operate as

				social (and indirectly some economic) objectives. However this is largely dependent on the success of the employment-led strategy. If it is successful then the potential negative impact on housing delivery would be reduced and vice versa.			intended. Where the justification for housing is independent of employment growth, the strategy for housing delivery may need to be reviewed. Where the housing is planned to accommodate a larger employed population, then the housing requirement itself may need to be reviewed.	
					Business as Usual (Alternative A)	?	RPL includes employment-led strategy for WSM also and therefore has similar potential effects to the above	X
					No Plan (Alternative B)	--	National policy lacks the detail of locally set housing targets. Therefore delivery is significantly hindered.	X
SC11. Narrow the gap between income and house	Existence of opportunities (commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)			Publication Version Wording	?	The employment-led approach may be detrimental to meeting this	X

prices/rents.	scale		<p>objective if housing requirement is not delivered having the potential effect of increasing house prices due to supply and demand.</p> <p>However measuring the specific effects of this when the country is experiencing unprecedented economic conditions particularly on housing, may be very difficult.</p>	Uncertain effect	X
	Business as Usual (Alternative A)	?	<p>RLP has the potential, similar to the PCS, to address this objective positively but much is outside of its scope e.g. the impact of the lack of availability of mortgages reducing demand and therefore house prices.</p>	Uncertain effect. <p>Similar considerations to the above.</p>	X
	No Plan (Alternative B)	?		Uncertain effect	X

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)	Publication Version Wording	++	In terms of employment, the policy seeks to locate employment in and close to areas of disadvantage	Short to long term - dependent on the availability and accessibility of opportunities Duration dependent on the ongoing economic opportunities	X
			Business as Usual (Alternative A)	++	RPL seeks to regenerate areas in close proximity to areas of concentrated disadvantage	As above	X
			No Plan (Alternative B)	?	National framework too vague to accurately determine effects at the local level	Uncertain effect	X

Appraisal table for Policy CS21: Retail Hierarchy and Provision

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Core Strategy proposes that the focus of retail development should be established in North Somerset town and district centres with emphasis on Weston	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RLP proposes that the focus of retail development should be established in North Somerset town and district centres with emphasis on Weston	Short to medium term Permanent	X
			No Plan (Alternative B)	++	PPS4 gives preference to urban areas and town centres	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (a). Distance from centre point to Bristol/WsM or to employment site with estimated	Publication Version Wording	++	Core Strategy proposes that the focus of retail development should be established in North Somerset	Short to medium term Permanent	X

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	1,000+ jobs (b). Distance to nearest other employment centre (c). Number of jobs within 2km	Business as Usual (Alternative A)	++	town and district centres with emphasis on Weston. As these centres serve residential areas journeys to work will be minimised.	Short to medium term Permanent	X
			No Plan (Alternative B)	++	PPS4 gives preference to urban areas	Short to long term Permanent	X
		Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	Publication Version Wording	++	Retail development is directed primarily to town and district centres	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Retail development is directed primarily to town and district centres	Short to medium term Permanent	X
			No Plan (Alternative)	++	PPS4 gives preference to urban	Short to long term Permanent	X

EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ ++	Retail development is directed primarily to town and district centres Retail development is directed primarily to town and district centres PPS4 gives preference to urban areas	Permanent Short to medium term Permanent Short to medium term Permanent Short to long term Permanent Uncertain effect	X X X X
EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	? ?	Policy not site specific. Focus for retail development is Weston Town Centre and Weston Villages – developments will need to demonstrate that there is no unacceptable flood risk arising from the development. Policy not site specific. Focus for retail development is Weston Town Centre and Weston Villages – developments will need to demonstrate that there is no	Uncertain effect Uncertain effect	X X

EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording	-	unacceptable flood risk arising from the development. Effects dependent on the location of retail development. PPS25 tests apply.	Short to medium term Permanent	Uncertain effect	X				
			Business as Usual (Alternative A)	++	Retail development at Weston Villages is likely to be located on a permeable surface	Short to medium term Permanent		X				
			No Plan (Alternative B)	?	Effects dependent on the location of retail development	Uncertain effect		X				
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0 0	Issue addressed elsewhere (CS1, CS2) Issue addressed elsewhere (GDP/3)	No significant effect No significant effect		X X				
			No Plan (Alternative B)	+	Reliant on PPS4, which lacks local detail	Short to long term Permanent		X				
			Publication Version Wording Business as Usual	0 0	Issue addressed elsewhere (CS1, CS2) Issue addressed elsewhere (GDP/3)	No significant effect No significant effect		X X				
EN8. Enable design to take account of higher temperatures and	Existence of opportunities (commentary), e.g. for adaptive design relative to location or	No (a). Existence of opportunities (+ve, -ve or neutral effect)										

more extreme weather conditions.	scale. More light surfaces, green space and water features needed to address urban heat island effect.		(Alternative A) No Plan (Alternative B)	+	Reliant on PPS4, which lacks local detail	Short to long term Permanent	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0	Issue addressed elsewhere (CS1, CS2) Issue addressed elsewhere (GDP/3)	No significant effect No significant effect	X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	+	Reliant on PPS4, which lacks local detail Effects dependent on detailed siting and design Effects dependent on detailed siting and design	Short to long term Permanent Uncertain effect Uncertain effect	X X X
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	?	Effects dependent on detailed siting and design Effects dependent on detailed siting and design Effects dependent on detailed siting and design	Uncertain effect Uncertain effect Uncertain effect	X X X
			No Plan (Alternative A)	?	Effects dependent on detailed siting	Uncertain effect	X

		effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	B)			
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	?	and design Unlikely but unable to assess without known details of development Unlikely but unable to assess without known details of development Unable to assess without known details of development	Uncertain effect Uncertain effect Uncertain effect
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 (<u>Note</u> : this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Core Strategy proposes that the focus of retail development should be established in North Somerset town and district centres with emphasis on Weston. As Weston is proposed to accept substantial development this will help to meet the economic needs of the population. RLP proposes that	Short to medium term Permanent
			Business	++		Short to medium

					be positive spin offs from this approach e.g. increased tourism, attracting business.				
	Business as Usual (Alternative A)	++			RLP proposes that the focus of retail development should be established in North Somerset town and district centres with emphasis on Weston There will be positive spin offs from this approach e.g. increased tourism, attracting business.	Short to medium term Permanent	X		
	No Plan (Alternative B)	+			Although PPS4 focuses development in town centres, some retail jobs could, without a plan to focus investment, be attracted to locations outside North Somerset e.g. Bristol.	Short to long term Permanent	X		
	Publication Version Wording	?			Unable to assess without known details of development	Uncertain effect	X		
EC3. Protect and expand opportunities for local businesses to utilise local	Business as Usual	?			Unable to assess without known	Uncertain effect	X		
				(a). Existence of opportunities (+ve, -ve or neutral effect)					
				Existence of opportunities (commentary), e.g. relative to location or scale					

resources, especially sustainable resources.			(Alternative A)		details of development		
			No Plan (Alternative B)	?	Unable to assess without known details of development	Uncertain effect	X
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)	Publication Version Wording	++	Core Strategy proposes that the focus of retail development should be established in North Somerset town and district centres with emphasis on Weston	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RLP proposes that the focus of retail development should be established in North Somerset town and district centres with emphasis on Weston	Short to medium term Permanent	X
			No Plan (Alternative B)	+	Although PPS4 focuses development in town centres, some retail jobs could, without a plan to focus investment, be attracted to locations outside North Somerset e.g. Bristol.	Short to long term Permanent	X
EC5.	Existence of	(a). Existence of	Publication	++	Development can be	Short to medium	X

<p>Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.</p>	<p>constraints (commentary), e.g. relative to location or scale</p>	<p>constraints (+ve, -ve or neutral effect)</p>	<p>Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>++ ? ++</p>	<p>phased Development can be phased Without a plan there would not be this level of control and opportunities might therefore be lost Weston Town Centre and the Weston villages are in close proximity to South and Central Wards in Weston which have the greatest levels of deprivation</p>	<p>term Permanent Short to medium term Permanent Uncertain effect</p>	<p>X X X</p>
<p>EC6. Increase prosperity, especially in areas of concentrated disadvantage.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>++ +</p>	<p>Weston Town Centre is in close proximity to South and Central Wards in Weston which have the greatest levels of deprivation Although PPS4 focuses development in town centres, some retail jobs could, without a plan to focus investment, be</p>	<p>Short to medium term Permanent Short to medium term Permanent Short to long term Permanent</p>	<p>X X X</p>

<p>EC7. Make fuller use of urban spaces and promote a balanced night-time economy in town centres.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>attracted to locations outside North Somerset e.g. Bristol. Concentrating development in Town and District Centres creates significant potential to utilise urban spaces as well as upgrading restaurants /bars to stimulate the night time economy</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>Concentrating development in Town and District Centres creates significant potential to utilise urban spaces as well as upgrading restaurants /bars to stimulate the night time economy</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>+</p>	<p>Although PPS4 focuses development in town centres, some retail jobs could, without a plan to focus investment, be attracted to locations outside North</p>	<p>Short to long term Permanent</p>	<p>X</p>

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)	Publication Version Wording	++	Somerset e.g. Bristol. Further retail development will increase employment opportunities	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Further retail development will increase employment opportunities	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Further retail development will increase employment opportunities but a “no plan” approach does not guarantee the greatest benefit for North Somerset and opportunities might therefore be lost.	Uncertain effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC10.	Existence of	(a). Existence of	Publication	?	Redevelopment can	Uncertain effect	X

Protect and expand genuine opportunities for small businesses.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording		lead to the loss of smaller, more affordable retail units		
			Business as Usual (Alternative A)	?	As above	Uncertain effect	X
			No Plan (Alternative B)	?	As above	Uncertain effect	X
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)	Publication Version Wording	++	Core Strategy proposes that the focus of retail development should be established in North Somerset town and district centres with emphasis on Weston. These areas are the best served by public transport and cycleways.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RLP proposes that the focus of retail development should be established in North Somerset town and district centres with emphasis on Weston. These areas are the best served by public	Short to medium term Permanent	X

	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	No Plan (Alternative B)	+	transport and cycleways. Although PPS4 focuses development in town centres, some retail jobs could, without a plan to focus investment, be attracted to locations outside North Somerset e.g. Bristol.
				Publication Version Wording	++	Core Strategy proposes that the focus of retail development should be established in North Somerset town and district centres with emphasis on Weston. These areas are the best served by public transport and cycleways.
				Business as Usual (Alternative A)	++	RLP proposes that the focus of retail development should be established in North Somerset town and district centres with emphasis on

SC1. Meet local needs locally.	Existence of opportunities (commentary), e.g. relative to location or scale	footpath links per km (j). Access to cycle path network	No Plan (Alternative B)	?	Weston. These areas are the best served by public transport and cycleways. Without a plan, investment may not be so focused in the Town Centres and retail development could add to congestion, depending on the locations chosen and their accessibility by non-car modes	Uncertain effect	X
	(a). Existence of opportunities (+ve, -ve or neutral effect)		Publication Version Wording	+	Further retail development in Town and District Centres which are accessible by public transport will help to meet local needs	Short to medium term Permanent	Could reword policy to ensure that every "neighbourhood" had sufficient retail floorspace – due to economies of scale unlikely to be implemented by development industry
			Business as Usual (Alternative A)	+	Further retail development in Town and District Centres which are accessible by public transport will help to meet local needs	Short to medium term Permanent	X

				No Plan (Alternative B)	?	Effects dependent on location	Uncertain effect	X
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	Publication Version Wording	++	Further retail and leisure development in Town and District Centres which are accessible by public transport will improve accessibility	Short to medium term Permanent	X	
			Business as Usual (Alternative A)	++	Further retail and leisure development in Town and District Centres which are accessible by public transport will improve accessibility	Short to medium term Permanent	X	
			No Plan (Alternative B)	++	PPS4 gives preference to urban areas and town centres	Short to long term Permanent	X	

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	(p). Distance to hospital (A&E) (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	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	
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)	Publication Version Wording Business as Usual (Alternative A)	++ ++	Concentrating development in Town and District Centres creates significant potential to improve the environment and create a sense of place Concentrating development in Town and District Centres creates significant potential	Short to medium term Permanent Short to medium term Permanent	X X	

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:	(a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	+	to improve the environment and create a sense of place PPS4 gives preference to urban areas and town centres	Short to long term Permanent
			Publication Version Wording	++	Concentrating development in Town and District Centres will improve accessibility to many activities especially if they are co-located.	Short to medium term Permanent
			Business as Usual	++	Concentrating development in	Short to medium term

	<p>already dealt with under another heading)</p> <ul style="list-style-type: none"> • 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 • (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 		(Alternative A)		Town and District Centres will improve accessibility to many activities especially if they are co-located	Permanent	
			No Plan (Alternative B)	?	Not guaranteed – very dependent on location. Likelihood there will be less opportunity to co-locate facilities.	Uncertain effect	X

SC6. Reduce health inequalities.	'making a difference' Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ ++	Retail and leisure development can fund CCTV schemes Retail and leisure development can fund CCTV schemes Retail and leisure development can fund CCTV schemes	Short to medium term Permanent Short to medium term Permanent Short to long term Permanent	X X X X X	X X X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	X X X
SC9. Avoid exposure to	Existence of opportunities	(a). Existence of opportunities	Publication Version	0	No significant effect	No significant effect	X	X

pollution/noise.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording		No significant effect	No significant effect	No significant effect
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	++	Weston Town Centre and the Weston villages are in close proximity to South and Central Wards in Weston which have the	Short to medium term Permanent	X

Appraisal table for Policy CS22: Tourism Strategy

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	--	Approach is for facilities to be provided across the district	Short to medium term	X
			Business as Usual (Alternative A)	--	As above	Permanent	X
			No Plan (Alternative B)	--	National policy does not require facilities to be provided within urban areas	Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN3. Limit rural development to	Development of land outside urban areas (Clevedon, Nailsea,	Yes (a). Area of land developed outside	Publication Version Wording	--	Strategy is not aimed at limiting facilities to local	Short to medium term	X

that meeting local needs, or infrastructure needs unavoidably requiring a rural location.	Portishead, Weston – including urban extensions) except for specified needs	urban areas, excluding local and infrastructure needs	Business as Usual (Alternative A) No Plan (Alternative B)	-- --	needs only As above As above	Permanent Short to medium term Permanent Short to long term Permanent	X X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	-	Tourism facilities will be provided across the district	Short to medium term Permanent	Policy could be altered to include mention of protecting agricultural land, though it already refers to avoiding adverse implications for the environment
			Business as Usual (Alternative A) No Plan (Alternative B)	- -	As above National policy does not prevent tourism development on agricultural land, though LPAs can have policies to protect it. JRSP policies (1, 20) do this but lack detail.	Short to medium term Permanent Short to long term Permanent	X X
EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment	Yes (a). Area of land developed in flood zone 2	Publication Version Wording	?	Unable to assess without knowing details of development. Could	Uncertain effect	X

	refines approach.	(b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)				be issues with seafront development but these have not proved insuperable in recent past cases.		
			Business as Usual (Alternative A)	?	Unable to assess without knowing details of development	Uncertain effect	X	
			No Plan (Alternative B)	?	Unable to assess without knowing details of development	Uncertain effect	X	
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X	
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X	
EN8.	Existence of	No	Publication	0	No significant effect	No significant effect	X	

Enable design to take account of higher temperatures and more extreme weather conditions.	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)	Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	++	Approach supports conservation objectives and aims to support the regeneration of the town centre	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	As above	Short to medium term Permanent	X
			No Plan (Alternative B)	0	National policy allows scope for tourist and leisure developments, subject to	No significant effect	X

EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ +	appropriate control Policy states that development must have no adverse impact on the environment RLP Policy E/9 states that development must not harm the landscape National policy lacks local detail	Short to medium term Permanent Short to medium term Permanent Short to long term Permanent	X X X
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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 (Note: this does not measure self-	Publication Version Wording Business as Usual (Alternative A) No Plan	++ ++ ++	Approach supports economic objectives As above National policy is	Short to medium term Permanent Short to medium term Permanent Short to long term	X X X X

			containment as such, as jobs may be taken by in-commuters)	(Alternative B)		supportive of tourism jobs	Permanent	
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)	Publication Version Wording	++	Approach is aimed at harnessing opportunities brought through tourism within North Somerset	Short to medium term	Permanent	X
			Business as Usual (Alternative A)	++	As above	Short to medium term	Permanent	X
			No Plan (Alternative B)	+	National policy lacks local detail	Short to long term	Permanent	X
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Tourism makes extensive use of intangible local resources. Approach is to protect environmental assets.	Short to long term	Permanent	X
			Business as Usual (Alternative A)	++	As above	Short to long term	Permanent	X
			No Plan (Alternative B)	++	As above	Short to long term	Permanent	X
EC4. Maximise opportunities for	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Approach is to diversify the range and improve the	Short to medium term	Permanent	X

regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.	relative to location or scale	effect)		++	quality of existing and proposed visitor attractions and activities in Weston-super-Mare Approach is to diversify land use activities and make a positive and distinctive contribution to the existing built environment	Permanent Short to medium term Permanent	X
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)	Publication Version Wording	0	National policy lacks local detail	Short to long term Permanent	X
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)	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording	0 0 +	No significant effect No significant effect Policy requires tourist facilities to support economic development objectives. However, tourism at Weston has been in long-term decline and so the strategy	No significant effect No significant effect Medium to long term Duration dependent on continued success of economic development	X X Policy does not prioritise across the district. Sequential approach applied within Weston could be extended to cover the district.

					strategy	
	Business as Usual (Alternative A)	+			As above	X
	No Plan (Alternative B)	+			As above	X
	Publication Version Wording	+			Short to medium term Permanent	Core Strategy approach could say more about developing an evening economy; however this could be contained within a subsequent DPD
	Business as Usual (Alternative A)	+			Short to medium term Permanent	X
	No Plan (Alternative B)	++			Short to long term Permanent	X
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)	Publication Version Wording	++	evening and night-time uses Tourism strategy supports the economic development objectives. Approach has been to diversify away from tourism. Increased diversity can therefore only come about if the tourism industry itself changes. The reasoned justification refers to Weston developing niche activities that will give it a specific tourism identity.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Tourism strategy supports the economic development objectives. Reasoned justification (7.121) refers to need to extend range of tourism products.	Short to medium term Permanent	X
			No Plan (Alternative B)	++	National policy supports positive economic aspects of tourist activity.	Short to long term Permanent	X

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)	Publication Version Wording	0	JRSP Policy 46 supports new tourist facilities at Weston where they improve quality and attractiveness. Guest houses/B&Bs provide opportunities for home working for the proprietors but approach is unlikely to lead to a significant net increase in their number, if any As above
			Business as Usual (Alternative A)	0	No significant effect
			No Plan (Alternative B)	0	No significant 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)	Publication Version Wording	+	Policy supports the role of tourism but makes no specific reference to smaller businesses RPL policies support the role of tourism but make no specific reference to smaller businesses National policy supports the role of tourism
			Business as Usual (Alternative A)	+	Short to medium term Permanent Short to medium term Permanent
			No Plan (Alternative B)	+	Short to long term Permanent Could explore the specific implications for small businesses X

<p>EC11. Reduce queuing and over-crowding on the road and rail networks.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale. Access to transport. Traffic modelling will refine approach.</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>No significant effect</p>	<p>Policy does not prioritise across the district. 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.</p>
<p>EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale. Traffic modelling will refine approach.</p>	<p>(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</p>	<p>Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)</p>	<p>+ 0 + +</p>	<p>Short to medium term Permanent No significant effect Short to medium term Permanent Short to medium term Permanent Short to medium term Permanent</p>	<p>X X Policy wording could be strengthened to refer specifically to the issue of congestion, though tourist traffic is unlikely to compete with peak flows X</p>

			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)	A) No Plan (Alternative B)	0	of avoiding need to cross Junction 21 No significant effect	Permanent No significant effect	X	
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	Publication Version Wording	?	Unable to assess without knowing details of development, though reasoned justification refers to sustainable promotion of outdoor activities and pursuits	Uncertain effect	Uncertain effect	X	
		indoor leisure centre (g). Distance to public green space (h). Distance to outdoor playing	Business as Usual (Alternative A)	?	Unable to assess without knowing details of development, though reasoned	Uncertain effect	Uncertain effect	X	

		fields (i). Availability of children's play area		No Plan (Alternative B)	0	justification (7.125) refers to rural recreation	No significant effect	X	
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)	Publication Version Wording	+	Not sole aim of the policy but could have a positive benefit, especially where facilities for visitors also benefit residents	Short to medium term Permanent	Short to medium term Permanent	Wording could incorporate enhancing the character of sites	
			Business as Usual (Alternative A)	+	As above	Short to medium term Permanent	Short to medium term Permanent	X	
			No Plan (Alternative B)	+	National policy lacks local detail	Short to long term Permanent	Short to long term Permanent	X	
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	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	Tourism may, on balance, promote positive well-being but the effect is not locationally specific: any desirable destination could produce this effect. The local impact is indirect, via economic prosperity.	No significant effect	No significant effect	X	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X	

	<p>indicators relate to:</p> <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 (limitation of) 		No Plan (Alternative B)	0	No significant effect	No significant effect	X
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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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	Tourism may be associated with noise in some contexts, if not adequately policed	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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 term, low)	Publication Version Wording	0	Decline of the tourist trade has contributed to housing land supply in recent years but requirement can be met without impinging on existing and proposed tourist accommodation	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			Business as Usual (Alternative B)	0	No significant effect	No significant effect	X

Appraisal table for Policy CS23: Bristol Airport

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	--	The Airport is not part of an urban area. It attracts staff from a wide area, especially Bristol.	Short to long term Permanent	X
			Business as Usual (Alternative A)	--	The Airport is not part of an urban area. It attracts staff from a wide area, especially Bristol.	Short to long term Permanent	X
			No Plan (Alternative B)	--	The Airport is not part of an urban area. It attracts staff from a wide area, especially Bristol.	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	--	The Airport is not part of an urban area. It attracts staff from a wide area, especially Bristol.	Short to long term Permanent	X
			Business as Usual (Alternative A)	--	The Airport is not part of an urban area. It attracts staff from a wide area, especially Bristol.	Short to long term Permanent	X
			No Plan (Alternative)	--	The Airport is not part of an urban area. It attracts staff from a wide area, especially Bristol.	Short to long term Permanent	X

			B)			Permanent	
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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	Publication Version Wording	++	area. It attracts staff from a wide area, especially Bristol. The Airport is infrastructure unavoidably requiring a rural location. The policy sets tests that need to be met before airport development can be permitted.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	The Airport is infrastructure unavoidably requiring a rural location. RLP Policy T/12 sets tests that need to be met before airport development can be permitted.	Short to medium term Permanent	X
			No Plan (Alternative B)	+	The Airport is infrastructure unavoidably requiring a rural location. National policy does not itself authorise or preclude any development; detail is to be provided locally.	Short to long term Permanent	X
EN4. Minimise loss of	Loss of agricultural/forestry	Yes (a). Area of	Publication Version	=	Airport expansion consumes	Short to medium term	X

productive land, especially best and most versatile farmland.	land	agricultural/forestry land developed (b). Area of BMV agricultural land developed	Wording		agricultural land, especially for car parking, but the policy provides a framework enabling this loss to be kept to the minimum compatible with permitting the development	Permanent	
			Business as Usual (Alternative A)	=	Airport expansion consumes agricultural land, especially for car parking, but RLP Policy T/12 provides a framework enabling this loss to be kept to the minimum compatible with permitting the development	Short to medium term Permanent	X
			No Plan (Alternative B)	=	Airport expansion consumes agricultural land, especially for car parking, but national policy provides a framework enabling this loss to be kept to the minimum compatible with permitting the development	Short to long term Permanent	X
EN5.	PPS25 flood zone	Yes	Publication	0	The Airport is in	No significant	X

Minimise flood risk.	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 runoff (+ve, -ve or neutral effect)	Version Wording	0	Flood Zone 1. The SFRA confirms that it drains westwards towards the River Kenn. The Airport is in Flood Zone 1. The SFRA confirms that it drains westwards towards the River Kenn.	effect	X
			Business as Usual (Alternative A)	0	The Airport is in Flood Zone 1. The SFRA confirms that it drains westwards towards the River Kenn.	No significant effect	X
			No Plan (Alternative B)	0	The Airport is in Flood Zone 1. The SFRA confirms that it drains westwards towards the River Kenn.	No significant effect	X
ENG6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording	?	Policy seeks satisfactory resolution of environmental issues. Expansion potentially reduces permeable surfaces, though design may mitigate this.	Uncertain effect	X
			Business as Usual (Alternative A)	?	RLP Policy T/12 requires environmental impacts to be minimised. Expansion potentially reduces permeable surfaces, though design may	Uncertain effect	X

			No Plan (Alternative B)			
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	mitigate this. PPS25 promotes SuDS but lacks local detail and does not explicitly require protection of permeable surfaces Policy seeks satisfactory resolution of environmental issues. Expansion potentially increases resource use and greenhouse gas emissions, though design may mitigate this.	Short to long term Permanent
			Business as Usual (Alternative A)	?	RLP Policy T/12 requires environmental impacts to be minimised. Expansion potentially increases resource use and greenhouse gas emissions, though design may mitigate this.	Uncertain effect
			No Plan (Alternative B)	+	PPS1 Supplement on Climate Change promotes resource efficiency but lacks local detail	Short to long term Permanent

<p>EN8. Enable design to take account of higher temperatures and more extreme weather conditions.</p>	<p>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.</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>+</p>	<p>Policy seeks satisfactory resolution of environmental issues. No reference, express or implied, to changed climatic conditions but Policy CS1 addresses this issue. PPS1 Supplement on Climate Change promotes resource efficiency but lacks local detail.</p>	<p>Short to medium term Permanent</p>	<p>Could be an issue to be explored in any subsequent AAP / aviation DPD</p>
			<p>Business as Usual (Alternative A)</p>	<p>+</p>	<p>RLP Policy T/12 requires environmental impacts to be minimised. No reference, express or implied, to changed climatic conditions. PPS1 Supplement on Climate Change promotes resource efficiency but lacks local detail.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>+</p>	<p>PPS1 Supplement on Climate Change promotes resource efficiency but lacks local detail.</p>	<p>Short to long term Permanent</p>	<p>X</p>

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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	Expansion may require new buildings but unlikely to require demolition of existing ones. Old terminal building already planned for demolition.	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	Expansion may require new buildings but unlikely to require demolition of existing ones. Old terminal building already planned for demolition.	No significant effect	X
			Business as Usual (Alternative A)	0	Expansion may require new buildings but unlikely to require demolition of existing ones. Old terminal building already planned for demolition.	No significant effect	X
			No Plan (Alternative B)	0	Expansion may require new buildings but unlikely to require demolition of existing ones. Old terminal building already planned for demolition.	No significant effect	X
			Business as Usual (Alternative A)	0	Policy seeks satisfactory resolution of environmental issues. No explicit reference to heritage, etc.	No significant effect	X
			Business as Usual (Alternative A)	0	RLP Policy T/12 requires environmental impacts to be	No significant effect	X

	No Plan (Alternative B)	?	minimised. No explicit reference to heritage, etc. National policy concerned primarily with national designations. Lack of local detail may mean less weight given to features of local significance. Net gain dependent on applicant's goodwill.	Uncertain effect	X	
	Publication Version Wording	=	Policy mostly avoids development in designated areas, other than Green Belt, Forest of Avon, Groundwater Source Protection Zone and consultation zone for bat habitat. Only Green Belt is a conflict in principle. Expansion would have negative effect on tranquility/dark skies.	Short to medium term Permanent	X	
	Business as Usual (Alternative A)	=	RLP Policy T/12 mostly avoids development in designated areas, other than Green Belt, Forest of Avon,	Short to medium term Permanent	X	

					Groundwater Source Protection Zone and consultation zone for bat habitat. Only Green Belt is a conflict in principle. Expansion would have negative effect on tranquility/dark skies.		
	No Plan (Alternative B)	=			National policy mostly avoids development in designated areas, other than Green Belt, Forest of Avon, Groundwater Source Protection Zone and consultation zone for bat habitat. Only Green Belt is a conflict in principle. Expansion would have negative effect on tranquility/dark skies.	Short to long term Permanent	X
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral	Publication Version Wording Business as Usual (Alternative A)	?	Effects dependent on detailed design and implementation Effects dependent on detailed design and implementation	Uncertain effect Uncertain effect	X X
			No Plan (Alternative	?	Effects dependent on detailed design	Uncertain effect	X

			<p>Homes: jobs ratio (acknowledging that there is no guarantee that residents will take up local job opportunities)</p>		<p>effect) (a). Number of <i>additional</i> economically active residents in settlement as ratio of <i>additional</i> jobs in settlement (<u>Note</u>: this does not measure self-containment as such, as jobs may be taken by in-commuters)</p>	<p>B) Publication Version Wording</p>	<p>++</p>	<p>and implementation</p>	<p>Short to medium term Permanent</p>	<p>X</p>
<p>EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.</p>						<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>Airport expansion would generate additional jobs, including jobs to offset those lost through efficiency improvements. Wording of RLP Policy T/12 would not influence the total provided.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
						<p>No Plan (Alternative B)</p>	<p>++</p>	<p>Airport expansion would generate additional jobs, including jobs to offset those lost through efficiency improvements. Wording of national policy would not influence the total provided.</p>	<p>Short to long term Permanent</p>	<p>X</p>

<p>EC2. Harness the particular economic opportunities of North Somerset.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>+</p>	<p>Policy seeks to capitalise on the Airport as a local economic driver, though this is implicit rather than explicit</p>	<p>Short to medium term Permanent</p>	<p>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' X</p>
<p>EC3. Protect and expand opportunities for local businesses</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>Reference is made to the (presumably negative) impact of growth on surrounding</p>	<p>No significant effect</p>	<p>Could be an issue to be explored in any subsequent AAP / aviation DPD</p>

to utilise local resources, especially sustainable resources.					0	communities but not to any possibilities for local resource use	No significant effect	X
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)			0	The Airport's role as a local economic driver could benefit Weston but the connection is remote and could equally apply to any part of the sub-region	No significant effect	X
EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and	Existence of constraints (commentary), e.g. relative to location or scale	(a). Existence of constraints (+ve, -ve or neutral effect)			0	Phasing could conceivably form part of the satisfactory resolution of environmental issues	Uncertain effect	Could be an issue to be explored in any subsequent AAP / aviation DPD
					0	No significant effect	No significant effect	X
					0	No significant effect	No significant effect	X
					?			
					0	No significant effect	No significant effect	X

quality of life.			(Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X	
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)	Publication Version Wording	++	Airport expansion would generate additional jobs. The Airport is within easy reach of areas of concentrated disadvantage in south Bristol. Policy wording would not influence the total of jobs provided or who takes them.	Short to medium term Permanent	X	
			Business as Usual (Alternative A)	++	Airport expansion would generate additional jobs. The Airport is within easy reach of areas of concentrated disadvantage in south Bristol. Wording of RLP Policy T/12 would not influence the total of jobs provided or who takes them.	Short to medium term Permanent	X	
			No Plan (Alternative B)	++	Airport expansion would generate additional jobs. The Airport is within easy reach of areas of	Short to long term Permanent	X	

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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	concentrated disadvantage in south Bristol. Wording of national policy would not influence the total of jobs provided or who takes them. Not relevant to Bristol Airport Not relevant to Bristol Airport Not relevant to Bristol Airport
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ ++	Airport expansion would generate a range of additional jobs. Policy wording would not influence the range of jobs or who takes them. Airport expansion would generate a range of additional jobs. Wording of RLP Policy T/12 would not influence the range of jobs or who takes them. Airport expansion would generate a

			B)			
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)	Publication Version Wording	0	range of additional jobs. Wording of national policy would not influence the range of jobs or who takes them.	Permanent
			Business as Usual (Alternative A)	0	Not relevant to Bristol Airport, unless greater connectivity encouraged home working in nearby towns/villages	No significant effect
			No Plan (Alternative B)	0	Not relevant to Bristol Airport, unless greater connectivity encouraged home working in nearby towns/villages	No significant 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)	Publication Version Wording	0	Not relevant to Bristol Airport, unless greater connectivity encouraged employment in nearby towns/villages	No significant effect

	Business as Usual (Alternative A)	0	Not relevant to Bristol Airport, unless greater connectivity encouraged employment in nearby towns/villages	No significant effect	X
	No Plan (Alternative B)	0	Not relevant to Bristol Airport, unless greater connectivity encouraged employment in nearby towns/villages	No significant effect	X
EC11. Reduce queuing and over-crowding on the road and rail networks.	Publication Version Wording	?	Policy requires satisfactory resolution of environmental issues, including surface access infrastructure. This is not explicitly a requirement to reduce congestion.	Uncertain effect	Could be an issue to be explored in any subsequent AAP / aviation DPD
	Business as Usual (Alternative A)	-	RLP Policy T/12 requires appropriate provision for surface access to mitigate the adverse impact of airport traffic. This is not a requirement to reduce congestion.	Short to medium term Permanent	X
			(a). Existence of opportunities (+ve, -ve or neutral effect)		
			Existence of opportunities (commentary), e.g. relative to location or scale. Access to transport. Traffic modelling will refine approach.		

		No Plan (Alternative B)	-	National policy requires proposals for new airport capacity to be accompanied by clear proposals on surface access which minimise congestion. This is not a requirement to reduce congestion.	Short to long term Permanent	X
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	-	Policy requires satisfactory resolution of environmental issues, including surface access infrastructure. This is not explicitly a requirement to avoid adding to congestion.	Short to medium term Permanent	Could be an issue to be explored in any subsequent AAP / aviation DPD
		Business as Usual (Alternative A)	--	RLP Policy T/12 requires appropriate provision for surface access to mitigate the adverse impact of airport traffic. This is not a requirement to avoid adding to congestion.	Short to medium term Permanent	X
		No Plan (Alternative B)	--	National policy requires proposals for new airport	Short to long term Permanent	X

		capacity to be accompanied by clear proposals on surface access which minimise congestion. This is not a requirement to avoid adding to congestion.				SC1. Meet local needs locally.
An alternative view is to restrict airport growth so that possibilities for air travel are more constrained, requiring business/leisure needs to be met more locally. This would be likely to cause emigration of higher income residents to less restrictive environments and would be contrary to national policy.	Short to medium term Permanent	Reasoned justification refers to national aim to reduce leakage to other airports outside the South West	++	(a). Existence of opportunities (+ve, -ve or neutral effect)	Existence of opportunities (commentary), e.g. relative to location or scale	
An alternative view is to restrict airport growth so that possibilities for air travel are more constrained, requiring business/leisure needs to be met more locally.	Short to medium term Permanent	National aim, underpinning the RLP, is to reduce leakage to other airports outside the South West	++	Business as Usual (Alternative A)		

		<p>(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</p>	<p>Business as Usual (Alternative A)</p>	<p>0</p>	<p>available locally or regionally Airport expansion does increase opportunities to access outdoor pursuits at leisure destinations but most will be opportunities already available locally or regionally</p>	<p>No significant effect</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>0</p>	<p>Airport expansion does increase opportunities to access outdoor pursuits at leisure destinations but most will be opportunities already available locally or regionally</p>	<p>No significant effect</p>	<p>X</p>
<p>SC4. Develop a positive sense of place both physically and socially.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>=</p>	<p>Airports, as gateways to an area, are important in defining initial impressions. The policy does not address this point directly. The social effects of the Airport are mixed. Its presence makes the sub-region attractive to higher income</p>	<p>Short to medium term Permanent</p>	<p>The role of the airport in defining initial impressions could be addressed through design policies in a subsequent document.</p>

	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:	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	=	increased connectivity also makes it less distinctive. Airports provide opportunities for leisure travel but can also have negative effects on local quality of life through noise and congestion.	Short to medium term Permanent	X
				Business as Usual (Alternative A)	=	Airports provide opportunities for leisure travel but can also have negative effects on local quality of life through noise and congestion.	Short to medium term Permanent	X
				No Plan (Alternative B)	=	Airports provide opportunities for leisure travel but can also have negative effects on local quality of life through noise and congestion.	Short to long term Permanent	X

<p>SC6. Reduce health inequalities.</p>	<p>to play equipment or other opportunities for social development</p> <ul style="list-style-type: none"> • 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 • (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' <p>Existence of opportunities (commentary), e.g.</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral)</p>	<p>Publication Version Wording</p>	<p>?</p>	<p>Health impacts are to be assessed under Policy CS26.</p>	<p>Uncertain effect</p>	<p>X</p>
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		<p>as Usual (Alternative A)</p>	<p>suppose that Airport development will affect crime rates. Greater opportunities to take holidays may create opportunities for burglars but this would be so with any mode of travel.</p>	<p>effect</p>	
	<p>No Plan (Alternative B)</p>	<p>0</p>	<p>No reason to suppose that Airport development will affect crime rates. Greater opportunities to take holidays may create opportunities for burglars but this would be so with any mode of travel.</p>	<p>No significant effect</p>	<p>X</p>
<p>SC8. Minimise risk to health and safety.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Health impacts are to be assessed under Policy CS26. CS23 refers to environmental impacts on communities, though not health issues resulting from international travel, e.g. spread of disease, exposure to sun. Safety not specifically</p>	<p>Uncertain effect</p>	<p>Could be an issue to be explored in any subsequent AAP / aviation DPD</p>

		addressed but may be for a subsequent document rolling forward RLP policy, e.g. T/13 on Public Safety Zones.				
X	Uncertain effect	RLP Policy T/12 does not refer directly to health issues, other than emissions and noise. Safety addressed by Policy T/13.	Business as Usual (Alternative A)	?		
X	Uncertain effect	National policy refers to public health impacts (Air Transport White Paper, 3.32) but consideration is limited to air quality and noise. Safety addressed by ATWP, 4.6-4.10.	No Plan (Alternative B)	?		
Could be an issue to be explored in any subsequent AAP / aviation DPD	Short to long term Permanent Improved technology may reduce impacts but these will also be increasing in line with the growth in air traffic.	Pollution/noise are unavoidable consequences of airport development. Policy seeks to ensure satisfactory resolution of these issues but does not specify standards to be met.	Publication Version Wording	(a). Existence of opportunities (+ve, -ve or neutral effect)	Existence of opportunities (commentary), e.g. relative to location or scale	SC9. Avoid exposure to pollution/noise.

		Business as Usual (Alternative A)	-	Pollution/noise are unavoidable consequences of airport development. RLP Policy T/12 seeks to minimise emissions and ensure that noise is not an unacceptable problem.	Short to long term Permanent Improved technology may reduce impacts but these will also be increasing in line with the growth in air traffic.	X
		No Plan (Alternative B)	-	Pollution/noise are unavoidable consequences of airport development. National policy (Air Transport White Paper, Chapter 3) seeks to reduce pollution/noise and mitigate local impacts.	Short to long term Permanent Improved technology may reduce impacts but these will also be increasing in line with the growth in air traffic.	X
SC10. Meet housing requirement.	Number of homes expected to be created.	Publication Version Wording	0	Policy does not relate to housing	No significant effect	X
		Business as Usual (Alternative A)	0	RLP Policy T/12 does not relate to housing	No significant effect	X
		No Plan (Alternative B)	0	National policy (Air Transport White Paper) does not relate to housing	No significant effect	X

<p>SC11. Narrow the gap between income and house prices/rents.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>Airport expansion would generate additional jobs, including those lost through efficiency improvements. Policy wording would not influence the total provided or the income levels resulting but effect is assumed to be positive.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>Airport expansion would generate additional jobs, including those lost through efficiency improvements. Wording of RLP Policy T/12 would not influence the total provided or the income levels resulting but effect is assumed to be positive.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>++</p>	<p>Airport expansion would generate additional jobs, including those lost through efficiency</p>	<p>Short to long term Permanent</p>	<p>X</p>

	<p>SC12. Improve the life chances of those living in areas of concentrated disadvantage.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>improvements. Wording of national policy would not influence the total provided or the income levels resulting but effect is assumed to be positive.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
	<p>Business as Usual (Alternative A)</p>			<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>Airport expansion would generate additional jobs. The Airport is within easy reach of areas of concentrated disadvantage in south Bristol. Policy wording would not influence the total of jobs provided or who takes them.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
	<p>No Plan</p>			<p>No Plan</p>	<p>++</p>	<p>Airport expansion would generate additional jobs. The Airport is within easy reach of areas of concentrated disadvantage in south Bristol. Wording of RLP Policy T/12 would not influence the total of jobs provided or who takes them.</p>	<p>Short to long term</p>	<p>X</p>

			(Alternative B)		would generate additional jobs. The Airport is within easy reach of areas of concentrated disadvantage in south Bristol. Wording of national policy would not influence the total of jobs provided or who takes them.	Permanent	
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Appraisal table for Policy CS24: Royal Portbury Dock

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	--	RPD is not part of an urban area. It attracts staff from a wide area, including Bristol.	Short to long term Permanent	X
			Business as Usual (Alternative A)	--	As above	Short to long term Permanent	X
			No Plan (Alternative B)	--	As above	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	++	RPD attracts staff from a wide area, including Bristol. Nevertheless, it is conveniently situated between Portishead and Easton-in-Gordano.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	As above	Short to medium term Permanent	X
			No Plan (Alternative B)	++	As above	Short to long term Permanent	X

<p>EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.</p>	<p>Development of land outside urban areas (Clevedon, Nailsea, Portishead, Weston – including urban extensions) except for specified needs</p>	<p>Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs</p>	<p>Publication Version Wording</p>	<p>+</p>	<p>RPD is infrastructure unavoidably requiring a rural location. The policy refers to detailed tests to be set out in another document.</p>	<p>Short to medium term Permanent</p>	<p>Detailed tests to be set out in a Site Allocations DPD</p>
<p>EN4. Minimise loss of productive land,</p>	<p>Loss of agricultural/forestry land</p>	<p>Yes (a). Area of agricultural/forestry</p>	<p>Publication Version Wording</p>	<p>+</p>	<p>RPD expansion consumes agricultural land,</p>	<p>Short to medium term</p>	<p>Detailed tests to be set out in a Site Allocations DPD</p>
<p>RPD is infrastructure unavoidably requiring a rural location. RLP Policy E/6 sets tests that need to be met before port development can be permitted.</p>	<p>Short to medium term Permanent</p>	<p>Detailed tests to be set out in a Site Allocations DPD</p>					
<p>RPD is infrastructure unavoidably requiring a rural location. National policy towards port development is not locationally specific. Without an applicable plan policy, Court House Farm would be treated as countryside, with weaker requirements for demonstrating need.</p>	<p>Short to long term Permanent</p>	<p>Detailed tests to be set out in a Site Allocations DPD</p>					
<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>RPD expansion consumes agricultural land,</p>					
<p>No Plan (Alternative B)</p>	<p>=</p>	<p>RPD expansion consumes agricultural land,</p>					

especially best and most versatile farmland.		land developed (b). Area of BMV agricultural land developed			especially for car parking, but the policy provides a framework enabling this loss to be kept to the minimum compatible with permitting the development	Permanent	
	Business as Usual (Alternative A)	++			RPD expansion consumes agricultural land, especially for car parking, but RLP Policy E/6 provides a framework enabling this loss to be kept to the minimum compatible with permitting the development	Short to medium term Permanent	X
	No Plan (Alternative B)	++			RPD expansion consumes agricultural land, especially for car parking, but national policy provides a framework enabling this loss to be kept to the minimum compatible with permitting the development	Short to long term Permanent	X
EN5. Minimise flood	Publication Version	-	Yes (a). Area of land	PPS25 flood zone categorisation.	Court House Farm is in Flood Zones 1	Short to medium term	Detailed tests to be set out in a Site

risk.	<p>Note: Strategic Flood Risk Assessment refines approach.</p>	<p>developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)</p>	<p>Wording</p>	<p>-</p>	<p>and 3a but dock development is acceptable in 3a unless hazardous substances are involved, when the Exception Test applies. A Flood Risk Assessment will be required.</p>	<p>Permanent</p>	<p>Allocations DPD</p>
		<p>Business as Usual (Alternative A)</p>	<p>-</p>	<p>Court House Farm is in Flood Zones 1 and 3a but dock development is acceptable in 3a unless hazardous substances are involved, when the Exception Test applies. A Flood Risk Assessment will be required. RLP Policy E/6 requires satisfactory environmental safeguards.</p>	<p>Short to medium term Permanent</p>	<p>X</p>	
		<p>No Plan (Alternative B)</p>	<p>-</p>	<p>Court House Farm is in Flood Zones 1 and 3a but dock development is acceptable in 3a unless hazardous substances are involved, when the Exception Test</p>	<p>Short to long term Permanent</p>	<p>X</p>	

	EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording	-	applies. A Flood Risk Assessment will be required. Policy refers to detailed tests to be set out in another document. Expansion potentially reduces permeable surfaces, though design may mitigate this.	Short to medium term Permanent	Detailed tests to be set out in a Site Allocations DPD
	Business as Usual (Alternative A)	-	-	Business as Usual (Alternative A)	-	RLP Policy E/6 seeks satisfactory environmental safeguards. Expansion potentially reduces permeable surfaces, though design may mitigate this.	Short to medium term Permanent	X
	No Plan (Alternative B)	-	-	No Plan (Alternative B)	-	PPS25 promotes SuDS but does not require protection of permeable surfaces	Short to long term Permanent	X
	Publication Version Wording	No (a). Existence of opportunities (+ve, -ve or neutral effect)	?	Publication Version Wording	?	Policy refers to detailed tests to be set out in another document. Expansion potentially increases resource use and greenhouse gas emissions, though design may mitigate	Uncertain effect	Detailed tests to be set out in a Site Allocations DPD
	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						

					this. RLP Policy E/6 requires satisfactory environmental safeguards. Expansion potentially increases resource use and greenhouse gas emissions, though design may mitigate this.	Uncertain effect	X
Business as Usual (Alternative A)	?	+	+	+	PPS1 Supplement on Climate Change promotes resource efficiency but lacks local detail.	Short to long term Permanent	X
No Plan (Alternative B)					Policy refers to detailed tests to be set out in another document. No reference, express or implied, to changed climatic conditions but Policy CS1 addresses this issue. PPS1 Supplement on Climate Change promotes resource efficiency but lacks local detail.	Short to medium term Permanent	Detailed tests to be set out in a Site Allocations DPD
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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	RLP Policy E/6 requires satisfactory environmental	Short to medium term	X
Business as Usual (Alternative A)	+				RLP Policy E/6 requires satisfactory environmental	Short to medium term	X

	A)				safeguards. No reference, express or implied, to changed climatic conditions. PPS1 Supplement on Climate Change promotes resource efficiency but lacks local detail.	Permanent	
EN9. Increase the life expectancy of buildings.	No Plan (Alternative B)	+	?	No (a). Existence of opportunities (+ve, -ve or neutral effect)	PPS1 Supplement on Climate Change promotes resource efficiency but lacks local detail.	Short to long term Permanent	X
	Publication Version Wording			Existence of opportunities (commentary), e.g. relative to location or scale, including retention of energy embedded in existing buildings	Expansion may require new buildings, the specification for which is unknown. Court House Farm is a listed building.	Uncertain effect	Detailed tests to be set out in a Site Allocations DPD
	Business as Usual (Alternative A)				Expansion may require new buildings, the specification for which is unknown. Court House Farm is a listed building.	Uncertain effect	X
	No Plan (Alternative B)				Expansion may require new buildings, the specification for which is unknown. Court House Farm is a listed building.	Uncertain effect	X

<p>EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>?</p>	<p>a listed building. Expansion may require new buildings, the specification for which is unknown. Court House Farm is a listed building. Designated Wildlife Site in north-east corner. Policy refers to detailed tests to be set out in another document.</p>	<p>Uncertain effect</p>	<p>Detailed tests to be set out in a Site Allocations DPD</p>
			<p>Business as Usual (Alternative A)</p>	<p>?</p>	<p>Expansion may require new buildings, the specification for which is unknown. Court House Farm is a listed building. Designated Wildlife Site in north-east corner. RLP Policy E/6 requires satisfactory environmental safeguards.</p>	<p>Uncertain effect</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>?</p>	<p>Expansion may require new buildings, the specification for which is unknown. Net gain dependent on applicant's</p>	<p>Uncertain effect</p>	<p>X</p>

	<p>EN11. Avoid major development in the most environmentally sensitive areas.</p>	<p>Effect on national and local designations and on tranquility/dark skies</p>	<p>No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>=</p>	<p>goodwill. Court House Farm is a listed building: PPS5 applies. Designated Wildlife Site in north-east corner: no national protection for local sites.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
	<p>EN12. Avoid damage to irreplaceable valued features.</p>	<p>Effect on national and local designations, excluding effects that can be satisfactorily</p>	<p>No (a). Effect on national designations (+ve, -ve or neutral effect)</p>	<p>Business as Usual (Alternative A)</p>	<p>=</p>	<p>RLP Policy E/6 affects Flood Zone 3, Forest of Avon and Wildlife Site. None is a conflict in principle. Expansion would have negative effect on tranquility/dark skies.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
				<p>No Plan (Alternative B)</p>	<p>?</p>	<p>National policy on port development is not locationally specific.</p>	<p>Uncertain effect</p>	<p>X</p>
				<p>Publication Version Wording</p>	<p>?</p>	<p>Effects dependent on detailed design and implementation. Court House Farm is</p>	<p>Uncertain effect</p>	<p>Detailed tests to be set out in a Site Allocations DPD</p>

	A)					
economic driver, balancing this against environmental impacts	Permanent	National policy supports the growth of ports, subject to acceptability in environmental terms	0	No Plan (Alternative B)	Existence of opportunities (commentary), e.g. relative to location or scale	EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
National policy supports the growth of ports, subject to acceptability in environmental terms	Short to long term	No reference in the policy to any possibilities for local resource use	0	No Plan (Alternative B)	(a). Existence of opportunities (+ve, -ve or neutral effect)	Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.
No reference in the policy to any possibilities for local resource use	Permanent	No reference in RLP Policy E/6 to any possibilities for local resource use	0	Business as Usual (Alternative A)		
No reference in RLP Policy E/6 to any possibilities for local resource use	No significant effect	No reference in national policy to any possibilities for local resource use	0	No Plan (Alternative B)		
No reference in national policy to any possibilities for local resource use	No significant effect					
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 this objective	Permanent					
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 this objective	Permanent					

<p>EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>RPD's role as a local economic driver could benefit Weston but the connection is remote and could equally apply to any part of the sub-region</p>	<p>No significant effect</p>	<p>X</p>	<p>a negative effect on this objective</p>
			<p>Business as Usual (Alternative A)</p>	<p>0</p>	<p>RPD's role as a local economic driver could benefit Weston but the connection is remote and could equally apply to any part of the sub-region</p>	<p>No significant effect</p>	<p>X</p>	
			<p>No Plan (Alternative B)</p>	<p>0</p>	<p>RPD's role as a local economic driver could benefit Weston but the connection is remote and could equally apply to any part of the sub-region</p>	<p>No significant effect</p>	<p>X</p>	
		<p>(a). Existence of constraints (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>?</p>	<p>Policy refers to detailed tests to be set out in another document</p>	<p>Uncertain effect</p>		<p>Detailed tests to be set out in a Site Allocations DPD</p>
<p>EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and</p>	<p>Existence of constraints (commentary), e.g. relative to location or scale</p>		<p>Business as Usual (Alternative A)</p>	<p>?</p>	<p>Phasing could conceivably form part of the satisfactory environmental</p>	<p>Uncertain effect</p>	<p>X</p>	

quality of life.									
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)	No Plan (Alternative B)	0		safeguards required by RLP Policy E/6	No significant effect	X	
			Publication Version Wording	++		RPD expansion would generate additional jobs. RPD is within easy reach of areas of concentrated disadvantage in Bristol, Pill, etc. Policy wording would not influence the total of jobs provided or who takes them.	Short to medium term Permanent	X	
			Business as Usual (Alternative A)	++		RPD expansion would generate additional jobs. RPD is within easy reach of areas of concentrated disadvantage in Bristol, Pill, etc. Wording of RLP Policy E/6 would not influence the total of jobs provided or who takes them.	Short to medium term Permanent	X	
			No Plan (Alternative B)	++		RPD expansion would generate additional jobs. RPD is within easy reach of areas of concentrated disadvantage in Bristol, Pill, etc.	Short to long term Permanent	X	

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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	concentrated disadvantage in Bristol, Pill, etc. Wording of national policy would not influence the total of jobs provided or who takes them. Not relevant to RPD Not relevant to RPD Not relevant to RPD
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ ++	RPD expansion would generate a range of additional jobs. Policy wording would not influence the range of jobs or who takes them. RPD expansion would generate a range of additional jobs. Wording of RLP Policy E/6 would not influence the range of jobs or who takes them. RPD expansion would generate a

		B)			
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)	0	range of additional jobs. Wording of national policy would not influence the range of jobs or who takes them.	Permanent
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)	0	range of additional jobs. Wording of national policy would not influence the range of jobs or who takes them.	Permanent
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)	?	range of additional jobs. Wording of national policy would not influence the range of jobs or who takes them.	Permanent
	Publication Version Wording	Business as Usual (Alternative A)	0	Not relevant to RPD	No significant effect
	No Plan (Alternative B)	No Plan (Alternative B)	0	Not relevant to RPD	No significant effect
	Publication Version Wording	Business as Usual (Alternative A)	0	Not relevant to RPD	No significant effect
	Business as Usual (Alternative A)	Business as Usual (Alternative A)	0	Not relevant to RPD	No significant effect
	Publication Version Wording	Business as Usual (Alternative A)	?	Policy refers to detailed tests to be set out in another document	Uncertain effect
	Business as Usual (Alternative A)	Business as Usual (Alternative A)	?	RLP Policy E/6 does not refer to access arrangements; this point is addressed by T/10.	Uncertain effect
	Business as Usual (Alternative A)	Business as Usual (Alternative A)	?	RLP Policy E/6 does not refer to access arrangements; this point is addressed by T/10.	Uncertain effect

				No Plan (Alternative B)	?	National policy is concerned with strategic rather than local transport links. Effect on M5, Jcn 19 would need to be considered in this context.	Uncertain effect	X
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	Publication Version Wording	?	Policy refers to detailed tests to be set out in another document	Uncertain effect	Detailed tests to be set out in a Site Allocations DPD	
			Business as Usual (Alternative A)	?	RLP Policy E/6 does not refer to access arrangements; this point is addressed by T/10.	Uncertain effect	X	
			No Plan (Alternative B)	?	National policy is concerned with strategic rather than local transport links. Effect on M5, Jcn 19 would need to be considered in this context.	Uncertain effect	X	
SC1. Meet local needs	Existence of opportunities	(a). Existence of opportunities	Publication Version	0	No reference in the policy to meeting	No significant effect	An alternative view is that the Port may	

locally.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording	0	local needs		facilitate the import of goods in competition with those produced locally and so have a negative effect on this objective. The Port serves a wide, national market but its environmental impacts are concentrated locally.
			Business as Usual (Alternative A)	0	No reference in RLP Policy E/6 to meeting local needs	No significant effect	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 this objective. The Port serves a wide, national market but its environmental impacts are concentrated locally.
			No Plan (Alternative B)	0	No reference in national policy to meeting local needs	No significant effect	An alternative view is that the Port may facilitate the import of goods in competition with

<p>SC2. Improve accessibility to service, retail, educational, leisure and social provision.</p>	<p>Average distance to facilities, making appropriate assumptions on additional provision as part of development</p>	<p>(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</p>	<p>Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0 0 0</p>	<p>No significant effect No significant effect No significant effect</p>	<p>No significant effect No significant effect No significant effect</p>	<p>those produced locally and so have a negative effect on this objective. The Port serves a wide, national market but its environmental impacts are concentrated locally.</p> <p>X X X</p>
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		<p>(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)</p>	<p>Publication Version Wording</p>				<p>Detailed tests to be set out in a Site Allocations DPD</p>
<p>SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.</p>	<p>Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development</p>	<p>(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</p>	<p>Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>?</p>	<p>Effects dependent on detailed design and implementation</p>	<p>Uncertain effect</p>	<p>Detailed tests to be set out in a Site Allocations DPD</p>
							<p>Detailed tests to be set out in a Site Allocations DPD</p>
<p>SC4. Develop a positive sense of place both physically and socially.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>?</p>	<p>Development of Court House Farm would reduce separation between RPD and Easton-in-Gordano but</p>	<p>Uncertain effect</p>	<p>Detailed tests to be set out in a Site Allocations DPD</p>

	<p>Business as Usual (Alternative A)</p> <p>+</p>	<p>landscaping requirements unknown at this stage</p> <p>Development of Court House Farm would reduce separation between RPD and Easton-in-Gordano but landscaping requirements not specified in detail. RLP Policy E/6 mentions amenities and 7.106 mentions landscape.</p>	<p>Short to medium term</p> <p>Permanent</p>	<p>X</p>
	<p>No Plan (Alternative B)</p> <p>?</p>	<p>Development of Court House Farm would reduce separation between RPD and Easton-in-Gordano but landscaping requirements not specified in detail.</p>	<p>Uncertain effect</p>	<p>X</p>
	<p>Publication Version Wording</p> <p>Business as Usual (Alternative A)</p> <p>No Plan (Alternative)</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>No significant effect</p> <p>No significant effect</p> <p>No significant effect</p>	<p>X</p> <p>X</p> <p>X</p>
<p>SC5. Promote positive wellbeing.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale. 'Positive wellbeing' goes beyond absence of illness. The relevant policy</p>	<p>0</p> <p>0</p> <p>0</p>	<p>No significant effect</p> <p>No significant effect</p> <p>No significant effect</p>	<p>X</p> <p>X</p> <p>X</p>

	<p>interventions are primarily economic and social, outside the planning system. In the environmental context possible indicators relate to:</p> <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) 		B)				
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	physical isolation, as a proxy for social isolation									
	<ul style="list-style-type: none"> (limitation of) easy access to alcohol or gambling (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' 									
	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?		Health impacts are to be assessed under Policy CS26	Uncertain effect	X		
SC6. Reduce health inequalities.			Business as Usual (Alternative A)	0		RPL Policy E/6 does not refer directly to health issues, although it does seek satisfactory environmental safeguards	No significant effect	X		
			No Plan (Alternative B)	0		No significant effect	No significant effect	X		
SC7. Reduce crime and	Existence of opportunities	(a). Existence of opportunities	Publication Version	0		No reason to suppose that RPD	No significant effect	X		

	scale		as Usual (Alternative A)		seeks satisfactory environmental safeguards but does not specify standards to be met	term	
			No Plan (Alternative B)	+	National policy set out in PPS23/PPG24 but lacks detail	Short to long term	X
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)	Publication Version Wording Business as Usual (Alternative A)	0	Policy does not relate to housing	Permanent No significant effect	X
			No Plan (Alternative B)	0	RLP Policy E/6 does not relate to housing	No significant effect	X
			Publication Version Wording	++	National policy on ports does not relate to housing	No significant effect	X
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)	Business as Usual (Alternative A)	++	RPD expansion would generate additional jobs, including jobs to offset those lost through efficiency improvements. Policy wording would not influence the total provided or the income levels resulting but effect is assumed to be positive.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RPD expansion would generate additional jobs,	Short to medium term	X

					including jobs to offset those lost through efficiency improvements. Wording of RLP Policy E/6 would not influence the total provided or the income levels resulting but effect is assumed to be positive.	Permanent	
A)	No Plan (Alternative B)	++			RPD expansion would generate additional jobs, including jobs to offset those lost through efficiency improvements. Wording of national policy would not influence the total provided or the income levels resulting but effect is assumed to be positive.	Short to long term Permanent	X
	Publication Version Wording	++	(a). Existence of opportunities (+ve, -ve or neutral effect)	Existence of opportunities (commentary), e.g. relative to location or scale	RPD expansion would generate additional jobs. RPD is within easy reach of areas of concentrated disadvantage in Bristol/Pill. Policy	Short to medium term Permanent	X
SC12.	Improve the life chances of those living in areas of concentrated disadvantage.						

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

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Providing improved learning facilities will provide jobs and improved qualifications, increasing opportunities for local workforce	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	As above	Short to medium term Permanent	X
			No Plan (Alternative B)	+	Approach through developer contributions is to provide for educational facilities, however national policy lacks local detail	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (a). Distance from centre point to Bristol/Wsm or to employment site with estimated 1,000+ jobs	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X

			(b). Distance to nearest other employment centre (c). Number of jobs within 2km	No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	Publication Version Wording	++	Core Strategy provides that learning facilities will be sought to meet identified need. These are social infrastructure.	Short to medium term Permanent		X
			Business as Usual (Alternative A)	++	RLP Policies CF/2 and CF/3 follow a sequential approach to locating community facilities	Short to medium term Permanent		X
			No Plan (Alternative B)	0	National policy lacks local detail	No significant effect		X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	?	Some learning facilities could be located on agricultural land	Uncertain effect		X
			Business as Usual (Alternative A)	?	As above	Uncertain effect		X
			No Plan (Alternative B)	?	As above	Uncertain effect		X
EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment	Yes (a). Area of land developed in flood zone 2	Publication Version Wording	?	Some learning facilities could be located in higher risk areas, though the	Uncertain effect		X

	refines approach.	(b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)							
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	?	?	?	As above As above No significant effect No significant effect No significant effect	Sequential and Exception Tests would be applied in such cases As above As above No significant effect No significant effect No significant effect	X X X X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	?	?	?	Unable to assess without knowing details of development. Policies CS1 and CS2 provide more direct guidance. Unable to assess without knowing details of development As above	Unable to assess without knowing details of development. Policies CS1 and CS2 provide more direct guidance. Unable to assess without knowing details of development As above	X X X

<p>EN8. Enable design to take account of higher temperatures and more extreme weather conditions.</p>	<p>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.</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>?</p>	<p>Unable to assess without knowing details of development. Policies CS1 and CS2 provide more direct guidance.</p>	<p>Uncertain effect</p>	<p>X</p>
<p>EN9. Increase the life expectancy of buildings.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale, including retention of energy embedded in existing buildings</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0</p>	<p>Policy refers to new facilities. Design standards for these are not specified.</p>	<p>No significant effect</p>	<p>X</p>
<p>EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>No (a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>
			<p>Publication Version Wording</p>	<p>?</p>	<p>As above</p>	<p>Uncertain effect</p>	<p>X</p>
			<p>Publication Version Wording</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>
			<p>Publication Version Wording</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>
			<p>Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>

EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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 (Note: this does not measure self-containment as	Publication Version Wording Business	0 0	New learning facilities will provide jobs, in tandem with population growth, but this will be a small proportion of the additional jobs required to ensure matching	No significant effect No significant effect	X X

		such, as jobs may be taken by in-commuters)	as Usual (Alternative A)		effect	
			No Plan (Alternative B)	0	No significant effect	X
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)	Publication Version Wording	++	Enhancing facilities will improve qualifications of the local workforce, increasing economic opportunities As above	X Short to medium term Permanent
			Business as Usual (Alternative A)	++		X Short to medium term Permanent
			No Plan (Alternative B)	?	Enhancing facilities will improve qualifications of the local workforce, increasing economic opportunities. However, with no local direction there may be insufficient local facilities.	X Uncertain effect
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Approach is for schools to become focal points for communities and act as a venue for a wide range of community activities, therefore offering opportunities for	X Short to medium term Permanent

resources.									
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)	Business as Usual (Alternative A)	++	local businesses	Short to medium term	X		
			No Plan (Alternative B)	?	RLP Policies CF/2 and CF/3 approach is to combine community needs within the same site, therefore offering opportunities for local businesses	Uncertain effect	X		
			Publication Version Wording	++	New facilities will be provided in tandem with population growth	Short to medium term	X		
			Business as Usual (Alternative A)	++	As above	Short to medium term	X		
			No Plan (Alternative B)	0	National policy lacks local detail	No significant effect	X		
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)	Publication Version Wording	++	New facilities will be provided in tandem with population growth	Short to medium term	X		
			Business as Usual (Alternative A)	++	RLP Policies GDP/5 and CF/1 provide for developer contributions linked to housing development	Short to medium term	X		
			No Plan (Alternative B)	0	National policy provides for timely	No significant effect	X		

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)	B) Publication Version Wording	++	developer contributions but lacks detail Enhancing facilities will improve qualifications of the local workforce, leading to greater opportunities for employment. However, new educational provision may not directly benefit areas of disadvantage.	Short to medium term Permanent	New learning facilities funded by development are likely to be within new residential areas. Further/ higher education is one area where links with areas of disadvantage could be explored but these are likely to lie outside the planning process. X
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)	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording	++ ++ 0	As above As above Unlikely to affect this objective directly. Weston has a below average percentage of residents in the student age group. More students could support town centre night-life, especially out of the tourist season.	Short to medium term Permanent Short to long term Permanent No significant effect	X X X

				Business as Usual (Alternative A)	0	As above	No significant effect	X
				No Plan (Alternative B)	0	As above	No significant effect	X
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)		Publication Version Wording	++	By seeking to meet any identified shortfall in educational facilities, employment opportunities will be increased	Short to medium term Permanent	X
				Business as Usual (Alternative A)	++	As above	Short to medium term Permanent	X
				No Plan (Alternative B)	+	National policy lacks local detail	Short to long term Permanent	X
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)		Publication Version Wording	0	Unlikely to affect this objective directly, though teachers and lecturers may be able to do part of their work at home. Some childminding could also be home-based.	No significant effect	X
				Business as Usual (Alternative A)	0	As above	No significant effect	X
				No Plan	0	As above	No significant effect	X

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)	(Alternative B) Publication Version Wording	++	Approach is for schools to become focal points for communities and act as a venue for a wide range of community activities, therefore offering opportunities for local businesses. They will also increase qualifications of workers which will benefit small businesses.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RLP approach (Policies CF/2 and CF/3) is to combine community needs within the same site, therefore offering opportunities for local businesses. They will also increase qualifications of workers which will benefit small businesses.	Short to medium term Permanent	X
			No Plan (Alternative B)	+	New educational facilities could be located in out-of-	Short to long term Permanent	X

<p>EC11. Reduce queuing and over-crowding on the road and rail networks.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale. Access to transport. Traffic modelling will refine approach.</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>centre locations, offering fewer synergies Core Strategy provides that learning facilities will be provided in tandem with population growth. By identifying and meeting shortfalls this will lead to a positive impact on reducing the need to travel.</p>	<p>Short to medium term Permanent</p>
			<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>Development of educational facilities contributes to greater self-containment and therefore reduced out-commuting</p>	<p>Short to medium term Permanent</p>
			<p>No Plan (Alternative B)</p>	<p>?</p>	<p>National policy lacks unambiguous steer for facilities to be provided in tandem with development</p>	<p>Uncertain effect</p>
<p>EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale. Traffic modelling will refine approach.</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect) (b). Distance to local rail station (c). Service frequency of trains</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>Core Strategy provides that learning facilities will be provided in tandem with population growth. By identifying and meeting shortfalls</p>	<p>Short to medium term Permanent</p>

			No Plan (Alternative B)	?	New educational facilities could be located in out-of-centre locations less convenient for users	Uncertain effect	X
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	Publication Version Wording	++	Core Strategy provides that improved facilities/services will be sought to meet any identified shortfall	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RPL Policies CF/2 and CF/3 provide for new community facilities. CF/4 safeguards sites.	Short to medium term Permanent	X
			No Plan (Alternative B)	?	New educational facilities could be located in out-of-centre locations less convenient for users	Uncertain effect	X

		<p>(o). Distance to health care facility (p). Distance to hospital (A&E)</p> <p>(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</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>Approach is that new learning facilities etc. will be sited in a location that would facilitate safe routes to the venue and be directly accessible to a pedestrian and cycleway network. Also promotes use as a venue for community activities, which could include active recreation and sport.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
<p>SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.</p>	<p>Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development</p>	<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>RPL Policies CF/2 and CF/3 specify sustainable locations, accessible by a choice of modes and combining with other community needs where appropriate. Also (CF/3) to avoid conflict with pre-existing outdoor activities.</p>	<p>Short to medium term Permanent</p>	<p>X</p>	
		<p>No Plan (Alternative B)</p>	<p>?</p>	<p>New facilities could be provided in non-connected areas and</p>	<p>Uncertain effect</p>	<p>X</p>	

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)	Publication Version Wording	++	dual use may be harder to secure Core Strategy approach is for new schools to become focal points for communities and act as a venue for a wide range of community activities	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RPL approach (Policies CF/2 and CF/3) is to combine community needs within the same site	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Dual use might happen but with no policy guidance to ensure this	Uncertain effect	X
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:	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Core Strategy approach is for new schools to become focal points for communities and act as a venue for a wide range of community activities	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RPL approach (Policies CF/2 and CF/3) is to combine community needs within the same site	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Dual use might happen but with no policy guidance to	Uncertain effect	X

	<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 (limitation of) 				ensure this		
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	<p>exposure to pollution (limitation of stress (e.g. legible and fully functioning environment)</p> <ul style="list-style-type: none"> access to recycling facilities and other means of contributing to 'making a difference' 						
SC6.	Reduce health inequalities.		(a). Existence of opportunities (+ve, -ve or neutral effect)	Existence of opportunities (commentary), e.g. relative to location or scale	Publication Version Wording	Unlikely to affect this objective directly, though matters such as the distribution of childcare facilities could possibly have an impact. If new investment is concentrated in the new developments, funded by developers, this could increase health inequalities.	Uncertain effect
					Business as Usual (Alternative A)	As above	Uncertain effect
					No Plan (Alternative B)	As above	Uncertain effect
SC7.	Existence of	(a). Existence of	0	Publication	Unlikely to affect this		No significant

Reduce crime and fear of crime, likewise anti-social behaviour.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording		objective directly, though educational opportunities could provide a way out of a life of crime	effect	
			Business as Usual (Alternative A)	0	As above	No significant effect	X
			No Plan (Alternative B)	0	As above	No significant effect	X
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)	Publication Version Wording	?	Significant effect unlikely but unable to assess without knowing details of development. Policy refers to need for safe routes to venues.	Uncertain effect	X
			Business as Usual (Alternative A)	?	Significant effect unlikely but unable to assess without knowing details of development. RLP Policy GDP/2 deals with safety.	Uncertain effect	X
			No Plan (Alternative B)	?	Significant effect unlikely but unable to assess without knowing details of development	Uncertain effect	X
SC9. Avoid exposure to pollution/noise.	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Significant effect unlikely but unable to assess without knowing details of development	Uncertain effect	X

	relative to location or scale	effect)			knowing details of development		
			Business as Usual (Alternative A)	?	As above	Uncertain effect	X
			No Plan (Alternative B)	?	As above	Uncertain effect	X
SC10.	Number of homes expected to be created.	(a). Number of new homes expected to be created (b). Degree of uncertainty (high, medium, low)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
SC11.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Improved qualifications will increase opportunities for the workforce to gain higher paid jobs	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	As above	Short to medium term	X
			No Plan (Alternative B)	?	National policy lacks local detail	Permanent Uncertain effect	X
SC12.	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral)	Publication Version Wording	++	By improving existing facilities the life chances of all	Short to medium term	X

living in areas of concentrated disadvantage.	relative to location or scale	effect)			North Somerset residents are likely to be improved	Permanent	
			Business as Usual (Alternative A)	++	As above	Short to medium term	X
			No Plan (Alternative B)	?	National policy lacks local detail	Permanent Uncertain effect	X

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

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Approach is to reduce geographical inequalities by delivering a district-wide network of health facilities within the towns or service villages. Improving health facilities will create more jobs.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RLP Policy CF/4 safeguards sites across the district	Short to medium term Permanent	X
			No Plan (Alternative B)	+	National policy lacks local detail	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (a). Distance from centre point to Bristo/WsM or to employment site with estimated 1,000+ jobs (b). Distance to nearest other	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative)	0	No significant effect	No significant effect	X

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	employment centre (c). Number of jobs within 2km Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	B) Publication Version Wording	++	Approach is to deliver a district-wide network of health facilities which are located within towns or service villages	Short to medium term Permanent	X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	++	Approach is to deliver a district-wide network of health facilities which are located within towns or service villages	Short to medium term Permanent	X
EN5. Minimise flood risk.	PPS25 flood zone categorisation. <u>Note:</u> Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood	Business as Usual (Alternative A) No Plan (Alternative B)	?	Effects dependent on location. CS3 provides relevant policy. Effects dependent on location. GDP/2	Uncertain effect Uncertain effect	X X
			Business as Usual (Alternative A) No Plan (Alternative B)	+	National policy lacks local detail	Short to long term Permanent	X X
			Business as Usual (Alternative A) No Plan (Alternative B)	+	National policy lacks local detail	Short to long term Permanent	X X
			Business as Usual (Alternative A) No Plan (Alternative B)	++	Effects dependent on location. CS3 provides relevant policy. Effects dependent on location. GDP/2	Uncertain effect Uncertain effect	X X

			zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	(Alternative A) No Plan (Alternative B)	?	provides relevant policy. Effects dependent on location. PPS25 provides relevant policy.	Uncertain effect	X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording	0	No direct effect, though providing and safeguarding open space will protect its permeability	No significant effect	X	
			Business as Usual (Alternative A)	0	As above	No significant effect	X	
			No Plan (Alternative B)	0	As above	No significant effect	X	
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X	
EN8. Enable design to take account of higher temperatures and more extreme weather	Existence of opportunities (commentary), e.g. for adaptive design relative to location or scale. More light surfaces, green space	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Approach is to encourage development which incorporates usable green public open space	Short to medium term Permanent	X	
			Business	+	RLP Policy CF/1	Short to medium	X	

conditions.	and water features needed to address urban heat island effect.		as Usual (Alternative A)		sets out open space standards but does not reflect current emphasis on green infrastructure	term	
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	0	National policy (PPG17) lacks local detail No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	0	No significant effect No significant effect	No significant effect No significant effect	X X
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	0	No significant effect No significant effect	No significant effect No significant effect	X X

			designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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 (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ ++	By improving health facilities, more jobs will be created As above As above	Short to medium term Permanent Short to medium term Permanent Short to long term Permanent	Short to medium term Permanent Short to medium term Permanent Short to long term Permanent	Short to medium term Permanent Short to medium term Permanent Short to long term Permanent	X X X X X
EC2. Harness the particular economic	Existence of opportunities (commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	=	Policy broadly supports the growth of the care sector, which currently	Short to medium term Permanent	Short to medium term Permanent	Short to medium term Permanent	X

opportunities of North Somerset.	scale				supports approximately 5,000 employees or 6.7% of the employment in North Somerset. It resists further development of care homes and rehabilitation facilities.		
			Business as Usual (Alternative A)	+	RPL lacks detail in relation to health, the issue being addressed indirectly through a range of policies	Short to medium term Permanent	X
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	+	National policy lacks local detail	Short to long term Permanent	X
			Publication Version Wording	++	Approach is to recognise and safeguard the role of allotments, small scale agriculture and farmers markets in providing access to healthy, affordable, locally produced food options	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RPL Policy CF/4 safeguards sites for allotments. RLP (9.5) also mentions farmers' markets and refers to policies	Short to medium term Permanent	X

			(Alternative A)					objective, though gives a high priority to economic development. Policy CF/4 safeguards sites for allotments. RLP (9.5) also mentions farmers' markets and refers to policies RD/1 and RT/7.	Permanent	
			No Plan (Alternative B)			0		No significant effect	No significant effect	X
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)	Publication Version Wording			0		No significant effect	No significant effect	X
			Business as Usual (Alternative A)			0		No significant effect	No significant effect	X
			No Plan (Alternative B)			0		No significant effect	No significant effect	X
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)	Publication Version Wording			++		Approach is to recognise and safeguard the role of allotments, small scale agriculture and farmers markets	Short to medium term Permanent	X
			Business as Usual (Alternative A)			++		RLP Policy CF/4 safeguards sites for allotments. RLP (9.5) also mentions farmers' markets	Short to medium term Permanent	X

			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	(Alternative A) No Plan (Alternative B)	+	access by a choice of transport modes. CF/4 safeguards sites across the district. National policy lacks local detail	Permanent Short to long term Permanent	X
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)	Publication Version Wording	++	++	Approach is to deliver a district-wide network of health facilities and address existing deficiencies in provision of sports facilities, etc	Short to medium term Permanent	X
			Business as Usual (Alternative A) No Plan (Alternative B)	++ +	++ +	RLP Policy CF/4 safeguards sites across the district National policy lacks local detail	Short to medium term Permanent Short to long term Permanent	X X
SC2. Improve accessibility to service, retail, educational, leisure and social	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	Publication Version Wording	++	++	Approach is to deliver a district-wide network of health facilities, address existing deficiencies in provision of sports	Short to medium term Permanent	X

provision.		(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)	Business as Usual (Alternative A)	++	facilities, etc and protect and maintain existing health services	Short to medium term Permanent	X
			No Plan (Alternative B)	+	National policy lacks local detail	Short to long term Permanent	X

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	Publication Version Wording	++	Approach is to promote active living and healthy lifestyles, addressing existing deficiencies in provision, and aiming to improve the quality and quantity, of sports facilities, playing pitches and children's play spaces	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	RLP Policy CF/4 safeguards sites for outdoor playing space across the district	Short to medium term Permanent	X
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)	No Plan (Alternative B)	+	National policy lacks local detail	Short to long term Permanent	X
			Publication Version Wording	++	Providing or improving health facilities and open spaces within communities can help to achieve a positive sense of place	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	As above	Short to medium term Permanent	X
			No Plan (Alternative)	0	National policy lacks local detail	No significant effect	

<p>SC5. Promote positive wellbeing.</p>	<p>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</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>B) Publication Version Wording</p>	<p>++</p>	<p>The planning process will support programmes and strategies which increase and improve health services throughout the district, promote healthier lifestyles and aim to reduce health inequalities. Policy supports farmers’ markets.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
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	<p>context possible indicators relate to:</p> <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 		<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>RLP Policy CF/4 safeguards sites for health facilities and open space across the district</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>

	<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' 								
	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Core Strategy aims to help deliver a district-wide network of health facilities	Short to medium term	X		
SC6. Reduce health inequalities.			Business as Usual (Alternative A)	++	RLP Policy CF/4 safeguards sites for health facilities across the district	Short to medium term	X		
			No Plan (Alternative B)	0	National policy lacks local detail	Permanent	X		
			Publication Version Wording	++	Policy reflects concerns about the proliferation of drug and alcohol rehabilitation facilities	Short to medium term	X		
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)	Business as Usual (Alternative A)	0	No significant effect	Permanent	X		

			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	++	Providing improved facilities will have a positive impact. By encouraging healthy lifestyles the risk to health and safety will be decreased. The policy also requires health impact assessment for all large scale developments in the district.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Short to medium term Permanent	RPL Policy CF/4 safeguards sites for health facilities across the district. RPL Policy GDP/2 also addresses this issue.	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	++	Policy requires health impact assessment for all large scale developments in the district	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Short to medium term	RPL Policy GDP/2 addresses this issue	X

				residents will improve their job prospects.		
	Business as Usual (Alternative A)	++		As above	Short to medium term	X
	No Plan (Alternative B)	+		National policy lacks local detail	Permanent Short to long term	X

Appraisal table for Policy CS27: Sport, Recreation and Community Facilities

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN3. Limit rural development to	Development of land outside urban areas (Clevedon, Nailsea,	Yes (a). Area of land developed outside	Publication Version Wording	++	Additional provision will be sought to meet identified	Short to medium term	X

that meeting local needs, or infrastructure needs unavoidably requiring a rural location.	Portishead, Weston – including urban extensions) except for specified needs	urban areas, excluding local and infrastructure needs	Business as Usual (Alternative A) No Plan (Alternative B)	++ +	shortfall RLP Policies CF/2 and CF/3 adopt a sequential approach National policy lacks local detail	Permanent Short to medium term Permanent Short to long term Permanent	X X X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	0	Land may be taken out of agriculture but in rural areas this is generally reversible. Some issues with land remodelling, e.g. for golf courses.	No significant effect	X
EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording	0 0 ++	As above As above Open space acceptable in all flood zones. Can provide a positive use for floodplains.	No significant effect No significant effect Short to medium term Permanent	X X X
EN6.	Existence of SuDS	Yes	Business as Usual (Alternative A) No Plan (Alternative B) Publication	++ ++ ++	As above As above Providing and	Short to medium term Permanent Short to long term Permanent Short to medium	X X X X

Promote sustainable drainage and protect existing permeable surfaces.	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)	Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++	safeguarding open space will protect its permeability. Open space can also form part of SuDS. As above As above	term Permanent Short to medium term Permanent Short to long term Permanent	X X X X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	? ?	Unable to assess without knowing details of development Unable to assess without knowing details of development Unable to assess without knowing details of development	Uncertain effect Uncertain effect Uncertain effect	X X X
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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	? ?	Unable to assess without knowing details of development Unable to assess without knowing details of development Unable to assess without knowing details of development	Uncertain effect Uncertain effect Uncertain effect	X X X

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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	development No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ 0	Policy encourages the development of facilities to provide for the cultural needs of communities RLP Policies CF/2 and CF/3 encourage the development of cultural facilities Without a plan there would not be this level of control	Short to medium term Permanent Short to medium term Permanent No significant effect	X X X X
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	Pitch floodlighting could have a marginal effect on dark skies in the countryside As above As above	No significant effect No significant effect No significant effect	X X X

EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	skies (+ve, -ve or neutral effect) No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X	
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 (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X	
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X	

<p>EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0 0 0</p>	<p>No significant effect No significant effect No significant effect</p>	<p>X X X</p>
<p>EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0 0 ?</p>	<p>Policy allows for redevelopment where there is a suitable alternative site or the land is surplus to requirements RPL Policy CF/4 allows for redevelopment where there is a suitable alternative site or the land is surplus to requirements, etc National policy lacks local detail</p>	<p>X X X</p>
<p>EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable</p>	<p>Existence of constraints (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of constraints (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual</p>	<p>++ 0</p>	<p>Short to medium term Permanent No significant effect</p>	<p>X X X</p>

development objectives for regeneration and quality of life.			(Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X	
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X	
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++	Policy provides for enhancement of existing facilities	Short to medium term Permanent	X	
EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++	RPL Policy CF/1 provides for enhancement of existing facilities	Short to medium term Permanent	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X	
			Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++	Community facilities will provide opportunities to participate in society As above	Short to medium term Permanent Short to medium term Permanent	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X	

society, paid or unpaid.			(Alternative B)		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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	X X X
EC12. Locate new development on	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Approach is to ensure that for all residents there is	X

sites – and access them in ways – that will not add to traffic congestion.	relative to location or scale. Traffic modelling will refine approach.	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	Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	safe and convenient access to facilities RLP Policies CF/2 and CF/3 adopt a sequential approach Without control, development might proceed with poorly located or insufficient facilities, as has often occurred in the past	Permanent Short to medium term Permanent Uncertain effect	X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ?	Approach is to ensure that for all residents there is safe and convenient access to facilities RLP Policies CF/2 and CF/3 require facilities to be well-related to the community they will serve Without a plan there would not be this	Short to medium term Permanent Short to medium term Permanent Uncertain effect	X X X

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	<p>(a). Distance to post office</p> <p>(b). Distance to bank/ATM</p> <p>(c). Distance to supermarket</p> <p>(d). Distance to local centre</p> <p>(e). Distance to nearest comparison centre</p> <p>(f). Distance to nearest regional centre</p> <p>(g). Distance from centre point to primary school</p> <p>(h). Distance to secondary school</p> <p>(i). Quality of primary school</p> <p>(j). Quality of secondary school</p> <p>(k). Distance to library</p> <p>(l). Distance to cinema</p> <p>(m). Distance to theatre</p> <p>(n). Distance to community centre</p> <p>(o). Distance to health care facility</p> <p>(p). Distance to hospital (A&E)</p>	B) Publication Version Wording	++	<p>Approach is to make additional provision in safe and accessible locations and that it will be sought to meet any identified shortfall</p> <p>RLP Policies CF/2 and CF/3 require facilities to be well-related to the community they will serve and accessible by a choice of modes and to those with impaired mobility</p> <p>National policy allows for developer contributions but lacks local detail</p>	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++		Short to medium term Permanent	X
			No Plan (Alternative B)	+		Short to long term Permanent	X

<p>SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.</p>	<p>Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development</p>	<p>(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</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>Approach is to provide facilities, accessible by public transport and located on cycleway/ pedestrian networks and meeting any identified shortfall</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>RLP Policy CF/4 safeguards sites across the district. T/7 and T/8 also relevant to walking and cycling.</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>+</p>	<p>National policy supportive of leisure provision but lacks local detail</p>	<p>Short to long term Permanent</p>	<p>X</p>
<p>SC4. Develop a positive sense of place both physically and socially.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>Meeting identified shortfalls from new residential development will mean residents will not need to travel out of their area, therefore giving the opportunity for thriving and vibrant communities</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>RLP Policy CF/1 seeks to meet shortfalls arising from new residential development</p>	<p>Short to medium term Permanent</p>	<p>X</p>

	<p>Existence of opportunities (commentary), e.g. relative to location or scale.</p> <p>'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:</p> <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 	(a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	?	Without a plan there would not be this level of control	Uncertain effect	X
SC5. Promote positive wellbeing.			Publication Version Wording	++	Community facilities will provide opportunities to participate in society. Policy supports provision of open space and children's play areas.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Community facilities will provide opportunities to participate in society. RLP Policy CF/4 allocates sites for open space and children's play areas.	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Without a plan there would not be this level of control	Uncertain effect	X

<p>SC6. Reduce health inequalities.</p>	<p>Existence of opportunities (commentary), e.g.</p> <ul style="list-style-type: none"> • 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 (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' 	<p>(a). Existence of opportunities (+ve, -ve or neutral</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>Approach is to ensure that all residents have</p>	<p>Short to medium term</p>	<p>X</p>
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	relative to location or scale	effect)			access to facilities	Permanent	
			Business as Usual (Alternative A)	++	RLP Policy CF/1 seeks to meet shortfalls arising from new residential development	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Without a plan there would not be this level of control	Uncertain effect	X
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)	Publication Version Wording	++	Approach is that consideration should be given to facilities for policing to support community safety objectives	Short to medium term Permanent	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect, though it is specified that locations for additional provision must be safe	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
SC9.	Existence of	(a). Existence of	Publication	0	No significant effect	No significant effect	X

Avoid exposure to pollution/noise.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording		effect	
			Business as Usual (Alternative A)	0	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	X
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)	Publication Version Wording	0	No significant effect. Developer contributions will be expected but housebuilders are aware of such requirements and will budget for them.	X
			Business as Usual (Alternative A)	0	As above	X
			No Plan (Alternative B)	0	As above	X
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)	Publication Version Wording	0	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	X
SC12.	Existence of	(a). Existence of	Publication	?	Unable to assess	X

Improve the life chances of those living in areas of concentrated disadvantage.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording		without details of location. New residential areas unlikely to be close to areas of disadvantage.		
			Business as Usual (Alternative A)	?	As above	Uncertain effect	X
			No Plan (Alternative B)	?	National policy lacks local detail	Uncertain effect	X

Appraisal table for Policy CS28: Weston-super-Mare

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Policy approach seeks to implement an employment led strategy with all development west of the M5	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Policy approach seeks to implement an employment led strategy with all development west of the M5	Short to medium term Permanent	X
			No Plan (Alternative B)	+	Government guidance restricts urban sprawl	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	++	Policy approach seeks to implement an employment led strategy with all development west of the M5	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Policy approach seeks to implement an employment led strategy with all development west of the M5	Short to medium term Permanent	X

				+ No Plan (Alternative B)		
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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	Publication Version Wording	++	Policy approach limits development to the west of the M5	Short to medium term Permanent
			Business as Usual (Alternative A)	++	Policy approach limits development to the west of the M5	Short to medium term Permanent
			No Plan (Alternative B)	+	Government guidance restricts urban sprawl	Short to long term Permanent
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	--	No policy to cover this issue and some of land allocated for development is farmland	Short to medium term Permanent
			Business as Usual (Alternative A)	+	JRSP (Policies 1, 20) seeks to minimise loss of high quality agricultural land. RLP has less extensive proposals for Weston.	Short to medium term Permanent
			No Plan (Alternative B)	--	No national policy requirement to protect agricultural land, although it is a planning consideration (PPS7 (28))	Short to long term Permanent
EN5. Minimise flood	PPS25 flood zone categorisation.	Yes (a). Area of land	Publication Version	0	No significant effect. Issue addressed by	No significant effect

risk.	Note: Strategic Flood Risk Assessment refines approach.	developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	other policies. No significant effect addressed by other policies.	No significant effect	X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect. Issue addressed by other policies.	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect. Issue addressed by other policies.	No significant effect	X
EN8. Enable design to take account of higher temperatures and more extreme	Existence of opportunities (commentary), e.g. for adaptive design relative to location or scale. More light	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect. Issue addressed by other policies.	No significant effect	X

weather conditions.	surfaces, green space and water features needed to address urban heat island effect.		A) No Plan (Alternative B)	0	No significant effect	No significant effect	X	
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect. Issue addressed by other policies.	No significant effect	X	
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	0 ++	No significant effect. Not covered in national policy. Includes reference to enhancing historic elements and green infrastructure of Weston	No significant effect Short to medium term Permanent	X X	
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	+ 0	Issue addressed by national policy (PPS5, PPS7, PPS9) Issue addressed by other policies	No significant effect Short to long term Permanent	X X	

			designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	No Plan (Alternative B)	0	No significant effect Issue addressed by national policy (PPS5, PPS7, PPS9)	No significant effect	X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	Issue addressed by other policies Issue addressed by other policies No significant effect. Issue addressed by national policy (PPS5, PPS7, PPS9).	No significant effect No significant effect No significant effect	X X X	
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 (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ + --	Policy approach sets out the employment strategy and number of jobs required to achieve a better balanced town Policy is not so specific on the jobs needed for the whole town but rather concentrates on specific sites With no plan it would be difficult to ensure the provision of jobs	Short to medium term Permanent Short to medium term Permanent Short to long term Permanent	X X X	

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)	Publication Version Wording	++	matches growth in residential development	Policy approach sets out the employment strategy and ensures that employment opportunities are either provided on or off site	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++		Policy approach sets out the employment strategy and ensures that employment opportunities are either provided on or off site	Short to medium term Permanent	X
			No Plan (Alternative B)	?		Reliant on PPS 4, which lacks local detail	Uncertain effect	X
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0		Issue addressed by other policies	No significant effect	X
			Business as Usual (Alternative A)	0		Issue addressed by other policies	No significant effect	X
			No Plan (Alternative B)	?		Reliant on PPS 4, which lacks local detail	Uncertain effect	X
EC4. Maximise opportunities for regeneration and renewal within	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++		Policy approach prioritises brownfield development and regeneration of Town Centre and the	Short to medium term Permanent	X

Weston-super-Mare, ahead of new development, especially ahead of major new housing.				Business as Usual (Alternative A) No Plan (Alternative B)	++ +	Gateway Policy approach prioritises brownfield development National policy supports brownfield development and the sequential approach ensures Town Centre sites are examined ahead of other sites. However, lacks local detail.	Short to medium term Permanent Short to long term Permanent	X X
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)	Publication Version Wording	0	0	No significant effect. Issue addressed by other policies on phasing No significant effect. RLP approach does require housing development at Weston to be limited until homes and jobs are more closely in balance.	No significant effect No significant effect	X X
EC6. Increase prosperity, especially in areas of	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording	0	0 ++	No significant effect Policy specifically mentions the need to address issues of deprivation in South and Central wards	No significant effect Short to medium term Permanent	X X

concentrated disadvantage.				Business as Usual (Alternative A)	+	Is implicit in RLP policy but not specifically mentioned	Short to medium term	X
				No Plan (Alternative B)	?	With no plan it would be difficult to ensure that specific areas would benefit	Permanent Uncertain effect	X
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)		Publication Version Wording	++	Policy approach focuses investment in the Town Centre which will help to balance night time economy	Short to medium term Permanent	X
				Business as Usual (Alternative A)	++	Policy approach focuses investment in the Town Centre which will help to balance night time economy	Short to medium term Permanent	X
				No Plan (Alternative B)	+	Reliant on PPS4, which lacks local detail	Short to long term Permanent	X
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)		Publication Version Wording	++	Policy approach seeks to implement an employment led strategy which will increase the range of employment opportunities	Short to medium term Permanent	X
				Business as Usual (Alternative A)	+	Policy approach seeks to implement an employment led strategy on certain sites which will	Short to medium term Permanent	X

opportunities (commentary), e.g. relative to location or scale. Access to transport. Traffic modelling will refine approach.	opportunities (+ve, -ve or neutral effect)	Version Wording		other policies	effect
Reduce queuing and over-crowding on the road and rail networks.		Business as Usual (Alternative A)	0	Issue addressed by other policies	No significant effect
		No Plan (Alternative B)	?	Reliant on national policy	Uncertain 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.	Publication Version Wording	++	Policy approach is to improve connectivity and accessibility to new development sites. Large proposals will require Traffic Impact Assessments to ensure traffic congestion is not worsened.	Short to medium term Permanent
		Business as Usual (Alternative A)	+	Large proposals will require Traffic Impact Assessments to ensure traffic congestion is not worsened	Short to medium term Permanent
		No Plan (Alternative B)	+	National policy (PPG13) seeks to reduce reliance on the private car	Short to long term Permanent
SC1.	Existence of	Publication	++	Scale of	Short to medium

Meet local needs locally.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording		development will meet local housing and employment needs	term	
			Business as Usual (Alternative A)	++	Scale of development will meet local housing and employment needs	Short to medium term Permanent	X
			No Plan (Alternative B)	?	With no plan and reliant on national guidance, the scope of development may not meet local needs	Uncertain effect	X
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	Publication Version Wording	++	Policy approach specifically mentions the need to improve accessibility to town and local centres	Short to medium term Permanent	X
			Business as Usual (Alternative A)	+	Issue addressed by other policies	Short to medium term Permanent	X
			No Plan (Alternative B)	+	Reliant on national policy (PPG13, PPS1)	Short to long term Permanent	X

positive sense of place both physically and socially.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording	hubs and sustainable communities	Permanent	
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 	(a). Existence of opportunities (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	Policy supports existing community hubs and sustainable communities	Short to medium term	X
			No Plan (Alternative B)	Not guaranteed if there is no plan	Uncertain effect	X
			Publication Version Wording	Policy supports existing community hubs and sustainable communities	Short to medium term	X
			Business as Usual (Alternative A)	Policy supports existing community hubs and sustainable communities	Short to medium term	X
			No Plan (Alternative B)	Not guaranteed if there is no plan	Uncertain effect	X

	<p>(other than walking, cycling or sports, which are already dealt with under another heading)</p> <ul style="list-style-type: none"> • 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 • (limitation of) exposure to pollution • (limitation of) stress (e.g. legible and fully functioning environment) • access to recycling facilities and other 					
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SC6. Reduce health inequalities.	means of contributing to 'making a difference' Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ 0 ?	Policy addresses issues of deprivation in South and Central Wards No significant effect Reliant on national policy	Short to medium term Permanent No significant effect Uncertain effect	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X

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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ ?	Short to medium term Permanent Short to medium term Permanent Uncertain effect	Policy specifically mentions housing requirement RLP Policy H/2 deals with the housing requirement With no plan there would be reliance on market forces within the framework of national policy	Short to medium term Permanent Short to medium term Permanent Uncertain effect	X X X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
SC12. Improve the life	Existence of opportunities	(a). Existence of opportunities	Publication Version Wording	++	Short to medium term	Policy addresses issues of deprivation	Short to medium term	X

chances of those living in areas of concentrated disadvantage.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording		in South and Central Wards	Permanent	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	?	Reliant on national policy	Uncertain effect	X

Appraisal table for Policy CS29: Weston-super-Mare Town Centre

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	+	This is a Weston specific policy and therefore does not apply across other urban areas in North Somerset. Aims to provide more employment, retail and leisure opportunities in Weston Town Centre and Gateway area, thereby improving self containment in Weston.	Short to medium term Permanent	Including Nailsea, Clevedon and Portishead in the policy to apply to the other urban areas would make no sense as the policy concentrates on the specifics of Weston-super-Mare.
			Business as Usual (Alternative A)	+	General locational policies encourage employment development in the towns with a number of sites allocated for employment uses.	Short to medium term Permanent	Policy is enabling however commercial realities and national policy emphasis on using allocated but unused employment sites for housing have made it difficult to

unavoidably requiring a rural location.				No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed		Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)		No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	0 - -	No significant effect	Some town centre sites are within Flood Zone 3, however necessary mitigation measures will be dealt with through other Core Strategy policies and development management policies. Some town centre sites are within Flood Zone 3, however other Plan policies address necessary mitigation.	X Town centre sites already in flood risk area, however strategic flood defence works have mitigated some of the adverse effects and other Core Strategy and Development Management policies will address mitigation further. X

				No Plan (Alternative B)	+	National policy (PPS25) deals with flood risk but lacks local detail	Short to long term Permanent	X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect Other development management policies will deal with this level of detail.	No significant effect	X	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X	
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect Other Core Strategy policies deal more directly with this.	No significant effect	X	
			Business as Usual (Alternative A)	0	No significant effect Other policies deal with this.	No significant effect	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X	
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect Other Core Strategy policies deal more directly with this.	No significant effect	X	
			Business as Usual (Alternative A)	0	No significant effect Other RLP policies deal more directly with this.	No significant effect	X	

	needed to address urban heat island effect.		No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative A)	0 ? 0	No significant effect Development sites include those in Conservation Areas No significant effect	No significant effect Uncertain effect No significant effect	X X X
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark	No Plan (Alternative B) Publication Version Wording	0 ?	No significant effect Development will take place within the urban area therefore avoiding development in most environmentally sensitive areas or affecting dark skies. However, development sites include those in Conservation Areas.	No significant effect Uncertain effect	X X

				(Alternative A)				enhancement and promoting an increase in the tourism offer will meet this objective.	market conditions)	
				No Plan (Alternative B)			0	Wider policies lack local detail	No significant effect	X
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)		Publication Version Wording Business as Usual (Alternative A)			0	No significant effect	No significant effect	X
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)		No Plan (Alternative B)			0	Likely to be no significant effect	No significant effect	X
				Publication Version Wording Business as Usual (Alternative A)			++	Policy specifically aimed at achieving regeneration within town centre, seafront and gateway areas.	Short to long term (dependent on market conditions) Permanent	X
				Business as Usual (Alternative A)			++	Policies specifically aimed at achieving regeneration within town centre, seafront and gateway areas.	Short to long term (dependent on market conditions) Permanent	X
				No Plan (Alternative B)			0	Likely to be no significant impact. Wider policies lack local detail.	No significant effect	X
EC5.	Existence of	(a). Existence of		Publication			0	No significant effect	No significant effect	X

constraints (commentary), e.g. relative to location or scale	constraints (+ve, -ve or neutral effect)	Version Wording	effect
Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.		Business as Usual (Alternative A)	No significant effect
		No Plan (Alternative B)	No significant effect
EC6. Increase prosperity, especially in areas of concentrated disadvantage.	Existence of opportunities (commentary), e.g. relative to location or scale	Publication Version Wording	No significant effect
	(a). Existence of opportunities (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	No significant effect
		No Plan (Alternative B)	No significant effect
EC7. Make fuller use of urban spaces and promote a balanced night-time economy in	Existence of opportunities (commentary), e.g. relative to location or scale	Publication Version Wording	Short to long term (dependent on market conditions)
	(a). Existence of opportunities (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	More detailed policies in Development Management DPD will properly address this
		No Plan (Alternative B)	

Increase ability to work from home.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X
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)	No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
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)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
			Publication Version Wording	+	Additional job opportunities which are close to rail/other public transport routes could meet this objective but rail capacity needs to be increased if potential to be realised	Short to long term (dependent on market conditions) Permanent	Rail capacity needs to be increased if potential is to be realised. Policy for Gateway Area seeks improved public transport infrastructure but does not identify funding.	X
			Business as Usual (Alternative A)	+	Additional job opportunities which are close to rail/other public transport routes could meet this objective but rail	Short to long term (dependent on market conditions) Permanent		X

				<p>Existence of opportunities (commentary), e.g. relative to location or scale. Traffic modelling will refine approach.</p>	<p>EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.</p>
<p>No Plan (Alternative B)</p>	<p>+</p>	<p>capacity needs to be increased if potential to be realised (other policies in plan also aim to achieve this)</p>	<p>(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</p>	<p>Publication Version Wording</p>	<p>Short to long term Permanent</p>
<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>Regeneration of town centre sites which are accessible by means other than the private car will achieve this objective, however not all gateway sites will be accessible directly in this way and more detailed policies contained in the Development Management and Sites allocation DPD's will need to address this.</p>	<p>?</p>	<p>Business as Usual (Alternative A)</p>	<p>Short to medium term Permanent</p>
<p>No Plan (Alternative B)</p>	<p>+</p>	<p>General support for this approach in national policy but lacks local detail</p>	<p>+</p>	<p>No Plan (Alternative B)</p>	<p>Short to long term Permanent</p>
<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>Regeneration of town centre sites which are accessible by means other than the private car will achieve this objective, however not all gateway sites will be accessible directly in this way and more detailed policies contained in the Development Management and Sites allocation DPD's will need to address this.</p>	<p>++</p>	<p>Business as Usual (Alternative A)</p>	<p>Short to medium term Permanent</p>
<p>No Plan (Alternative B)</p>	<p>+</p>	<p>National policy directs development in general terms to areas which can be</p>	<p>+</p>	<p>No Plan (Alternative B)</p>	<p>Short to long term Permanent</p>

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)	Publication Version Wording	++	served by means other than the private car. A specific aim of regeneration of the town centre, sea front and gateway is to create more employment, shopping and leisure opportunities to provide more facilities locally and so reduce out commuting from Weston for jobs and services.	Short to long term (dependent on market conditions) Permanent	X
			Business as Usual (Alternative A)	++	A specific aim of regeneration of the town centre, sea front and gateway is to create more employment, shopping and leisure opportunities to provide more facilities locally and so reduce out commuting from Weston for jobs and services.	Short to long term (dependent on market conditions) Permanent	X
			No Plan (Alternative B)	+	General principles supported in national policy but this lacks local detail	Short to long term (dependent on market conditions)	X

<p>SC2. Improve accessibility to service, retail, educational, leisure and social provision.</p>	<p>Average distance to facilities, making appropriate assumptions on additional provision as part of development</p>	<p>(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</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>A specific aim of regeneration of the town centre, sea front and gateway is to create more employment, shopping and leisure opportunities to provide more facilities locally and so reduce out commuting from Weston for jobs and services.</p>	<p>Permanent Short to long term (dependent on market conditions) Permanent</p>	<p>X</p>
		<p>(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</p>	<p>Business as Usual (Alternative A)</p>	<p>++</p>	<p>A specific aim of regeneration of the town centre, sea front and gateway is to create more employment, shopping and leisure opportunities to provide more facilities locally and so reduce out commuting from Weston for jobs and services.</p>	<p>Short to long term (dependent on market conditions) Permanent</p>	<p>X</p>
		<p>(n). Distance to community centre (o). Distance to health care facility (p). Distance to</p>	<p>No Plan (Alternative B)</p>	<p>+</p>	<p>General principles supported in national policy but this lacks local detail</p>	<p>Short to long term (dependent on market conditions)</p>	<p>X</p>

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	hospital (A&E) (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	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 ?	Not an objective of the policy Not an objective of equivalent policies, although other plan policies address this Generally supported in national policy but this lacks local detail so effect uncertain	Permanent No significant effect No significant effect Uncertain effect	X X X
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)	Publication Version Wording Business as Usual (Alternative A)	++ ++	Not a specific objective of this policy, however improvements to the built fabric and facilities on offer as a result of regeneration will undoubtedly improve the sense of place Policy seeks to improve environmental quality and make a positive and	Short to long term (dependent on market conditions) Permanent Short to long term (dependent on market conditions)	X X

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:	(a). Existence of opportunities (+ve, -ve or neutral effect)	<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 	<p>No Plan (Alternative B)</p> <p>Publication Version Wording</p> <p>Business as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p>	<p>?</p> <p>?</p> <p>?</p> <p>?</p>	<p>distinctive contribution to the existing built environment</p> <p>Uncertain whether there would be any significant impact on this objective</p> <p>May be some indirect benefits, however this is not explicitly the aim of the policy</p> <p>May be some indirect benefits, however this is not explicitly the aim of the equivalent RLP policies</p> <p>Uncertain effect</p>	Permanent	<p>X</p> <p>X</p> <p>X</p> <p>X</p>	

	<p>already dealt with under another heading)</p> <ul style="list-style-type: none"> • 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 • (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 					
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	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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	Other policies in Development Management DPD will deal more

	scale		Business as Usual (Alternative A)	0	No significant effect Other national policies deal more directly with this.	No significant effect	directly with this
			No Plan (Alternative B)	+	National policy (PPS23, PPS24) deals effectively with this	Short to long term Permanent	X
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)	Publication Version Wording	+	Core Strategy can only allocate strategic sites and none of these are within the town centre/gateway area. Therefore this policy does not directly contribute towards this objective, however the policy does recognise that residential development will be a component of mixed use schemes and this will therefore contribute towards meeting the housing requirement.	Short to medium term Permanent	Core Strategy can only allocate strategic sites and none of these are within the town centre/gateway area. Therefore this policy does not directly contribute towards this objective, however the policy does recognise that residential development will be a component of mixed use schemes and this will therefore contribute towards meeting the housing requirement.
			Business as Usual (Alternative)	+	RLP equivalent policy supports regeneration within	Short to medium term	X

	A)				is unlikely to be of a scale which would impact on house prices. Nor is the scale of employment provision likely to significantly affect incomes across the board in Weston-super-Mare.	
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)	No Plan (Alternative B)	?	No guarantee that house prices will more closely match incomes.	X
			Publication Version Wording	0	Objectives met more directly by other Core Strategy policies	X
			Business as Usual (Alternative A)	+	A number of RLP policies have direct as well as indirect positive impact on this objective	X
			No Plan (Alternative B)	?	Uncertain whether there would be any impact on this objective	X

Appraisal table for Policy CS30: Weston Villages

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by commuters)	Publication Version Wording	+	Only at Weston-super-Mare although the proposed development is not part of the existing urban area, rather strategic growth of it	Short to long term Permanent	Policy CS28 states that the WsM settlement boundary will be extended to incorporate the new Weston Villages. This will be the role of a subsequent DPD. X
			Business as Usual (Alternative A)	+	As above, though the scale of development directly permissible under the RLP is less and is employment-led, so the positive effect is greater	Short to long term Permanent	
			No Plan (Alternative B)	=	National policy lacks detail, however it is considered that mixed effects would result	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (a). Distance from centre point to Bristol/WsM or to	Publication Version Wording	++	Again this only relates to Weston but in this case there is significant	Medium to long term For as long as	X

		<p>employment site with estimated 1,000+ jobs (b). Distance to nearest other employment centre (c). Number of jobs within 2km</p>	<p>Business as Usual (Alternative A)</p>	<p>+</p>	<p>potential to meet this objective</p>	<p>economic opportunities are existing in close proximity to main centres of population and the economically active</p>	<p>X</p>
				<p>RPL includes an introductory policy intended to set the tone for further work through the LDF.</p> <p>This includes an employment-led approach to development at the Weston Villages area through policy E/1C. This is intended to increase the self-containment of Weston as a whole and in so doing, reduce the travel to work distances.</p> <p>However the policy in itself does not provide enough detail to guide the implementation of the Weston Villages.</p>			

		<p>Without local policy to guide sustainable development, national policy would not be enough in itself to support this objective.</p> <p>Further housing out of step with employment opportunities would result in further out-commuting and unsustainable travel, in addition to impacts on congestion and carbon emissions.</p>	<p>Short to long term Permanent</p>	X	
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	<p>Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs</p>	<p>Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>++ ++ =</p>	<p>Short to long term Permanent Short to long term Permanent Short to long term Permanent</p>
			<p>Without local policy to guide sustainable development, national policy would not be enough in itself to support this objective.</p> <p>Further housing out of step with employment opportunities would result in further out-commuting and unsustainable travel, in addition to impacts on congestion and carbon emissions.</p>	<p>Short to long term Permanent</p>	X

EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	--	kept to a minimum and carbon emissions reduced. However rural areas are vulnerable to speculative applications as has been the case historically. National policy not specifically against development in rural areas if underpinned by sustainability principles. Objective is therefore supported in principle but a lack of detail makes it difficult to assess the impacts of this alternative, and there is significant potential for negative impacts.	Short to long term Permanent	X
Business				--	RLP identifies land	Somerset Somerset	Short to long term X

EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Publication Version Wording	+	having agricultural use	Permanent
			as Usual (Alternative A)	+	PPS7 allows LPA's to include policies relating to the protection of the best and most versatile agricultural land, although it lacks local detail. JRSP also has relevant policies (1, 20).	Permanent
			No Plan (Alternative B)			Short to long term Permanent
			Publication Version Wording	+	Proposed development does include land subject to flood risk. However the development of these areas is to be carried out once an effective strategic flood solution is designed and agreed between all parties. A key objective of the policy is therefore to ensure flood risk is minimised.	Short to long term Permanent
						Adverse effects to be mitigated to improve situation in comparison to existing. A positive effect on the objective therefore requires all parties involved in development to ensure the necessary compliance with PPS25 and Environment Agency advice and to ensure the necessary measures are put in place according to specialist advice.

			Business as Usual (Alternative A)	?	Proposed development does include land subject to flood risk. However the development of these areas are to be carried out once an effective strategic flood solution is designed and agreed between all parties.	Effects uncertain due to a lack of detail in the RLP policy. However policy does include specific requirement for flood mitigation.	X
			No Plan (Alternative B)	+	PPS25 and its practice guidance include sufficient detail to support this objective in principle	Short to long term Permanent	X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording	=	Permeable surfaces are identified for development through the policy but sustainable drainage solutions alongside the strategic flood solution are required RLP no longer includes a policy on sustainable drainage.	Short to long term Effectiveness dependent on the quality and maintenance of sustainable drainage solutions Short to long term Permanent	X
			Business as Usual (Alternative A)	--		Short to long term Permanent	X

		It identifies currently permeable sites for future development.				
EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.	No Plan (Alternative B)	+ PPS25 and its practice guidance include sufficient detail to support this objective	+ Positive effect in principle but a lack of detail on this specific issue. Sustainable design and energy use are a requirement through the policy, however the issue is addressed in more detail in Policy CS2: <i>Sustainable Design and Construction</i> .	Effect dependent on duration and positive application of PPS25	X	No adjustment necessary as other policy (CS2) addresses this objective more fully
EN8.	Publication as Usual (Alternative A)	0	RPL Policy E/1C has no significant effect on this objective; however other policies in the plan address the issue	No significant effect	X	No adjustment
	Publication (Alternative B)	+	Various policies in place addressing this objective, in particular PPS1 Supplement	Effect dependent on duration and positive application of PPS1 Supplement	X	No adjustment
	Publication	+	Objective not	Short to long term		No adjustment

Enable design to take account of higher temperatures and more extreme weather conditions.	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)	Version Wording		specifically addressed through the policy; however a significant network of green spaces is proposed, integral to the strategy for adapting to climate change	Permanent	necessary as other policy (CS1) addresses this objective more fully
			Business as Usual (Alternative A)	0	RLP Policy E1/C has no significant effect on this objective; however other policies in the plan address the issue	No significant effect	X
			No Plan (Alternative B)	+	Various policies in place addressing this objective in particular PPS1 Supplement	Effect dependent on duration and positive application of PPS1 Supplement	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN10. Achieve a net gain in cultural, heritage and	Existence of opportunities (commentary), e.g. relative to location or	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Potential to have a negative effect on this objective due to development of	Uncertain effect – but any negative effects that do occur are likely to	SPD will provide further detail

landscape features and biodiversity of North Somerset.	scale	effect)	landscape.	be long term					
					Business as Usual (Alternative A)	?	Potential to have a negative effect on this objective due to development of landscape.	As above	X
					No Plan (Alternative B)	--	To a degree this depends on the specific design treatment at the development. There is not enough detail in this policy to be clear on this.	Short to long term Permanent	X
EN11. Avoid major development in	Effect on national and local designations and on tranquility/dark	No (a). Effect on national	Some development proposed in areas of landscape value but	Short to long term Permanent	X				

the most environmentally sensitive areas.	skies	designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	++	not specifically designated Some development proposed in areas of landscape value but not specifically designated	Short to long term Permanent	X
		No Plan (Alternative B)	--	Absence of policy setting out local designations would make certain areas vulnerable to development	Short to long term Permanent	X	
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording	?	Potential to impact on mature landscape setting including hedgerows and tree cover at the Parklands Village. However the Core Strategy is not at a detailed level enough to more specifically determine this impact. Further detail is to be provided through an SPD.	Uncertain effect – policy lacks detail	SPD will provide further detail
			Business as Usual (Alternative A)	?	Potential to impact on mature landscape setting including hedgerows and tree cover at the Parklands Village	Uncertain effect – policy lacks detail	X

	<p>(RAF Locking). Further detail anticipated through Master Plans.</p>	<p>Short to long term Permanent</p>	<p>X</p>			
	<p>Absence of policy setting out local designations would make certain areas vulnerable to development</p>	<p>Short to long term Permanent</p>	<p>X</p>	<p>++</p>	<p>(a). Number of <i>additional</i> economically active residents in settlement as ratio of <i>additional</i> jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)</p>	<p>Homes: jobs ratio (acknowledging that there is no guarantee that residents will take up local job opportunities)</p>
	<p>Objective supported through a specific employment-led strategy applied to the Weston Villages. However this does not in itself ensure the objective will be met. The implications of this are significant and require contingency planning measures.</p>	<p>Short to long term Permanent</p>	<p>X</p>	<p>+</p>	<p>Business as Usual (Alternative A)</p>	<p>EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.</p>
	<p>Principle supported through RLP Policy E/1C, however lacks detail so specific delivery uncertain</p>	<p>Short to long term Permanent</p>	<p>X</p>	<p>--</p>	<p>No Plan (Alternative B)</p>	<p>Homes: jobs ratio (acknowledging that there is no guarantee that residents will take up local job opportunities)</p>
	<p>Adverse impacts likely due to lack of specific policy intervention to stimulate local economy and align jobs and homes.</p>	<p>Short to long term Permanent</p>	<p>X</p>			

					<p>Market driven development has historically not produced sustainable development in North Somerset and therefore the no plan alternative does not provide enough guidance and specific policy intervention. This issue was recognised by the Local Plan Inspector in his report on the RLP Inquiry.</p>		
<p>EC2. Harness the particular economic opportunities of North Somerset.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p> <p>Business as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p>	<p>+</p> <p>+</p> <p>?</p>	<p>Policy supports this objective by encouraging/enabling economic activity</p> <p>As above</p> <p>PPS4 generally supports this objective but lacks detail enough to accurately determine effects</p>	<p>Short to long term Permanent</p> <p>Short to long term Permanent</p> <p>Uncertain effect</p>	<p>No adjustment necessary as other policy (CS20) addresses this objective more fully</p> <p>X</p> <p>X</p>
<p>EC3.</p>	<p>Existence of</p>	<p>(a). Existence of</p>	<p>Publication</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant</p>	<p>X</p>

Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording Business as Usual (Alternative A)	0	No significant effect	effect	X
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)	No Plan (Alternative B) Publication Version Wording	0 -	No significant effect Policy is inherently contrary to this objective. Likely that development will proceed in Weston Villages ahead of significant regeneration of the urban area. This could have the effect of diverting demand away from the urban area.	No significant effect Short to long term Permanent	X Careful phasing across Weston as a whole could ensure that there is not a conflict between these two strategic areas of development. This could be addressed through the generic Weston policy or in further policy documents. Some infrastructure requirements serve town-wide needs and could facilitate both urban regeneration and the new villages.
			Business as Usual (Alternative A)	-	RLP policy is inherently contrary to this objective.	Short to long term Permanent	X

<p>EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.</p>	<p>Existence of constraints (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of constraints (+ve, -ve or neutral effect)</p>	<p>No Plan (Alternative B)</p>	<p>+</p>	<p>Likely that development will proceed in Weston Villages ahead of significant regeneration of urban area. However, RLP policy is more explicitly employment-led and does not allocate housing sites in this area.</p>	<p>Short to long term Permanent</p>	<p>X</p>
			<p>Publication Version Wording</p>	<p>?</p>	<p>National policy supportive in principle Likely to have an effect on the delivery of housing objectives due to costs of bringing forward development in the area and the implementation of the employment-led strategy. However these effects are also dependent on other factors e.g. the costs of development, availability of development finance</p>	<p>Uncertain effect</p>	<p>Careful phasing across Weston as a whole could ensure that there is not a conflict between the town centre and the Weston villages. This could be addressed through the generic Weston policy or in further policy documents. Some infrastructure requirements serve town-wide needs</p>

	Business as Usual (Alternative A)	?				
	No Plan (Alternative B)	=				
	Publication Version Wording	=				
	Business as Usual (Alternative A)	=				
	No Plan (Alternative B)	--				

and alternative sources of funding etc so it is therefore not certain that this effect will happen.

and could facilitate both urban regeneration and the new villages.

Uncertain effect

Short to long term
Permanent

Positive effect in principle, though uncertain effect on areas of disadvantage

Short to medium term
Permanent

Short to medium term
Permanent

Development likely to take place in areas of higher land value, leading to relative decline of poorer areas. Therefore the no plan alternative does not provide the necessary framework to ensure disadvantaged areas are addressed through new

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)	Publication Version Wording	--	development and regeneration. Policy inherently at odds with this objective as it is about strategic growth to Weston-super-Mare as opposed to renewal within. However on balance with other policies in the PCS that seek to direct development to the urban areas, this policy contributes to a holistic approach to the development of the town.	Short to long term Policy does not necessarily mean the objective will not be met. Other policies in the plan seek to address this objective. Permanent	X
			Business as Usual (Alternative A)	--	As above	As above	X
			No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
EC8. Diversify employment structure, improve choice of employment and produce greater	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	+	Supports in principle but effect dependent on the success of the employment-led strategy	Short to long term Permanent	No adjustment necessary as other policy (CS20) addresses this objective more fully
			Business as Usual	+	Supports in principle but effect dependent	Short to long term	X

opportunities to participate in society, paid or unpaid.			(Alternative A)		on the success of the employment-led strategy	Permanent	
			No Plan (Alternative B)	--	Potential adverse impact as proactive policy intervention has and would likely continue to be weak at Weston-super-Mare leading to ongoing problems associated with out-commuting and congestion etc.	Short to long term Permanent	X
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)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording Business as Usual (Alternative A)	+	Policy enables this objective to be met in principle	Short to long term Permanent	Type of business unit to be provided could be detailed in subsequent SPD X
			No Plan (Alternative A)	+	RLP policies enable this objective to be met in principle	Short to long term Permanent	X
			No Plan (Alternative A)	--	Potential adverse impact as	Short to long term	X

				B)									
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)	Publication Version Wording	?	employment without proactive policy intervention has and would likely continue to be weak at Weston-super-Mare leading to ongoing problems associated with out-commuting and congestion etc.	Uncertain effect	Permanent						
			Business as Usual (Alternative A)	?	As above	Uncertain effect							
			No Plan (Alternative B)	?	National policy lacks detail enough to determine effect	Uncertain effect							
EC12. Locate new development on sites – and access them in ways – that will not add to traffic	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	Publication Version Wording	?	Whilst the effects on this objective are uncertain there are specific measures being proposed to address the local road network and additional transport movements brought about by new development	Uncertain effect							

congestion.		<p>frequency of trains provision at rail station</p> <p>(d). Car parking provision at rail station</p> <p>(e). Bus journey time to Bristol/WsM</p> <p>(f). Frequency of bus service to Bristol/WsM</p> <p>(g). Number of bus services within 0.4km</p> <p>(h). Number of bus services within 1km</p> <p>(i). Extent of footpath links per km</p> <p>(j). Access to cycle path network</p>	<p>Business as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p>	<p>?</p> <p>?</p>	<p>additional transport movements brought about by new development</p> <p>As above</p> <p>National policy lacks detail enough to determine effect</p>	<p>Uncertain effect</p> <p>Uncertain effect</p>	<p>X</p> <p>X</p>
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)	Publication Version Wording	++	<p>Specific policy intervention to provide local employment opportunities and a range of services and facilities.</p> <p>Positive effect dependent on the success of the employment-led strategy and the delivery of a range of services and facilities.</p> <p>Positive effect in</p>	<p>Short to long term</p> <p>Permanent</p>	<p>X</p> <p>X</p>
			Business	+	Positive effect in	Short to long term	X

				as Usual (Alternative A)		principle but lacks the detail of the PCS	Permanent	
				No Plan (Alternative B)		Lack of detail enough to determine effects. However lack of guidance likely to result in negative effects.	Short to long term Permanent	X
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	++	Publication Version Wording		Specific policy intervention to provide local employment opportunities and a range of services and facilities. Positive effect dependent on the success of the employment-led strategy and the delivery of a range of services and facilities.	Short to long term Permanent	X
			+	Business as Usual (Alternative A)		Positive effect in principle but lacks the detail of the PCS	Short to long term Permanent	X
			?	No Plan (Alternative B)		Uncertain effect	Uncertain effect	X

			(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	Publication Version Wording	++	Policy requires land uses and facilities including outdoor spaces that support the objective	Short to long term Permanent	X		
			Business as Usual (Alternative A)	+	Supports in principle but lacks detail	Short to long term Permanent	X		
			No Plan (Alternative B)	?	National policy lacks detail	Uncertain effect	X		
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)	Publication Version Wording	++	A fundamental objective of the policy approach to place-making	Medium to long term Permanent	X		
			Business as Usual	+	RPL supports objective in principle,	Medium to long term	X		

	<p>indicators relate to:</p> <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 (limitation of) 					
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health and safety.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording		associated with helicopter flights	Permanent	
			Business as Usual (Alternative A)	+	RLP Policy T/13 deals with air safety	Short to long term	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	++	Policy refers to noise corridors associated with helicopter flights	Short to long term	X
			Business as Usual (Alternative A)	0	No significant effect. RLP Policy GDP/2 deals with pollution/noise. Nothing specific to Weston.	Permanent	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	+	Policy sets out proposals for a new residential area - primary location for additional housing in North Somerset. Whilst the effect is in principle supportive of the objective, there is a recognised potential for development to be constrained by the costs of delivering	Short to long term Permanent	Further work to be undertaken on delivery issues

	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)	Publication Version Wording	?	sustainable and responds to local aspirations House-building alone will have a marginal effect and much therefore depends on the success of the employment-led strategy in increasing the number and quality of jobs.	Uncertain effect	X
				Business as Usual (Alternative A)	?	Uncertain effect	Uncertain effect	X
				No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
				Publication Version Wording	++	In principle the policy supports this objective, for example by supporting the delivery of increased employment opportunities and education and learning facilities	Short to long term Permanent	X
				Business as Usual (Alternative A)	++	In principle RLP Policy E/1C supports this objective, for example by	Short to long term Permanent	X

Appraisal table for Policy CS31: Clevedon, Nailsea and Portishead

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A)	++	Policy specifically supports development which increases self containment RLP Policy H/1 supports scale of development at Weston which will not add to out-commuting	Short to medium term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (a). Distance from centre point to Bristol/WsM or to employment site with estimated 1,000+ jobs (b). Distance to	No Plan (Alternative B)	-	Development likely to occur in villages which may otherwise be channelled towards urban areas, reducing potential for greater self- containment	Short to long term Permanent	X
			Publication Version Wording	++	Policy specifically supports development which increases self containment, ensures availability of jobs and services and improves	Short to medium term Permanent	X

EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	+	Restricting development to within settlement boundaries will reduce the amount of agricultural land taken. Any proposals for sites outside settlement boundaries can then be appropriately assessed for agricultural impact during the Site Allocations DPD process.	Short to medium term Permanent	Decisions about the loss of agricultural land will be made through site allocation process in the Site Allocations DPD, if occasion arises
			Business as Usual (Alternative A)	++	Similarly restricts development to land within settlement boundaries, so protecting agricultural land. Does not allow for allocations adjacent to settlement boundaries so stronger than Core Strategy.	Short to medium term Permanent	X
			No Plan (Alternative B)	+	PPS7 allows LPA's to include policies relating to the protection of the best and most versatile agricultural land, it lacks local detail.	Short to long term Permanent	X

<p>EN5. Minimise flood risk.</p>	<p>PPS25 flood zone categorisation. <u>Note:</u> Strategic Flood Risk Assessment refines approach.</p>	<p>Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>?</p>	<p>Development will be contained within towns therefore indirectly minimising flood risk in rural areas, provided sites in the towns themselves are not at risk from flooding – however policy has no direct impact on flood risk. Proposed developments will be assessed under policy CS3 in terms of flood risk. Clevedon and Portishead both contain large areas in Flood Zone 3.</p>	<p>Uncertain effect</p>	<p>X</p>
			<p>Business as Usual (Alternative A)</p>	<p>?</p>	<p>Development will be contained within towns therefore indirectly minimising flood risk in rural areas, provided sites in the towns themselves are not at risk from flooding – however policy has no direct impact on flood risk. Proposed developments will be assessed under policy GDP/2 in terms of flood risk.</p>	<p>Uncertain effect</p>	<p>X</p>

higher temperatures and more extreme weather conditions.	adaptive design relative to location or scale. More light surfaces, green space and water features needed to address urban heat island effect.	(+ve, -ve or neutral effect)	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	++	Short to medium term	Policy places specific emphasis on enhancing the appeal of seafront in Clevedon and Portishead and retaining historic and natural settings	X
			Business as Usual (Alternative A)	0	No significant effect	Locational policy has no direct impact. Impact dependent on location, detailed design and other policies	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	Publication Version Wording	+	Concentrating development within the towns avoids the most environmentally sensitive locations in the countryside. Any changes to the settlement boundaries would be assessed through the Site Allocations DPD. Could impact on the coast and conservation areas however this is dependent on location and detailed design which are covered by other policies.	Short to medium term Permanent	Could consider restricting development to within the settlement boundaries
			Business as Usual (Alternative A)	++	Achieves this as development only permitted within settlement boundaries. Other RLP policies deal with the protection of sensitive areas.	Short to medium term Permanent	X
			No Plan (Alternative B)	++	National policy deals effectively with the protection of most environmentally sensitive areas	Short to long term Permanent	X
EN12.	Effect on national and	No	Publication	0	Issue addressed by	No significant	X

Avoid damage to irreplaceable valued features.	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)	Version Wording	other policies.	effect	
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 (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Business as Usual (Alternative A)	Issue addressed by other policies.	No significant effect	X
			No Plan (Alternative B)	Strongly protected by national policy	Short to long term Permanent	X
			Publication Version Wording	Policy is supportive of employment development appropriate in scale with the town but does not tie the development of new homes to the creation of additional employment opportunities.	Short to medium term Permanent	Could amend policy to tie homes to jobs. Any expansion of Nalisea considered through the Site Allocations DPD will need to consider appropriate mix of uses.
			Business as Usual (Alternative A)	Policy is supportive of development which meets needs arising from the town and which does not result in high levels of out commuting although no direct tie between housing and jobs within the towns	Short to medium term Permanent	X
			No Plan (Alternative B)	National policy directs housing to towns with existing facilities and	Short to long term Permanent	X

	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	employment, but does not require additional jobs with new homes.	Uncertain effect	X
EC2. Harness the particular economic opportunities of North Somerset.					Focussing economic opportunities in the towns encourages the regeneration of land and brings advantages of clustering activities together. All three towns are close to Bristol. Clevedon and Portishead have access to the M5. However there is evidence to suggest that sites outside the towns are attractive to employers. Similarly some of the major employers such as the port and airport are not located in the towns.		
			Business as Usual (Alternative A)	?	As above	Uncertain effect	X
			No Plan (Alternative B)	?	As above	Uncertain effect	X
EC3. Protect and	Existence of opportunities	(a). Existence of opportunities	Publication Version	0	Focus on the reuse of land within towns	No significant impact	X

expand opportunities for local businesses to utilise local resources, especially sustainable resources.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording		rather than other resources		
			Business as Usual (Alternative A)	0	Focus on the reuse of land within towns rather than other resources	No significant impact	X
			No Plan (Alternative B)	0	No significant impact	No significant impact	X
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)	Publication Version Wording	?	Restricting development within towns to that which is appropriate in scale will potentially direct major development opportunities to Weston, but there is no certainty of any significant effect.	Uncertain effect	X
			Business as Usual (Alternative A)	?	As above	Uncertain effect	X
			No Plan (Alternative B)	-	Can not guarantee that developments would not be lost from Weston to these towns	Short to long term Permanent	X
EC5. Avoid prejudicing, by phasing or otherwise, the achievement of	Existence of constraints (commentary), e.g. relative to location or scale	(a). Existence of constraints (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual	0	No significant effect	No significant effect	X

other sustainable development objectives for regeneration and quality of life.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	(Alternative A)						
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	No significant effect	X
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)	Publication Version Wording	0	Areas of concentrated disadvantage in North Somerset are mainly in WsM	No significant effect	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	No significant effect	X
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)	No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	No significant effect	X
			Publication Version Wording	++	Policy supports regeneration of PDL and shopping and town centre uses which will include night-time economy uses	Short to medium term Permanent	Short to medium term Permanent	X	
			Business as Usual (Alternative A)	++	Policy supports regeneration of PDL and revitalising town and district centres whilst restricting out of town developments	Short to medium term Permanent	Short to medium term Permanent	X	
			No Plan (Alternative B)	+	PPS4 supportive of town centres but lacks local detail	Short to long term Permanent	Short to long term Permanent	X	

<p>EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>Policy supportive of development ensuring jobs and services for town and catchment and improving role as service centre</p>	<p>Short to medium term Permanent</p>	<p>X</p>
<p>EC9. Increase ability to work from home.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>+</p>	<p>Policies supportive of employment and community needs arising from the town</p>	<p>Short to medium term Permanent</p>	<p>X</p>
<p>EC10. Protect and expand genuine opportunities for small businesses.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>?</p>	<p>National policy lacks local detail</p>	<p>Uncertain effect</p>	<p>X</p>
<p>EC9. Increase ability to work from home.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>
<p>EC9. Increase ability to work from home.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Business as Usual (Alternative A)</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>
<p>EC9. Increase ability to work from home.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>No Plan (Alternative B)</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>
<p>EC10. Protect and expand genuine opportunities for small businesses.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>Policy is supportive of employment development that is appropriate in scale to the role and function of the town. It protects existing employment sites from inappropriate alternative</p>	<p>Short to medium term Permanent</p>	<p>X</p>

	Business as Usual (Alternative A)	++	development. Plan supportive of employment and community needs arising from the town and safeguards and employment sites	Short to medium term Permanent	X	
	No Plan (Alternative B)	+	National policy supports development which enhances economic vitality but lacks local detail	Short to long term Permanent	X	
EC11. Reduce queuing and over-crowding on the road and rail networks.			(a). Existence of opportunities (+ve, -ve or neutral effect)	Existence of opportunities (commentary), e.g. relative to location or scale. Access to transport. Traffic modelling will refine approach.	Short to medium term Permanent	X
	Publication Version Wording	++	Policy thrust is to increase self containment, which supports opportunities for cycling, walking and increased public transport use.	Short to medium term Permanent	X	
	Business as Usual (Alternative A)	++	Thrust of policy to ensure scale of development does not add greatly to high levels of out commuting	Short to medium term Permanent	X	
	No Plan (Alternative B)	+	General steer towards development accessible by sustainable modes of transport, however lacks local detail.	Short to long term Permanent	X	

<p>EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale. Traffic modelling will refine approach.</p>	<p>(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</p>	<p>Publication Version Wording</p> <p>Business as Usual (Alternative A)</p> <p>No Plan (Alternative B)</p>	<p>?</p> <p>++</p> <p>?</p> <p>=</p>	<p>Core Strategy is not site-specific and the effect would depend upon site location</p> <p>Contains detailed policies to deal with highway issues, unlike Core Strategy</p> <p>National policy directs development in general terms to areas which can be served by means other than the private car. However it is not site specific so does not consider specific congestion points.</p> <p>Policy supports development of the towns as service centres for the local catchment area. Although there is no requirement for housing to be specific to local needs.</p>	<p>Uncertain effect</p> <p>Short to medium term Permanent</p> <p>Uncertain effect</p> <p>Short to medium term Permanent</p>	<p>X</p> <p>X</p> <p>X</p> <p>X</p>
<p>SC1. Meet local needs locally.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>=</p>	<p>Policy supports development of the towns as service centres for the local catchment area. Although there is no requirement for housing to be specific to local needs.</p>	<p>Short to medium term Permanent</p>	<p>X</p>

				Business as Usual (Alternative A)	=	Policy supports development if it meets community needs arising from within the town. No requirement for housing to be specific to local people - thrust of policy is to meet development in the most sustainable locations not where the need arises.	Short to medium term Permanent	X
				No Plan (Alternative B)	0	National policy lacks local detail	No significant effect	X
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		Publication Version Wording	++	Policy supports ensuring jobs and services for the towns and surrounding catchments. As well as better connectivity by public transport with other towns.	Short to medium term Permanent	X
				Business as Usual (Alternative A)	0	No significant impact	No significant effect	X
				No Plan (Alternative B)	0	Insufficient detail to effectively guide development except in the most general	No significant effect	X

		<p>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)</p>			<p>terms. Some facilities provided by local government will have their own accessibility criteria and so need for additional provision can be picked up in the Sites Allocations DPD.</p>				
<p>SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.</p>	<p>Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development</p>	<p>(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</p>	<p>0</p>	<p>Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>
			<p>0</p>		<p>No significant effect</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>
			<p>0</p>		<p>No significant effect</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>

<p>SC4. Develop a positive sense of place both physically and socially.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	<p>++</p>	<p>Policy aims to improve the towns' roles as service centres, residential character and shopping and other uses improve the town centre environments</p>	<p>Short to medium term Permanent</p>	<p>X</p>
<p>SC5. Promote positive wellbeing.</p>	<p>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</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0 ? ? + ?</p>	<p>No significant effect Uncertain whether there would be any direct impact on this objective. However, in the absence of a plan there would be no clear vision for any of the villages. Objective met by other policies in the plan A number of RLP policies have direct as well as indirect positive impact on this objective Uncertain whether there would be any impact on this objective</p>	<p>No significant impact Uncertain effect Uncertain effect Short to medium term Permanent Uncertain effect</p>	<p>X X X X X</p>

	<p>the environmental context possible indicators relate to:</p> <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 					
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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)	B)	0	No significant effect	No significant effect	X
			Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	+	Housing development within these towns will address some of the housing requirement although Core Strategy not site-specific	Short to medium term Permanent	Sites will be identified through the Site Allocations DPD
			Business as Usual (Alternative A)	++	Housing allocations in towns contribute towards meeting housing land supply (RLP Policy H/2).	Short to medium term Permanent	X
			No Plan	=	Without local	Short to long term	X

				(Alternative B)				direction, housing development is likely to be more dispersed and could increase the levels of housing. This could, however, undermine the viability of urban regeneration sites that could deliver large numbers of housing	Permanent	
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)	Publication Version Wording	?	?	Uncertain effect	Uncertain effect	Uncertain effect	Uncertain effect	X
			Business as Usual (Alternative A)	=		Housing development in towns will assist provision of affordable and more affordable dwellings. Constraining the supply of new market housing may cause increased house prices generally, though evidence suggests that this will not be a significant effect (see SA of CS13).	Short to medium term Permanent			X
			No Plan (Alternative B)	?	?	No guarantee in national policy that house prices will	Uncertain effect	Uncertain effect	Uncertain effect	X

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)	Publication Version Wording	0	more closely match incomes. Areas of concentrated disadvantage are mainly in WSM. Objectives met more directly by other Core Strategy policies.	No significant effect	X
			Business as Usual (Alternative A)	+	A number of RLP policies have direct as well as indirect positive impact on this objective	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Uncertain whether there would be any impact on this objective	Uncertain effect	X

Appraisal table for Policy CS32: Service Villages

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	+	Allowing only small scale development appropriate to the scale of the village will channel all major development to urban areas. This will maximise their self-containment, provided that employment matching housing is provided.	Short to medium term Permanent	A tighter approach would reduce dispersal of residential development. However this would be at the expense of the vitality of the service villages.
			Business as Usual (Alternative A)	++	RLP has similar approach with only appropriately scaled development allowed in villages. It is particularly tight in relation to out-commuting from villages.	Short to medium term Permanent	X
			No Plan (Alternative B)	-	Development likely to occur in villages which may otherwise be channelled towards urban	Short to long term Permanent	X

EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	+	areas, reducing potential for greater self-containment. Encouraging appropriately scaled employment and other development will increase opportunities to work locally within service villages. Restricting residential growth will reduce amount of potential commuting trips. Lacks very local detail.	Short to medium term Permanent	A tighter approach would reduce dispersal of residential development. Local detail may be added through Site Allocations DPD.
	Business as Usual (Alternative A)	+	RPL permits a greater number of villages where development is allowed. This may create more job opportunities locally, but may also result in commuting in to rural areas and between villages.	Short to medium term Permanent	X	X	
	No Plan (Alternative B)	-	Development likely to occur in villages which may otherwise be channelled towards urban areas, increasing travel to work	Short to long term Permanent	X	X	

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	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	Publication Version Wording	+	distances. National policy lacks local detail. Vagueness in the policy may enable speculative schemes to proceed	Short to medium term Permanent	Policy could be much more specific about the types of housing that will be allowed, e.g. the burden of proof could be placed on the developer to justify why the housing is beneficial. However this can also be addressed in the Development Management DPD.
			Business as Usual (Alternative A)	+	RLP policies allow development across a greater number of villages, so potentially more dispersed development patterns, although also designed to produce this effect. But policies not specific about how to meet a local need.	Short to medium term Permanent	X
			No Plan (Alternative B)	?	In the absence of a plan, unclear which villages would be targeted for	Uncertain effect	X

<p>EN4. Minimise loss of productive land, especially best and most versatile farmland.</p>	<p>Loss of agricultural/forestry land</p>	<p>Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed</p>	<p>Publication Version Wording</p>	<p>-</p>	<p>development Restricting development to within settlement boundaries and of a scale and type appropriate to local needs will reduce the amount of agricultural land taken. Any proposals for sites outside settlement boundaries can then be appropriately assessed for agricultural impact during the Site Allocations DPD process. Settlement boundary extension is likely to result in loss of agricultural land.</p>	<p>Short to medium term Permanent</p>	<p>Decisions about the loss of agricultural land will be made through site allocation process in the Site Allocations DPD, if occasion arises.</p>
				<p>++</p>	<p>Similarly restricts development to land within settlement boundaries, so protecting agricultural land. Does not allow for allocations adjacent to settlement boundaries so stronger than Core</p>	<p>Short to medium term Permanent</p>	<p>X</p>
				<p>Business as Usual (Alternative A)</p>			

			No Plan (Alternative B)	+	Strategy. PPS7 allows LPA's to include policies relating to the protection of the best and most versatile agricultural land, but it lacks local detail.	Short to long term Permanent	X
EN5. Minimise flood risk.	PPS25 flood zone categorisation. <u>Note:</u> Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Publication Version Wording	?	Development will be contained within villages therefore indirectly minimising flood risk in rural areas providing villages themselves are not at risk from flooding – however policy has no direct impact on flood risk. Proposed developments will be assessed under policy CS3 in terms of flood risk.	Uncertain effect	X
			Business as Usual (Alternative A)	?	Development will be contained within villages therefore indirectly minimising flood risk in rural areas providing villages themselves are not at risk from flooding – however policy has no direct impact on flood risk.	Uncertain effect	X

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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
EN11.	Effect on national and	No	Publication	++	Restricting	Short to medium	X

Avoid major development in the most environmentally sensitive areas.	local designations and on tranquility/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 tranquility/dark skies (+ve, -ve or neutral effect)	Version Wording	development to small scale within settlement boundaries in a restricted number of service villages will achieve this. Policy CS14 deals with this directly. May have indirect negative effect, dependent on location and detailed design, e.g. Conservation Areas.	term Permanent	
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect)	Business as Usual (Alternative A) No Plan (Alternative B) Publication Version Wording Business as Usual (Alternative)	Achieves this as development only permitted within settlement boundaries of villages. The RLP deals with the protection of sensitive areas under other policies. National policy deals effectively with the protection of most environmentally sensitive areas. Issue addressed through other policies Issue addressed through other policies	Short to medium term Permanent Short to long term Permanent No significant effect No significant effect	X X X X

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)	(b). Effect on local designations (+ve, -ve or neutral effect)	A) No Plan (Alternative B)	++	Strongly protected by national policy	Short to long term Permanent
			Publication Version Wording	-	Policy is supportive of employment development appropriate in scale to the village and restricts residential development to 10 dwellings. It therefore avoids affecting the jobs/homes balance in a significant way. However does not tie the development of new homes to the creation of additional employment opportunities.	Short to medium term Permanent Cumulative
			Business as Usual (Alternative A)	++	Policy is supportive of employment development appropriate in scale to the village to promote jobs/homes	Short to medium term Permanent
						X
						Could amend policy to tie homes to jobs in same way as RLP, however policy only allows housing development on a small scale and in reality there are few opportunities within service villages for development or redevelopment. This means that the jobs/homes balance in each village would not be significantly adversely affected. There could, over time, be a significant cumulative impact.

opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording		service villages to which is locally appropriate will potentially direct other development opportunities to Weston, but there is no certainty and any effect is likely not to be significant.		
			Business as Usual (Alternative A)	++	Restricting development within service villages to that which is locally appropriate will direct other development opportunities to Weston. Policy H/7 is tighter than the Core Strategy in this respect.	Short to medium term Permanent	X
EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development	Existence of constraints (commentary), e.g. relative to location or scale	(a). Existence of constraints (+ve, -ve or neutral effect)	No Plan (Alternative B)	-	Can not guarantee that development opportunities would not be lost from Weston to larger villages.	Short to long term Permanent	X
			Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
				0	No significant effect	No significant effect	X

objectives for regeneration and quality of life. 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)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	0	Promotes development which meets an identified local housing need in service villages, but does not have a direct impact elsewhere in areas of particular deprivation.	No significant effect	X
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)	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	0	Dispersed development may reduce the potential role of the town centres, as village residents may be attracted to Bristol or other centres instead. However, this is unlikely to be a significant effect.	No significant effect	X
			Business as Usual (Alternative A)	0	As above	No significant effect	X

			No Plan (Alternative B)	0	As above	No significant effect	X
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)	Publication Version Wording	+	Policy is supportive of employment development appropriate in scale to the village. Site allocations for employment would create more certainty that employment opportunities would come forward but this is outside the scope of the Core Strategy.	Short to medium term Permanent	Site Allocations DPD may provide additional detail
			Business as Usual (Alternative A)	+	Policy is supportive of employment development appropriate in scale to the village	Short to medium term Permanent	X
			No Plan (Alternative B)	?	National policy lacks local detail	Uncertain effect	X
			Publication Version Wording	0	No significant effect	No significant effect	X
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)	Business as Usual (Alternative A)	++	The effect of H/7 v has been to encourage live/work units	Short to medium term Permanent	X
			No Plan	0	No significant effect	No significant effect	X

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)	(Alternative B) Publication Version Wording	++	Policy is supportive of employment development appropriate in scale and character to the village. Other policies protect existing employment sites from alternative development.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Policy is supportive of employment development appropriate in scale and character to the village.	Short to medium term Permanent	X
			No Plan (Alternative B)	+	National policy supports development which enhances economic vitality but lacks local detail	Short to long term Permanent	X
EC11. Reduce queuing and over-crowding on the road and rail networks.	Existence of opportunities (commentary), e.g. Access to transport. Traffic modelling will refine approach.	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	=	Policy allows services and employment opportunities, however does not tie this to the provision of new homes (up to 10).	Short to medium term Permanent	X
			Business as Usual (Alternative B)	++	RLP policy supports greater self-containment of	Short to medium term	X

			A) No Plan (Alternative B)	+	villages General steer towards development accessible by sustainable modes of transport, however lacks local detail.	Permanent Short to long term Permanent	X
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	Publication Version Wording	?	Core Strategy is not site-specific and the effect would depend upon site location. However, adding housing to villages without adding matching employment is likely to lead to out- commuting and hence to additional pressure on existing congestion points.	Uncertain effect	X
			Business as Usual (Alternative A)	++	Contains detailed policies to deal with highway issues, unlike Core Strategy.	Short to medium term Permanent	X
			No Plan (Alternative B)	=	National policy directs development in general terms to areas which can be served by means other than the	Short to long term Permanent	X

		private car. However, adding housing to villages without adding matching employment is likely to lead to out-commuting and hence to additional pressure on existing congestion points.				
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)	Publication Version Wording	+	Policy supports locally significant development in service villages but does not reserve for local people.	Short to medium term Permanent
			Business as Usual (Alternative A)	+	RLP policies support greater self-containment of the larger villages, but not necessarily locally significant development, e.g. in relation to dwelling mix, other than through density	Short to medium term Permanent
			No Plan	0	National policy lacks	No significant
					Policy could make all development subject to meeting local needs, placing the burden of proof on the developer. As wording stands, this is simply a factor weighing in favour of a proposal, not a requirement.	X

<p>SC2. Improve accessibility to service, retail, educational, leisure and social provision.</p>	<p>Average distance to facilities, making appropriate assumptions on additional provision as part of development</p>	<p>(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</p>	<p>(Alternative B)</p>	<p>+</p>	<p>local detail</p>	<p>effect</p>	<p>Allows flexibility for greater service provision where this is needed, but does not directly influence provision. This will be addressed through the Site Allocations DPD which will identify sites to address deficiencies where appropriate.</p>
			<p>Publication Version Wording</p>	<p>+</p>	<p>Policy supports development which contributes to enhanced community facilities and services, affordable housing and public transport.</p>	<p>Short to medium term Permanent</p>	
			<p>Business as Usual (Alternative A)</p>	<p>-</p>	<p>Policy supports greater self-containment of the larger villages but also allows new housing in smaller villages with fewer facilities</p>	<p>Short to medium term Permanent</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	<p>0</p>	<p>Insufficient detail to effectively guide development except in the most general terms. Some facilities provided by local government will have their own accessibility criteria and so need for additional provision</p>	<p>No significant effect</p>	<p>X</p>

		hospital (A&E)			can be picked up in the Sites Allocations DPD.		
SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.	Availability of footpaths, cycleways, 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	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	++	Development should specifically be appropriate to the character and needs of the village thereby promoting more viable communities	Short to medium term Permanent	X
			Business as Usual (Alternative A)	+	Development should specifically be appropriate to the character of the village (RLP Policy H/7). Less	Short to medium term Permanent	X

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:	(a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	?	emphasis on social needs of the village. Uncertain whether there would be any direct impact on this objective. However, in the absence of a plan there would be no clear vision for any of the villages.	Uncertain effect
			Publication Version Wording	+	Development should specifically be appropriate to the character and needs of the village thereby promoting more viable and sustainable communities. Objectives also met more directly by other Core Strategy policies.	Short to medium term Permanent
			Business as Usual (Alternative A)	+	A number of RLP policies have direct as well as indirect positive impact on this objective.	Short to medium term Permanent
			No Plan (Alternative B)	?	Uncertain whether there would be any impact on this objective	Uncertain effect
						Objective more directly met through other Core Strategy policies and will also be met through Development Management DPD policies.
						X
						X
						X

	<p>walking, cycling or sports, which are already dealt with under another heading)</p> <ul style="list-style-type: none"> • 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 (limitation of exposure to pollution (limitation of stress (e.g. legible and fully functioning environment) • access to recycling facilities and other 					
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SC6. Reduce health inequalities.	means of contributing to 'making a difference' Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
SC9.	Existence of	(a). Existence of	Publication	0	No significant effect	No significant effect	X

Avoid exposure to pollution/noise.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording			effect	
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	There is no residual housing requirement for the larger villages and their surrounding area, however the policy allows for locally significant housing development where a particular need has been identified.	No significant effect	X
			Business as Usual (Alternative A)	++	Housing allocations in larger villages contribute towards meeting housing land supply (RLP Policy H/2).	Short to medium term Permanent	X
			No Plan (Alternative B)	=	Without local direction, housing development is likely to occur in all villages thereby increasing the supply of housing. This could, however, undermine the	Short to long term Permanent	X

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)	Publication Version Wording	?	viability of urban regeneration sites that could deliver larger numbers. Housing development in villages will assist provision of affordable and more affordable dwellings. Constraining the supply of new market housing may cause increased house prices generally, though evidence suggests that this will not be a significant effect (see SA of CS13).	Uncertain effect	Policy could make all development subject to meeting local needs, placing the burden of proof on the developer. As wording stands, this is simply a factor weighing in favour of a proposal, not a requirement.
			Business as Usual (Alternative A)	?	Housing development in villages will assist provision of affordable and more affordable dwellings. Constraining the supply of new market housing may cause increased house prices generally, though evidence suggests that this will not be a significant effect	Uncertain effect	X

Appraisal table for Policy CS33: Infill Villages, Smaller Settlements and Countryside

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Allowing only small scale development appropriate to the scale of the village will channel all major development to urban areas.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	+	RLP has similar approach with only appropriately scaled development allowed in villages, however a greater number of villages have settlement boundaries which could potentially lead to a greater amount of development being permitted in rural areas.	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Some development likely to occur in small villages which may otherwise be channelled towards	Uncertain effect	X

EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (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	Publication Version Wording	++	urban areas, reducing potential for greater self-containment, however this is uncertain.
		Business as Usual (Alternative A)		+	Restricting residential growth will reduce amount of potential commuting trips. Permits a greater number of villages where development is allowed. This may create more job opportunities locally, but may also result in commuting in to rural areas and between villages.
		No Plan (Alternative B)		?	In principle national policy supports this but lacks local detail in order to implement
		Publication Version Wording		++	Policy specifically meets this objective
EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural	Development of land outside urban areas (Clevedon, Nailsea, Portishead, Weston – including urban extensions) except for specified needs	Business as Usual (Alternative A)		+	RLP policies allow development across a greater number of villages, so potentially more
					Short to medium term Permanent Short to medium term Permanent Uncertain effect Short to medium term Permanent Short to medium term Permanent

location.						dispersed development patterns, although also designed to produce this effect			
				No Plan (Alternative B)	=	In principle national policy supports this but lacks local detail in order to implement	Short to long term Permanent	X	
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed		Publication Version Wording	++	Restricting development in rural areas to within settlement boundaries and of a very limited scale will reduce the amount of agricultural land taken.	Short to medium term Permanent	X	
				Business as Usual (Alternative A)	++	Similarly restricts development to land within settlement boundaries, so protecting agricultural land.	Short to medium term Permanent	X	
				No Plan (Alternative B)	+	PPS7 allows LPA's to include policies relating to the protection of the best and most versatile agricultural land, but it lacks local detail.	Short to long term Permanent	X	
EN5.	PPS25 flood zone	Yes		Publication	0	Development will be	No significant	X	

Minimise flood risk.	categorisation. Note: 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 runoff (+ve, -ve or neutral effect)	Version Wording		contained within villages therefore indirectly minimising flood risk in rural areas providing villages themselves are not at risk from flooding – however policy has no direct impact on flood risk.	effect	
			Business as Usual (Alternative A)	?	Development will be contained within villages therefore indirectly minimising flood risk in rural areas providing villages themselves are not at risk from flooding – however policy has no direct impact on flood risk. Proposed developments will be assessed under policy GD/2 in terms of flood risk.	Uncertain effect	X
EN6. Promote sustainable drainage and protect existing	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	+	National policy lacks local detail	Short to long term	X
			Publication Version Wording Business as Usual	?	Effects dependent on location of any development	Permanent	X
				?	Effects dependent on location of any	Uncertain effect	X

permeable surfaces.		(b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	(Alternative A) No Plan (Alternative B)	0	development	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X

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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquillity/dark skies	No (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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ ++ ++	Restricting development to infill within a small number of settlement boundaries will achieve this. Policy CS14 deals with this directly. A greater number of villages have settlement boundaries although restricting development to within settlement boundaries will achieve this. National policy deals effectively with the protection of environmentally sensitive areas.	Short to medium term Permanent Short to medium term Permanent	X X	
EN12.	Effect on national and	No	Publication	0	Issue addressed	No significant	X	

Avoid damage to irreplaceable valued features.	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)	Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 +	through other policies. Issue addressed through other RLP policies Strongly protected by national policy but lacks local detail	effect No significant effect Short to long term Permanent	X X
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 (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A)	0	Policy strictly controls additional residential development, so matching additional jobs to new homes is not significant. The policy does allow for appropriately scaled employment development within settlement boundaries. Permits appropriate employment development within the countryside subject to specific criteria, whilst similarly restricting residential development, however the amount is likely to be so	No significant effect No significant effect	X X

regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.	relative to location or scale	effect)	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
				No Plan (Alternative B)	0	National policy lacks local detail	No significant 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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
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)	No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	0	No significant effect	No significant effect	X
EC7. Make fuller use of urban spaces and promote a balanced night-time economy in	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X

town centres.												
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)	Publication Version Wording	++	Policy is supportive of restricted employment development appropriate in scale to the village which conforms to certain criteria. Site allocations for employment would create more certainty that employment opportunities would come forward but this is outside the scope of the Core Strategy.	Short to medium term Permanent	X					
			Business as Usual (Alternative A)	+	Policy is supportive of employment development appropriate in scale to the village.	Short to medium term Permanent	X					
			No Plan (Alternative B)	?	National policy lacks local detail	Uncertain effect	X					
			Publication Version Wording	0	No significant effect	No significant effect	X					
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)	Business as Usual	++	The effect of H/7 was to encourage	Short to medium term	X					
			No Plan (Alternative B)	0	No significant effect	No significant effect	X					

	Traffic modelling will refine approach.		Business as Usual (Alternative A)	0	than have a positive effect on existing levels Effect of policy will be to prevent additional queuing and overcrowding by restricting rural development, rather than have a positive effect on existing levels	No significant effect	X
			No Plan (Alternative B)	=	National policy provides a general steer towards development accessible by sustainable modes of transport, however lacks local detail.	Short to long term Permanent	X
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	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	? ++ +	Core Strategy is not site-specific and the effect would depend upon site location Contains detailed policies to deal with highway issues, unlike Core Strategy National policy directs development in general terms to areas which can be served by means other than the	Uncertain effect Short to medium term Permanent Short to long term Permanent	X X X

SC1. Meet local needs locally.	Existence of opportunities (commentary), e.g. relative to location or scale	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	Publication Version Wording	0	private car	No significant effect	X
			Business as Usual (Alternative A)	0	Within infill villages community-led development with local environmental and community benefits is supported (i.e. of local significance). This includes shops and community uses. However most local needs i.e. doctors shops schools etc are expected to be met in nearby service villages. The policy therefore has no significant effect. A greater number of villages have settlement boundaries with	No significant effect	X

<p>SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.</p>	<p>Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development</p>	<p>(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)</p>	Business as Usual (Alternative A)	0	therefore has no significant effect. A greater number of villages have settlement boundaries with therefore the opportunity to meet communities' needs for services etc within a larger number of villages. Similar constraints exist in the open countryside. Overall there is no significant effect. RLP does not allocate any sites for community or service uses in the smaller villages or countryside.	No significant effect	X
			No Plan (Alternative B)	0	Generally supportive but no direct guidance. Lacks local detail	No significant effect	X
			Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan	0	No significant effect	No significant effect	X

		<p>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</p>	(Alternative B)			effect	
<p>SC4. Develop a positive sense of place both physically and socially.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	+	<p>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.</p>	<p>Short to medium term Permanent</p>	<p>Allocation of sites for additional development is the role of the Site Allocations DPD</p>
			<p>Business as Usual (Alternative A)</p>	?	<p>Uncertain whether there would be any direct impact on this objective</p>	<p>Uncertain effect</p>	<p>X</p>
			<p>No Plan (Alternative B)</p>	?	<p>Uncertain whether there would be any direct impact on this objective</p>	<p>Uncertain effect</p>	<p>X</p>

<p>SC5. Promote positive wellbeing.</p>	<p>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:</p> <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 	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)</p>	<p>0 + ?</p>	<p>No significant effect A number of RLP policies have direct as well as indirect positive impact on this objective. Uncertain whether there would be any impact on this objective.</p>	<p>No significant effect Short to medium term Permanent Uncertain effect</p>	<p>X X X</p>
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<p>SC6. Reduce health inequalities.</p>	<ul style="list-style-type: none"> 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 (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' 	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording Business as Usual (Alternative)</p>	<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>
				<p>0</p>	<p>No significant effect</p>	<p>No significant effect</p>	<p>X</p>

Meet housing requirement.	expected to be created.	homes expected to be created (b). Degree of uncertainty (high, medium, low)	Version Wording		housing requirement for the smaller villages or countryside, however the policy allows for locally significant housing development where a particular need has been identified. Overall there is no significant effect.	effect	
			Business as Usual (Alternative A)	0	No site allocations within smaller villages or countryside so the RLP does not have any significant effect of this objective	No significant effect	X
			No Plan (Alternative B)	++	Without local direction housing development is likely to occur in all villages thereby increasing the supply of housing	Short to long term Permanent	X
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)	Publication Version Wording	?	Restricting housing development to meet local needs will assist in the provision of affordable and more affordable dwellings. However constraining the	Uncertain effect	X

					supply of new market housing may cause increased house prices generally.		
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)	Publication Version Wording	0	A similar policy of housing restraint in villages and countryside may result in increased house prices	Uncertain effect	X
			No Plan (Alternative B)	?	No guarantee that house prices will more closely match incomes	Uncertain effect	X
			Development should specifically be appropriate to the character and needs of the village thereby promoting more viable and sustainable communities, however this is only an indirect effect. Area is not recognised as containing areas of concentrated disadvantage. Objectives met more directly by other Core Strategy policies.			No significant effect	X

Appraisal table for Policy CS34: Infrastructure Delivery and Development Contributions

SA Objectives	Operational definition/ targets	Can the effect be quantified?	Option	Effects over time	Comments/ explanation	Characteristics of likely significant effects	Adjustments
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)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Infrastructure delivery and developer contributions supports objective	Short to long term Permanent	X
			Business as Usual (Alternative A)	+	Infrastructure delivery and developer contributions supports objective, but no standard charge so potentially less effective	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (a). Distance from centre point to Bristol/WsM or to employment site with estimated 1,000+ jobs (b). Distance to nearest other employment centre	No Plan (Alternative B)	--	Infrastructure provision either uncoordinated or not delivered	Short to long term Permanent	X
			Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

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	(c). Number of jobs within 2km Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X	
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0	No significant effect No significant effect	No significant effect No significant effect	X X	
EN5. Minimise flood risk.	PPS25 flood zone categorisation. Note: Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional runoff (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	++ ++	Infrastructure delivery and developer contributions supports objective Infrastructure delivery and developer contributions supports objective, but no standard charge so potentially less effective	Short to long term Permanent Short to long term Permanent	X X	

					No Plan (Alternative B)	--	Infrastructure provision either uncoordinated or not delivered	Short to long term Permanent	X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X	
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X	
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.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X	
			Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X	
			Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X	
			Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X	
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X	

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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on tranquility/dark skies	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect) (c). Effect on tranquility/dark skies (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	X X X
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 (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	++ + --	Infrastructure delivery and developer contributions supports objective Infrastructure delivery and developer contributions supports objective, but no standard charge so potentially less effective Infrastructure provision either uncoordinated or not delivered	X X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan	0 0 0	No significant effect No significant effect No significant effect	X X X

EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	(Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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)	(Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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)	(Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
EC6. Increase	Existence of opportunities	(a). Existence of opportunities	(Alternative B) Publication Version	0	No significant effect	No significant effect	X

	(commentary), e.g. relative to location or scale	(+ve, -ve or neutral effect)	Wording	0	No significant effect	No significant effect	No significant effect	X
prosperity, especially in areas of concentrated disadvantage.			Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X
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)	No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
			Publication Version Wording	0	No significant effect	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	No significant effect	X

				A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)		Publication Version Wording Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
				No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)		Publication Version Wording	++	Infrastructure delivery and developer contributions supports objective	Short to long term Permanent	X
				Business as Usual (Alternative A)	+	Infrastructure delivery and developer contributions supports objective, but no standard charge so potentially less effective	Short to long term Permanent	X
				No Plan (Alternative B)	--	Infrastructure provision either uncoordinated or not delivered	Short to long term Permanent	X
EC12. Locate new development on sites – and	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)		Publication Version Wording Business	0	No significant effect	No significant effect	X
					0	No significant effect	No significant effect	X

access them in ways – that will not add to traffic congestion.	scale. Traffic modelling will refine approach.	(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	as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	effect	
						No significant effect	X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
						No significant effect	X
						No significant effect	X
SC2. Improve accessibility to service, retail,	Average distance to facilities, making appropriate assumptions on	(a). Distance to post office (b). Distance to bank/ATM	Publication Version Wording Business	0	No significant effect	No significant effect	X
						No significant effect	X

educational, leisure and social provision.	additional provision as part of development	(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)	as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	effect	
				0	No significant effect	No significant effect	X
SC3. Increase opportunities for active lifestyles and sustainable	Availability of footpaths, cycleways, accessible open space, making appropriate	(a). Extent of footpath links per km (b). Quality of footpath links (c). Access to cycle	Publication Version Wording Business	0	No significant effect	No significant effect	X
				0	No significant effect	No significant effect	X

outdoor leisure pursuits.	assumptions on additional provision as part of development	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	as Usual (Alternative A) No Plan (Alternative B)	0 0	No significant effect No significant effect	effect No significant effect	X X
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)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X
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	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0 0 0	No significant effect No significant effect No significant effect	No significant effect No significant effect No significant effect	X X X

	<p>and social, outside the planning system. In the environmental context possible indicators relate to:</p> <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) 						
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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)	(Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	(Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	(Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X
SC11. Narrow the gap between income	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral effect)	(Alternative B) Publication Version Wording Business as Usual (Alternative A) No Plan (Alternative B)	0	No significant effect	No significant effect	X

and house prices/rents.	relative to location or scale	effect)	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
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)	Publication Version Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X

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