### **North Somerset Council**

# **Core Strategy**

# Sustainability Appraisal Supplementary Report Revised Other Remitted Policies



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#### NON-TECHNICAL SUMMARY

The Strategic Environmental Assessment (SEA) Directive<sup>1</sup> requires that a non-technical summary is provided of each SEA. This is set out below under the nine areas specified. Much of the required information is contained in the February 2011 Sustainability Appraisal (SA) of the whole Core Strategy; additional information is provided here only where circumstances have changed.

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

This was set out in the 2011 SA of the Core Strategy<sup>2</sup>.

- (b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme
- (c) The environmental characteristics of areas likely to be significantly affected
- (d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC<sup>3</sup>
- (e) The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation

These were set out in the 2011 SA.

(f) The likely significant effects<sup>4</sup> on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors

The 2011 SA (Main Report – Appraisal Tables) set out the likely significant effects identified. The other remitted policies have been reappraised to relate to the revised wording considered by the council in October 2015. The Core Strategy is a high-level strategic document. It relies upon subsequent documents to add detail and so many effects are uncertain at this stage. Appraisal has identified that higher levels of housing growth have a greater adverse effect on greenfield land and may also increase congestion in the short-term, though a combination of the employment-led approach and demographic change is likely to reduce out-commuting by 2026.

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<sup>&</sup>lt;sup>1</sup> Annex 1 (j)

<sup>&</sup>lt;sup>2</sup> http://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/core-strategy/re-examination-of-the-other-remitted-policies-document-library/

<sup>&</sup>lt;sup>3</sup> These Directives are known as the Birds Directive (79/409/EEC) and the Habitats Directive (92/43/EEC).

<sup>&</sup>lt;sup>à</sup> The footnote to Annex 1 states that "These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects."

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

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

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

The 2011 appraisal of the other remitted policies used three options, comparing the Publication Version wording against 'Business-as-Usual' and 'No Plan' alternatives. Other alternatives were identified and discounted at Consultation Draft stage. The approach followed for the Supplementary Report has been to maintain consistency with the previous work, adding the proposed revised wording as a further option and comparing its effects with those of the Publication Version.

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

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

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

Proposals for monitoring are set out in the North Somerset Core Strategy Monitoring Framework, produced as part of the 2011 SA. Monitoring of environmental effects will be integrated with local plan monitoring generally. The results will be published in the Annual Monitoring Report.

#### **ABBREVIATIONS**

CS	Core Strategy
DPD	Development Plan Document
HRA	Habitats Regulations Assessment
JSP	West of England Joint Spatial Plan
LDF	Local Development Framework
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister (now Department for Communities
	and Local Government)
ORP	Other remitted policies (Policies CS6, CS14, CS19, CS28, CS30,
	CS31, CS32, CS33)
PCS	Publication Version of the Core Strategy
PDL	Previously developed land (also known as brownfield land)
PPG	Planning Practice Guidance (formerly used for Planning Policy
	Guidance)
PPS	Planning Policy Statement
RLP	North Somerset Replacement Local Plan (adopted 2007)
SA	Sustainability appraisal
SEA	Strategic environmental assessment
SEA	EU Directive 42/2001 EC on the environmental effects of plans and
Directive	programmes
SuDS	Sustainable drainage systems
WsM	Weston-super-Mare

#### **PART I: ORIENTATION**

#### 1. Background

1.1 This Supplementary Report appraises the consequences for sustainability of revising the other remitted policies (ORP) of the Core Strategy to align them with the revised housing requirement in the previously remitted and now adopted Policy CS13. The report forms part of the evidence base for the re-opened Examination into the ORP. Sustainability Appraisal (SA) work done previously is shown below.

Table 1: Chronology of SA work on the Core Strategy

Stage	SA work	Examination reference	Date	Content					
Issues and	SA Scoping	SD/07c-	September	Set out SA					
Options	Report	SD/07p	2007	framework for North					
	1.00-7/			Somerset DPDs					
	http://www.n-som			nning-building- n-stage-july-2011/					
	<u>control/planningp</u>	olicy/core-strate	<u>gy/submissioi</u>	1-Stage-july-2011/					
Publication	SA Main Report	SD/07-	February	Appraised all CS					
		SD/07b	2011	policies					
	http://www.n-som								
	control/planningp	olicy/core-strate	<u>gy/submissio</u> i	n-stage-july-2011/					
	0.0	ED /00	le.						
Proposed	SA	ED/38	February	Appraised the					
Changes and	Supplementary		2012	Proposed Changes					
Modifications	Statement			(July 2011, revised					
				November 2011), Main Modifications					
				(January 2012) and					
				Additional					
				Modifications					
				(January 2012)					
	http://www.n-som	www.n-somerset.gov.uk/wp-content/uploads/2016/03/ED38-							
	sustainability-app								
Re-	SA	RED/09-	January	Appraised revised					
examination	Supplementary	RED/09b,	2014	Policy CS13, taking					
of CS13	Report on CS13	RED/17		account of earlier					
				work but including					
				additional housing					
	1.11			number options					
	http://www.n-som								
	control/planningp	olicy/core-strate	<u>gy/re-examina</u>	ation-documents/					

1.2 The table above provides the starting point for assessing the need for and value of further work. The ORP (CS6, CS14, CS19, CS28, CS30-CS33) were

included in the original 2011 SA. No change is proposed to policies CS6, CS19, CS32 or CS33. The only changes that have been made to the other policies (CS14, CS28, CS30 and CS31) since their purported adoption in 2012 are consequential changes arising from the Secretary of State's approval of the revised Policy CS13 in September 2015. These vary the housing distribution figures that were in the policies originally examined, to accommodate the 50% increase in the housing requirement figure. Because they do not amount to a changed strategy, it is not considered that a further iteration of the SA process would result in a different outcome. In particular, no new 'reasonable alternatives' have been identified, i.e. other strategic options that could make a significant difference at this stage to the emerging distribution of housing growth over the plan period.

- 1.3 Earlier stages of work have identified the limitations of SA when appraising a strategic plan such as the Core Strategy, which is principally concerned with reflecting a sustainable settlement hierarchy that directs an appropriate scale of growth to where facilities exist or can realistically be provided. Environmental effects are difficult to identify without site boundaries: it has to be assumed that subsequent site selection will avoid sites that are environmentally sensitive.
- 1.4 Much of the housing required is now committed and given the relatively small size of the shortfall to be accommodated in relation to the overall housing requirement (1,715 dwellings or 8%), this could be delivered in whole or in part through detailed site allocations. The Site Allocations Plan Consultation Draft (March 2016) identifies sites that contribute to meeting the requirement and has itself been subject to an SA that has appraised these individual sites.
- 1.5 Five years have elapsed since the original SA and new national policies are now in place, including the NPPF. However, the Core Strategy was prepared and appraised on the basis of the draft NPPF. It is not considered that changes to the policy context or the baseline information for the SA are significant enough to require any change to the SA framework of objectives and indicators. Therefore no further iteration of the SA process is required on account of such a change. There continues to be a strong emphasis on growth in more recent statements of national policy, for example in the NPPF, but this emphasis was in principle also present in previous guidance such as PPS3 and PPS4. The SA objectives used in 2011 include meeting both economic development needs (EC1) and the housing requirement (SC10). The challenge for planning continues to be to achieve this in a sustainable way, within environmental constraints. The main changes to baseline information that have been identified relate to the release of the 2011 Census data and a number of updates to the Strategic Flood Risk Assessment. Both the policy context and the baseline information were reviewed for the SA Scoping Report<sup>5</sup> for the Site Allocations Plan (2016) and that report should be read as part of the background included within the present SA.
- 1.6 The Inspector's Report in respect of Policy CS13 (March 2015) concluded that the SA work undertaken was sound (paragraphs 27-30). It would therefore follow that at the Core Strategy level, when considering the remaining remitted policies, an

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<sup>&</sup>lt;sup>5</sup> http://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/sites-policies-development-plan-document/sitesandpolicies/

approach which seeks to deliver the CS13 requirement using the same spatial strategy would not require additional SA.

- 1.7 The Inspector was mindful when considering Policy CS13 that the overall plan needed to have a realistic prospect of being found sound. He was careful in his Report to emphasise that if he had found CS13 unsound, then the Council would have had a clear signal that the whole strategy would require re-assessment. In paragraph 22 he acknowledges that while the subsequent examination could conclude that there is no sustainable option for the delivery of the new housing requirement, and that Policy CS13 might have to be revisited, 'this seems to be an unlikely prospect'. He concluded that he had seen no evidence to suggest that CS13 could not be delivered, although to do so may involve the Council in some difficult decisions.
- 1.8 The legal requirement is to assess each proposal in a local plan and this has been done. The council maintains the view that further SA of the remitted policies is unnecessary<sup>6</sup>. However, for the avoidance of doubt and to inform the discussion, this Supplementary Report has been produced. It should be understood however that SA is a process for the structured organisation of available information and thinking about that information and, mainly because of uncertainties, it cannot produce an unambiguous answer as to what is the most sustainable way to accommodate development. Nor can it, on its own, determine whether the plan is sound.

#### 2. Appraisal process

- 2.1 Much of the required information to be incorporated into an updated SA is contained in the original 2011 SA of the whole Core Strategy; additional information is provided here only where circumstances have changed.
- 2.2 The SA was carried out in accordance with government guidance. It was undertaken internally, during May 2016. The detailed work is set out in the appraisal tables in Appendix 1 and is summarised in the body of this document.
- 2.3 The main difficulties encountered were that:
  - the prediction of future effects is to some extent inherently subjective;
  - strategic choices may conceal effects that only become apparent once proposals are further refined; and
  - effects vary in their predictability in line with planning's ability to influence events, with economic and social predictions being far less assured than environmental ones.
- 2.4 The SA objectives and effects criteria were devised in 2007 as a template to be used for the Core Strategy and all subsequent DPDs. Many can be applied to site-specific options but not where detailed locations are unknown. This is why the

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<sup>&</sup>lt;sup>6</sup> Having regard to the PPG (reference ID: 11-022-20140306)

information provided in the appraisal tables falls short of that which the effects criteria would require. A detailed appraisal at site level has been carried out for the Site Allocations Plan, using updated objectives and criteria.

#### **PART II: ANALYSIS**

#### 3. Stages and tasks

3.1 Current national guidance on SA is set out in the PPG<sup>7</sup>. The 2005 ODPM guide<sup>8</sup> continues to be a useful reference. The PPG suggests a series of stages and tasks to be performed in carrying out an SA that incorporates the requirements of SEA:

Stage A – setting the context and objectives, establishing the baseline and deciding on the scope

- A1 Identify other relevant policies, plans and programmes, and sustainability objectives
- A2 Collect baseline information
- A3 Identify sustainability issues and problems
- A4 Develop the SA framework
- A5 Consult the consultation bodies on the scope of the SA report

Stage B – Developing and refining alternatives and assessing effects

- B1 Test the Local Plan objectives against the SA framework
- B2 Develop the Local Plan options including reasonable alternatives
- B3 Evaluate the likely effects of the Local Plan and alternatives
- B4 Consider ways of mitigating adverse effects and maximising beneficial effects
- B5 Propose measures to monitor the significant effects of implementing the Local Plan

Stage C – Prepare the SA Report

Stage D – Seek representations on the SA Report from consultation bodies and the public

Stage E – Post adoption reporting and monitoring

- E1 Prepare and publish post-adoption statement
- E2 Monitor significant effects of implementing the Local Plan
- E3 Respond to adverse effects

Stage A – the Scoping Report stage – was carried out in 2007. Stage C – writing up the results of analysis – and Stage D – consultation on it – are accomplished with the publication of the present report for comment. Stage E (and Task B5 of Stage B) – monitoring – is for the future but the basis for monitoring was set out in the Monitoring Framework as part of the 2011 SA.

<sup>&</sup>lt;sup>7</sup> <a href="http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/">http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/</a>

<sup>8</sup> ODPM (2005), A Practical Guide to the Strategic Environmental Assessment Directive <a href="https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/7657/practicalguidesea.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment\_data/file/7657/practicalguidesea.pdf</a>

3.2 Stage B – developing and refining alternatives and assessing effects – can be divided into five tasks. The justification for the strategic options tested is set out below. The assessment of effects is also summarised below; the detailed assessment is set out in Appendix 1.

#### 4. Identifying the strategic options

#### Task B1 – test the Local Plan objectives against the SA framework

4.1 Task B1 relates to testing of the plan objectives, so is not directly relevant here. It was carried out as part of the 2011 SA and the Priority Objectives have not changed since the plan was adopted, although the housing requirement figure mentioned in Priority Objective 1 has been increased by the Secretary of State to 20,985.

#### Task B2 – develop the Local Plan options including reasonable alternatives

- 4.2 Task B2 relates to developing the Core Strategy options. The ODPM guide recommends that broad strategic options are considered as opposed to detailed policy wording variants. Options need to be sufficiently distinct to highlight the different sustainability implications of each, so that meaningful comparisons can be made. The SEA Directive refers to "reasonable alternatives taking into account the objectives and the geographical scope of the plan."
- 4.3 The ODPM guide states that only reasonable, realistic and relevant options need to be put forward. The reasonable alternatives compatible with the plan's objectives will therefore be those that "deliver sustainable housing development" "across North Somerset" "to meet housing needs".
- 4.4 The identification of reasonable alternatives is constrained by the need to take into account the spatial objectives of the plan. These include support for the existing Green Belt<sup>10</sup> and the employment-led strategy at Weston-super-Mare<sup>11</sup>. The choice is also constrained by the extent to which the Core Strategy is already being delivered (see Table 2 below). The plan-making process can now influence only part of the housing requirement's location. Completions and permissions account for 67% of the total. Allocations and proposed allocations already consulted on through the Site Allocations Plan – together with the small sites allowance account for a further 25%, leaving only 8% unidentified. The outline of the spatial strategy is therefore already known. It reflects known developer interest compatible with previous iterations of that strategy. Radical alternatives could not at this date make a significant contribution that would not require the opening-up of large sites whose build-out would extend beyond the plan period, potentially prejudicing the consideration of wider strategic issues through the Joint Spatial Plan (JSP). While the housing requirement is expressed as a minimum, those wider issues are not provided for by the Priority Objectives and the appropriate level of new homes is

<sup>&</sup>lt;sup>9</sup> CS Priority Objective 1

<sup>&</sup>lt;sup>10</sup> CS Priority Objective 7

<sup>&</sup>lt;sup>11</sup> CS Priority Objective 5

specified as subject to review by 2018, a review that will be carried out through the JSP process.

Table 2: Core Strategy housing requirement land supply position

Completions 2006-2015	7,426
Permissions	6,558
Allocations	1,472
Proposed allocations	2,025
Other identified sites	589
Small site windfall allowance	1,200
Total capacity identified 2015-2026	11,844
Total completions + capacity	19,270
Shortfall in relation to plan target of 20,985	1,715

- 4.5 It has therefore been concluded that there is no reasonable alternative to the strategy set out in the ORP. Further detailed changes to the numbers or wording have not been appraised as reasonable alternatives, bearing in mind the ODPM advice. That does not mean that there is no scope to vary those figures: the proposed figures in most cases represent a large increase on the Publication Core Strategy (PCS) figures but this reflects the flexibility that was built in to the original wording.
- 4.6 The Consultation Draft Core Strategy (2009) sought to identify alternatives to each of the draft policies, which were subsequently discounted for the reasons given there. The Core Strategy SA Main Report (2011) included 'Business-as-Usual' and 'No Plan' options. These have been retained for reference in the appraisal tables below, although their reasonableness as alternatives has diminished over time. Some Replacement Local Plan policies have now been superseded and there is a clear expectation in national policy that up-to-date development plan coverage should be maintained. Where the previous SA of these options is now factually incorrect, this is noted in the appraisal tables below but the options have not been reassessed.
- 4.7 The wording of Policies CS6, CS19, CS32 and CS33 is proposed to remain unchanged from that submitted and so no further SA of these policies is needed at this stage. (Any Main Modifications affecting them would be appraised at that stage if necessary.<sup>12</sup>) The only ORP that could benefit from further SA are therefore CS14, CS28, CS30 and CS31. The changes proposed to these policies are entirely numerical, being consequences of the housing requirement figure in the revised CS13. Their wider content is unchanged and so these policies would in these other respects be applied as intended in the Publication Version. They would also sit within the wider Core Strategy, the majority of which remains adopted.

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<sup>&</sup>lt;sup>12</sup> Reg. 5 of the Environmental Assessment of Plans and Programmes Regulations 2004 provides for 'minor modifications' to a plan to be exempted from SEA unless the responsible authority, having consulted the national environmental agencies, determines that significant environmental effects are

4.8 Although any choice of scenario is set within the context of the plan period, to 2026, its effects if implemented will continue into the long term. Policy provides a cut-off, allowing options to be discounted as unreasonable in the short-term, but that cut-off does not exist in reality. The plan review provided for by Policy CS13 may result in additional capacity that overlaps with the Core Strategy period. As with time, so with space. The plan is geographically limited to North Somerset, but its effects, such as the cumulative contribution of additional housing to climate change, are not.

#### 5. Appraising the proposed revised wording

- 5.1 The ORP have been appraised against the same 36 SA objectives as the original CS policies (see Table 3 below). This enables a consistent approach to identifying their effects, including any additional effects resulting from the higher housing requirement. This also enables any need for additional mitigation to be identified. The results are shown in summary below (Table 4) and in detail in Appendix 1. The tables combine Tasks B3 and B4, which cover evaluating effects and mitigating any adverse effects / maximising beneficial effects. These tables are based on those from the 2011 SA. The original tables have been reproduced, with the revised ORP wording as an additional option in red text. Updates to the 2011 findings are also in red.
- 5.2 The appraisal assumes that site selection follows a sequential approach, utilising previously developed and poorer quality agricultural land first. Since higher numbers rely on higher consumption of greenfield land, they are less constrained by specific locational opportunities and so their full environmental impact is less predictable. These numbers could be accommodated in a variety of ways and therefore, for example, reduced travel-to-work distance or avoidance of flood risk could be argued to outweigh urban regeneration or Green Belt protection. These are not judgments that the SA is able to make. Urban regeneration and Green Belt protection are prioritised because they reflect national policy<sup>13</sup> as well as local preferences.

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<sup>&</sup>lt;sup>13</sup> NPPF 17

#### **Table 3: Sustainability Appraisal objectives**

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

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

#### Economic – promoting more sustainable patterns of production and consumption

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

#### Social – widening opportunities for all individuals and communities

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

#### Task B3 – evaluate the likely effects of the Local Plan and alternatives

- 5.3 The re-appraisal of the ORP as proposed to be changed has not led to any results so different as to require a different score. However, this conceals a general erosion of the benefits and worsening of the difficulties previously identified. The main negative effects are on agricultural land (a direct consequence of greenfield development) and traffic (an indirect consequence of housing growth not linked to local employment opportunities).
- 5.4 Agricultural land. A detailed trajectory of the split between greenfield and previously developed land is not practical, given that the policies require the submission of supporting evidence and in some cases a specific site allocation, which will enable alternatives to be tested. However, it can be said that the emphasis placed on the Weston Villages and on urban regeneration will ensure that much of the new housing continues to be on previously developed land. Some windfall housing sites will result from restructuring of businesses or services. Although they may not themselves be consuming greenfield land they may have an indirect effect in terms of greenfield land being released for new economic development or community facilities to replace older premises.
- 5.5 It is assumed that the higher housing figures will be met in part by expansion beyond current settlement boundaries. This is not always clear from the policies. Policy CS31 as proposed to be re-worded includes a 337% increase in the housing figure for Nailsea but continues to present the expansion of the town as optional. The housing figure is stated to relate to provision *within* the town. Unless major high-density redevelopment is possible, it does not seem likely that growth on this scale would be contained within the settlement boundary and indeed this is not what is emerging through the Site Allocations Plan. CS31 and CS32 provide for settlement boundaries to be relaxed to accommodate development but do not explicitly require this in the absence of a scheme.
- 5.6 Traffic. In all of the towns, housing numbers are proposed to be increased but indicative job numbers are not. This reflects the view previously taken on CS13 that improved self-containment, while desirable, is not an over-riding objective, given the aim of national policy to boost significantly the supply of housing. The table of homes and indicative jobs set out in CS31 originally reflected known permissions and allocations rather than any attempt to match the two and reflected the plan's emphasis primarily on matching homes and jobs in Weston-super-Mare. The combination of additional population and increased prosperity is likely to lead to increased car use, and potentially congestion. However, work done for the Examination of CS13 concluded that a combination of the employment-led approach and demographic change is likely to reduce out-commuting by 2026.
- 5.7 While it is possible for an increased population, located at transport nodes, to enhance the viability of public transport, including investment in new infrastructure, the funding packages involved can be complex and outcomes uncertain. The expansion of Portishead was accompanied by expectations that the railway to Bristol would be re-opened to passenger traffic but these expectations are only now in the process of being met.

- 5.8 Evaluation requires us to say which of the effects will be significant. Environmental significance is defined by reference to Annex II of the SEA Directive. The ORP in the same way as the original policies have significant environmental effects because:
  - the CS sets the framework for projects, including by influencing other plans and programmes, and integrates the relevant environmental considerations; and
  - the developments it steers are likely to happen and to have effects that are irreversible, at least over the plan period, and also cumulative.

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

- 5.9 The SEA Directive includes economic ('material assets') and social ('population') factors. Material assets are not defined but are commonly understood to include housing and service and social infrastructure and can also include previously developed land, minerals and 'environmental infrastructure' such as woodland, farmland and tourist facilities. It is difficult to identify effects that are economically significant or socially significant because the methods of environmental science do not transpose easily to these other aspects. Equivalent valuable or vulnerable characteristics, if they can be identified, would not appear to relate directly to housing numbers, though they might relate to housing mix.
- 5.10 The effects of the housing figures are not exceptional. They range from those to be found throughout southern England to the more intense effects associated with growth areas. The strategic nature of the CS means that it is not possible to establish whether environmental quality standards or limit values are exceeded by any option. The rate of change, as such, is not an indicator of this and more detailed study is needed of the specific environments that change would affect. Specific capacity concerns do exist in some parts of North Somerset with regard to traffic congestion and flood storage<sup>14</sup>.
- 5.11 Concerns also exist with regard to the cumulative effect of development in this and other areas. In global or even national terms, North Somerset adds little to the problems of resource consumption but that is true of all areas; it is the summation of individually insignificant contributions that creates a significant total. These issues will have been taken into account in setting the overall housing requirement figure in CS13.

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<sup>&</sup>lt;sup>14</sup> Approximately 30% of North Somerset is in Flood Zones 2 and 3 (see North Somerset Strategic Flood Risk Assessment, Level 1 Report (2008), p 35). Among English local authority areas, North Somerset ranks second in terms of properties at risk (see <a href="http://news.bbc.co.uk/1/hi/sci/tech/8107920.stm">http://news.bbc.co.uk/1/hi/sci/tech/8107920.stm</a>).

5.12 The Core Strategy is a high-level strategic document. It relies upon subsequent documents to add detail and so many effects are uncertain at this stage. No specific significant environmental effects have been identified. This is partly because the identification of effects is dependent on site-specific development opportunities and partly because the figures for assumed capacity are informed by knowledge of local constraints to be avoided. Because the new housing requirement is distributed broadly within the same spatial strategy as before, specific local impacts are unlikely to vary greatly either. Even though smaller settlements take proportionately more of the increase than the towns (except for Nailsea), they continue to represent a small part of the total provision (15%, compared to 9% previously).

## Task B4 – consider ways of mitigating adverse effects and maximising beneficial effects

- 5.13 The Core Strategy is a self-contained document and so the policies themselves contain mitigation measures, where relevant. The Core Strategy is to be read as a whole, so the mitigation measures applicable to one policy may be set out in another.
- 5.14 Housing numbers as such do not allow for mitigation; this is done through other policies that specify how the numbers are to be delivered. Relevant matters could include location, density, tenure and design (e.g. sustainable construction). Developer contributions are also routinely sought towards the provision of infrastructure, including associated uses such as employment and community facilities. The relevant policies are set out in the Core Strategy and, pending its replacement by other planning documents, the Replacement Local Plan. However, the NPPF (paragraphs 173-177) now emphasises viability and deliverability, including the ability to facilitate development throughout the economic cycle. This may call into question how much mitigation is achievable, particularly in the early part of the remaining plan period.

# Task B6 – propose measures to monitor the significant effects of implementing the Local Plan

5.15 Proposals for monitoring are set out in the North Somerset Core Strategy Monitoring Framework, produced as part of the 2011 SA. Monitoring of environmental effects will be integrated with local plan monitoring generally. The results will be published in the Annual Monitoring Report.

#### Table 4: Summary for revised other remitted policies

The following codes are used:

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

#### CS14: Distribution of new housing

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1:	ΕN	=	?	+	=	-	-	0	0	0	0	++	++
Publication	EC	=	++	0	?	?	0	?	0	?	=	?	?
version	SC	+	++	?	++	?	0	0	?	?	++	0	0
		1	2	3	4	5	6	7	8	9	10	11	12
Option 1A:	EN	=	?	+	=	-	•	0	0	0	0	++	++
Revised	EC	=	++	0	?	٠:	0	<b>~</b> :	0	<b>?</b> :	=	?	?
wording	SC	+	++	?	++	?	0	0	?	٠:	++	0	0
		1	2	3	4	5	6	7	8	9	10	11	12
Option 2:	ΕN	=	=	++	++	-	-	0	0	0	0	=	++
Business	EC	=	++	0	++	++	0	++	0	?	=	=	=
as usual	SC	+	++	?	++	+	0	0	?	?	++	0	0
		1	2	3	4	5	6	7	8	9	10	11	12
Option 3:	ΕN	+	?	+	+	-	0	0	0	0	?	?	?
No Plan	EC	+	?	0	+	0	0	0	0	?	=	?	?
	SC	+	+	0	0	0	0	0	٠:	?	+	0	0

#### **CS28: Weston-super-Mare**

		1	2	3	4	5	6	7	8	9	10	11	12
Option 1:	EN	++	++	++	<i>-</i> -	0	0	0	0	0	++	0	0
Publication	EC	++	++	0	++	0	++	++	++	0	++	0	++
version	SC	++	++	++	++	++	++	0	0	0	++	0	++
		1	2	3	4	5	6	7	8	9	10	11	12
Option 1A:	EN	++	++	++		0	0	0	0	0	++	0	0
Revised	EC	++	++	0	++	0	++	++	++	0	++	0	++
wording	SC	++	++	++	++	++	++	0	0	0	++	0	++
		1		1	1		1	T	ı	1	1		
		1	2	3	4	5	6	7	8	9	10	11	12
Option 2:	EN	++	++	++	+	0	0	0	0	0	0	0	0
Business	EC	+	++	0	++	0	+	++	+	0	+	0	+
as usual	SC	++	+	+	++	++	0	0	0	0	++	0	0
		1	2	3	4	5	6	7	8	9	10	11	12
Option 3:	EN	+	+	+	4	0	0	0	0	0	+	0	0
Option 5.	EC		?	?	+	0	?	+	+	0	+	?	+
					-	U							
No Plan	SC	?	+	?	?	?	?	0	0	0	?	0	?
	SC	? :s	+							-			
No Plan  CS30: Weston	SC Village	? es	2	3	4	5	6	7	8	9	10	11	12
No Plan  CS30: Weston  Option 1:	SC Village	? s 1 +	2 ++	3 ++	4	5 +	6 =	7 +	8 +	9	10	11	12
CS30: Weston  Option 1: Publication	Village  EN EC	? s 1 +	2 ++ +	3 ++ 0	4	5 + ?	6 = =	7 +	8 + +	9 0 0	10 ? +	11 ++	12 ?
No Plan  CS30: Weston  Option 1:	SC Village	? s 1 +	2 ++	3 ++	4	5 +	6 =	7 +	8 +	9	10	11	12
CS30: Weston  Option 1: Publication	Village  EN EC	? s 1 +	2 ++ +	3 ++ 0	4	5 + ?	6 = =	7 +	8 + +	9 0 0	10 ? +	11 ++	12 ?
CS30: Weston  Option 1: Publication	Village  EN EC	? !s 1 + ++ ++	2 ++ +	3 ++ 0 ++	4	5 + ? ++	6 = = 0	7 + 0	8 + + + ++	9 0 0 ++	10 ? + +	11 ++ ?	12 ? ? ++
No Plan  CS30: Weston  Option 1: Publication version	Village  EN EC SC	? !s !	2 ++ ++ ++	3 ++ 0 ++	4 ++	5 + ? ++	6 = = 0	7 +  0	8 + + ++	9 0 0 ++	10 ? + +	11 ++ ? ?	12 ? ? ++
No Plan  CS30: Weston  Option 1: Publication version  Option 1A:	Village  EN EC SC	? !s ! ! + ! + + ! + + ! 1	2 ++ + ++ ++	3 ++ 0 ++	4 ++	5 + ? ++ 5 +	6 = 0 0 6 =	7 +  0	8 + + ++	9 0 0 ++	10 ? + + +	11 ++ ? ?	12 ? ? ++
CS30: Weston  Option 1: Publication version  Option 1A: Revised	Village  EN EC SC	? 1 + ++ ++ ++ ++	2 ++ ++ ++ ++	3 ++ 0 ++ 3 ++ 0	4 ++	5 + ? ++ 5 + ?	6 = = 0 0 = = 0	7 +  0	8 + + ++ 8 + +	9 0 0 ++	10 ? + + 10 ? +	11 ++ ? ?	12 ? ? ++ 12 ? ?
CS30: Weston  Option 1: Publication version  Option 1A: Revised wording	SC Village  EN EC SC  EN EC SC	? s 1 + ++ ++ 1 1 + 1 1	2 ++ ++ ++ ++ 2 ++ ++	3 ++ 0 ++ 3 ++ 0 ++	4	5 + ? ++ 5 + ?	6 = = 0 0 = = = =	7 +  0 7 +  0	8 + + + + + + 8	9 0 0 ++ 9 0 0 ++	10 ? + + 10 ? + +	11 ++ ? ? 11 ++ ?	12 ? ? ++ 12 ? ++
CS30: Weston  Option 1: Publication version  Option 1A: Revised wording  Option 2:	SC Village  EN EC SC  EN EC SC	? !S 1 + ++ ++ ++ ++ 1 + + ++	2 ++ ++ ++ ++ ++ ++	3 ++ 0 ++ 3 ++ 0 ++	4 ++	5 + ? ++ 5 + ?	6 = = 0 0 = = 0	7 +  0 7 +  0	8 + + + + + + + 8 0	9 0 0 ++ 9 0 0 ++	10 ? + + 10 ? + +	11 ++ ? ? 11 ++ ?	12 ? ? ++ 12 ? ++
CS30: Weston  Option 1: Publication version  Option 1A: Revised wording  Option 2: Business	SC Village  EN EC SC  EN EC SC	? 1 + ++ ++ 1 + ++ ++	2 ++ ++ ++ ++ ++ ++	3 ++ 0 ++ 3 ++ 0 ++	4 ++	5 + ? ++ 5 + ? ++	6 = 0 0 = 0 6 = 0	7 +  0 7 +  0	8 + + + + + + + + + + + + + + + + + 0 0 + 0 1 0 1	9 0 0 ++ 9 0 0 ++	10 ? + + 10 ? + +	11 ++ ? ? 11 ++ ?	12 ? ? ++ 12 ? ++
CS30: Weston  Option 1: Publication version  Option 1A: Revised wording  Option 2:	SC Village  EN EC SC  EN EC SC	? !S 1 + ++ ++ ++ ++ 1 + + ++	2 ++ ++ ++ ++ ++ ++	3 ++ 0 ++ 3 ++ 0 ++	4 ++ 4 ++	5 + ? ++ 5 + ?	6 = 0 0 6 = 0	7 +  0 7 +  0	8 + + + + + + + 8 0	9 0 0 ++ 9 0 0 ++	10 ? + + 10 ? + +	11 ++ ? ? 11 ++ ?	12 ? ? ++ 12 ? ++
CS30: Weston  Option 1: Publication version  Option 1A: Revised wording  Option 2: Business	SC Village  EN EC SC  EN EC SC	? 1 + ++ ++ 1 + ++ ++ ++	+ 2 ++ ++ ++ ++ ++ ++	3 ++ 0 ++ 3 ++ 0 ++	4 ++	5 + ? ++ 5 + ? ++	6 = = 0 0 6 = = 0 0 6 = 0	7 +  0 7 +  0	8 + + + + + + + + + + + + + + + + + + +	9 0 0 ++ 9 0 0 ++	10 ? + + 10 ? + + +	11 ++ ? ? 11 ++ ? ?	12 ? ? ++ 12 ? ++ 12 ?
CS30: Weston  Option 1: Publication version  Option 1A: Revised wording  Option 2: Business as usual	SC Village  EN EC SC  EN EC SC  SC  EN EC SC	? 1 + ++ ++ 1 + ++ 1 + 1 + + 1 + + + 1 + + + + 1 + + + + 1 + + + + 1 + + + + + 1 + + + + + + + 1 +	2 ++ ++ ++ 2 ++ ++ + + +	3 ++ 0 ++ 3 ++ 0 ++ 3	4  - ++ 4  - ++	5 + ? ++ 5 + ? ++ 5 ?	6 = 0 0 6 = 0 6 = 0	7 +  0 7 +  0	8 + + + + + + + 8 0 + + + 8	9 0 0 ++ 9 0 0 ++ 9	10 ? + + 10 ? + + +	11 ++ ? ? 11 ++ ? ?	12 ? ? ++ 12 ? ++ 12 ?
CS30: Weston  Option 1: Publication version  Option 1A: Revised wording  Option 2: Business	SC Village  EN EC SC  EN EC SC	? 1 + ++ ++ 1 + ++ ++ ++	+ 2 ++ ++ ++ ++ ++ ++	3 ++ 0 ++ 3 ++ 0 ++	4 ++	5 + ? ++ 5 + ? ++	6 = = 0 0 6 = = 0 0 6 = 0	7 +  0 7 +  0	8 + + + + + + + + + + + + + + + + + + +	9 0 0 ++ 9 0 0 ++	10 ? + + 10 ? + + +	11 ++ ? ? 11 ++ ? ?	12 ? ? ++ 12 ? ++ 12 ?

0

0

SC

#### CS31: Clevedon, Nailsea and Portishead

		1	2	3	4	5	6	7	8	9	10	11	12
0 11 1					-	_		-					
Option 1:	EN	++	++	++	+	?	?	0	0	0	++	+	0
Publication	EC	-	?	0	?	0	0	++	++	0	++	++	?
version	SC	=	++	0	++	?	0	0	0	0	+	?	0
		1	2	3	4	5	6	7	8	9	10	11	12
Option 1A:	EN	++	++	++	+	?	?	0	0	0	++	+	0
Revised	EC	-	?	0	?	0	0	++	++	0	++	++	?
wording	SC	=	++	0	++	?	0	0	0	0	+	?	0
		1	2	3	4	5	6	7	8	9	10	11	12
Option 2:	ΕN	++	++	++	++	?	?	0	0	0	0	++	0
Business as	EC	-	?	0	?	0	0	++	+	0	++	++	++
usual	SC	=	0	0	0	+	0	0	0	0	++	=	+
	•	1	2	3	4	5	6	7	8	9	10	11	12
Option 3:	ΕN	-	-	+	+	+	0	0	0	0	0	++	++
No Plan	EC	-	?	0	-	0	0	+	?	0	+	+	?
	SC	0	0	0	?	?	0	0	0	0	=	?	?

#### PART III: CONSULTATION

#### 6. Publication

- 6.1 The SA Supplementary Report is being published for comment in the period leading up to the re-opened Examination. The SA consultation period is three weeks, opening on Wednesday, 18 May 2016 and closing at midnight on Wednesday, 8 June 2016.
- 6.2 Regulations require us to consult with the three statutory environmental agencies (English Heritage, Natural England and the Environment Agency). We also welcome comments from other sources.
- 6.3 Responses can be made by filling in the comments box online at <a href="www.n-somerset.gov.uk">www.n-somerset.gov.uk</a>, by email to <a href="mailto:david.robins@n-somerset.gov.uk">david.robins@n-somerset.gov.uk</a> or by post to:

Planning Policy Team North Somerset Council PP15 Town Hall Walliscote Grove Road Weston-super-Mare BS23 1UJ

#### 7. Next steps

- 7.1 Comments received on the SA will be available to the Inspector conducting the re-opened independent Examination of the Core Strategy as part of the evidence base for the revisions proposed to the ORP.
- 7.2 If significant defects in the SA are identified as a result of consultation, we will consider producing a further supplementary report to address these, where necessary to meet legal requirements.

#### APPENDIX 1.1: Appraisal table for Policy CS14: Distribution of New Housing

The changes proposed to the Publication Version wording are:

New area distribution of housing, increased as follows:

Weston urban area (excluding Weston Villages)	3,458 to <b>6,</b>	<b>459</b> (up 87%)
Weston Villages	5,500 to <b>6</b> ,	<b>500</b> (up 18%)
Clevedon, Nailsea and Portishead	3,715 to <b>4</b> ,	<b>976</b> (up 34%)
Service villages	805 to <b>1</b> ,	<b>861</b> (up 131%)
Other settlements and countryside	522 to <b>1</b> ,	<b>189</b> (up 128%)
Total	14,000 to <b>20</b> ,	<b>985</b> (up 50%)

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-	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.
		commuters)	Proposed Revised Wording	=	At Weston, development is required to be employment-led, but not elsewhere. Significant housing development at Nailsea would add to out-commuting	Short to medium term  Permanent or temporary, depending on the extent to which demographic change and the	Development at Nailsea could also be specified to be employment-led. Policy CS31 requires only that it be mixed use.

	T		T				
					unless employment-	employment-led	
					led.	approach reduce	
						out-commuting	
			Business	=	RLP Policy H/1	Short to medium	X
			as Usual		opposes unbalanced	term	
			(Alternative		development at		
			A)		Weston, but not	Permanent	
					elsewhere. [H/1 is		
					now superseded by		
					adopted CS]		
			No Plan	+	National policy	Short to long term	Χ
			(Alternative		favours urban		
			B)		regeneration but	Permanent	
					lacks detail		
EN2.	Distance from major	Yes	Publication	?	Focusing growth at	Uncertain effect	Development at
Minimise average	employment area	(a). Distance from	Version		Weston will increase		Nailsea could also
travel-to-work		centre point to	Wording		average travel-to-		be specified to be
distance.		Bristol/WsM or to			work distance unless		employment-led.
		employment site			the employment-led		Policy CS31
		with estimated			strategy succeeds.		requires only that it
		1,000+ jobs			Significant housing		be mixed use.
		(b). Distance to			development at		
		nearest other			Nailsea would add to		
		employment centre			out-commuting		
		(c). Number of jobs			unless employment-		
		within 2km			led.		
			Proposed	?	Focusing growth at	Uncertain effect	Development at
			Revised		Weston will increase		Nailsea could also
			Wording		average travel-to-		be specified to be
					work distance unless		employment-led.
					the employment-led		Policy CS31
					strategy succeeds.		requires only that it
					Significant housing		be mixed use.
					development at		
					Nailsea would add to		
					out-commuting		
					unless employment-		
					led.		
			Business	=	RLP housing sites	Short to medium	Χ
			as Usual		are found in a variety	term	
			(Alternative		of locations across		

_	T	1	1			T	
			A)		North Somerset.	Permanent	
					Many are rolled-		
					forward sites not		
					appraised for their		
					sustainability.		
			No Plan	?	National policy	Uncertain effect	Х
			(Alternative		favours urban	Oncertain enect	^
			`				
			B)		regeneration but		
					lacks detail.		
					Absence of any link		
					to employment		
					means that balanced		
					housing/employment		
					growth cannot be		
					guaranteed.		
EN3.	Development of land	Yes	Publication	+	Policy allows for	Short to medium	Policy has a strict
Limit rural	outside urban areas	(a). Area of land	Version		rural housing to	term	approach to
development to	(Clevedon, Nailsea,	developed outside	Wording		meet local needs but		meeting rural
that meeting local	Portishead, Weston –	urban areas,	vvoiding		deletes many	Permanent	needs. Relaxing it
needs, or	including urban	excluding local and			settlement	i emianem	could enable more
		infrastructure needs					
infrastructure	extensions) except for	inirastructure needs			boundaries, reducing		rural needs to be
needs	specified needs				the scope for this to		met, though at the
unavoidably					happen.		cost of meeting
requiring a rural							many urban needs
location.							in ways that are
							environmentally
							sub-optimal.
			Proposed	+	Policy allows for	Short to medium	Policy has a strict
			Revised		rural housing to	term	approach to
			Wording		meet local needs but		meeting rural
			g		deletes many	Permanent	needs. Relaxing it
					settlement	Tomanone	could enable more
					boundaries, reducing		rural needs to be
					the scope for this to		met, though at the
					happen.		cost of meeting
					The greater		many urban needs
					emphasis on Service		in ways that are
					and Infill villages		environmentally
					now means that		sub-optimal.
					needs met there		
					may exceed those		
					generated locally.		
l	I .	1	l		gamerate locally	I	

			Business as Usual (Alternative A)	++	RLP policies (H/1, H/7, H/8) specify acceptable development in the rural area. [H/1 is now superseded by adopted CS] National policy limits	Short to medium term  Permanent  Short to long term	X
			(Alternative B)		rural development but depends on local policy for necessary detail	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	=	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
			Proposed Revised 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 [NPPF (112) does not protect farmland	Short to long term Permanent	X

			Т			T	T
					as such but seeks a		
					sequential approach		
					to land quality]		
EN5.	PPS25 [now NPPF /	Yes	Publication	-	All towns except	Short to medium	Strategic drainage
Minimise flood	PPG] flood zone	(a). Area of land	Version		Nailsea include	term	solutions required
risk.	categorisation.	developed in flood	Wording		extensive developed		to comply with
	Note: Strategic Flood	zone 2			areas in Flood Zone	Permanent	PPS25 [now NPPF
	Risk Assessment	(b). Area of land			3a. Some new		/ PPG]
	refines approach.	developed in flood			development at		
		zone 3			Weston is also 3a.		
		(c). Risk of flooding	Proposed	-	All towns except	Short to medium	Strategic drainage
		from additional run-	Revised		Nailsea include	term	solutions required
		off (+ve, -ve or	Wording		extensive developed		to comply with
		neutral effect)			areas in Flood Zone	Permanent	NPPF / PPG
					3a. Some new		
					development at		
					Weston is also 3a.		
			Business	-	All towns except	Short to medium	X
			as Usual		Nailsea include	term	
			(Alternative		extensive developed		
			A)		areas in Flood Zone	Permanent	
					3a		
			No Plan	-	All towns except	Short to long term	X
			(Alternative		Nailsea include		
			B)		extensive developed	Permanent	
					areas in Flood Zone		
					3a		
EN6.	Existence of SuDS	Yes	Publication	-	Policy envisages	Short to medium	Strategic drainage
Promote	opportunities	(a). Existence of	Version		development on	term	solutions required
sustainable	(commentary).	SuDS opportunities	Wording		existing permeable		to comply with
drainage and	Effect on existing	(+ve, -ve or neutral			surfaces	Permanent	PPS25 [now NPPF
protect existing	permeable surfaces.	effect)					/ PPG]
permeable		(b). Effect on	Proposed	-	Policy envisages	Short to medium	Strategic drainage
surfaces.		existing permeable	Revised		development on	term	solutions required
		surfaces	Wording		existing permeable		to comply with
		(+ve, -ve or neutral			surfaces	Permanent	NPPF / PPG
		effect)	Business	-	Policy envisages	Short to medium	X
			as Usual		development on	term	
			(Alternative		existing permeable		
			A)		surfaces	Permanent	
			No Plan	0	PPS25 [now NPPF /	No significant	X

			(Alternative B)		PPG] promotes SuDS but lacks local detail and does not explicitly require protection of permeable surfaces. Some development could be on brownfield land.	effect	
EN7. Enable design to minimise resource	Existence of opportunities (commentary), e.g. for	No (a). Existence of opportunities	Publication Version Wording	0	Issue addressed by other policies (CS1, CS2)	No significant effect	X
use and contribution to greenhouse gas	CHP relative to location or scale	(+ve, -ve or neutral effect)	Proposed Revised Wording	0	Issue addressed by other policies (CS1, CS2)	No significant effect	X
emissions.			Business as Usual (Alternative A)	0	Issue addressed by RLP Policy GDP/3	No significant effect	X
			No Plan (Alternative B)	0	Issue addressed by PPS1 (Climate Change Supplement) [now NPPF / PPG] – not housing-specific	No significant effect	Х
EN8. Enable design to take account of	Existence of opportunities (commentary), e.g. for	No (a). Existence of opportunities	Publication Version Wording	0	No significant effect	No significant effect	Х
higher temperatures and more extreme	adaptive design relative to location or scale. More light	(+ve, -ve or neutral effect)	Proposed Revised Wording	0	No significant effect	No significant effect	X
weather conditions.	surfaces, green space and water features needed to address urban heat island		Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
	effect.		No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN9. Increase the life expectancy of	Existence of opportunities (commentary), e.g.	No (a). Existence of opportunities	Publication Version Wording	0	No significant effect	No significant effect	X

buildings.	relative to location or scale, including retention of energy embedded in existing buildings	(+ve, -ve or neutral effect)	Proposed Revised Wording Business as Usual	0	No significant effect  No significant effect	No significant effect  No significant effect	X
			(Alternative A) No Plan	0	No significant effect	No significant	X
			(Alternative B)	U		effect	
EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.	Existence of opportunities (commentary), e.g. relative to location or scale	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	Policy states that new housing development must not conflict with environmental protection, nature conservation, etc. Effect is therefore neutral.	No significant effect	X
			Proposed Revised Wording	0	Policy states that new housing development must not conflict with environmental protection, nature conservation, etc. Effect is therefore neutral.	No significant effect	X
			Business as Usual (Alternative A)	0	RLP Policies (H/1, H/7, H/8) do not refer to such features, which are addressed by other policies. [H/1 is now superseded by adopted CS]	No significant effect	X
			No Plan (Alternative B)	?	PPS3 (38) [now NPPF / PPG] requires environmental constraints to be	Uncertain effect	X

					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.		
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	Publication Version Wording	++	Policy states that new housing development must not conflict with environmental protection, nature conservation, etc. No consideration given to tranquillity/ dark skies but the urban focus should assist in protecting	Short to medium term  Permanent	X
		skies (+ve, -ve or neutral effect)	Proposed Revised Wording	++	these.  Policy states that new housing development must not conflict with environmental protection, nature conservation, etc.  No consideration given to tranquillity/ dark skies but the urban focus should assist in protecting these.	Short to medium term  Permanent	X
			Business as Usual (Alternative A)	=	RLP Policies (H/1, H/7, H/8) do not refer to such features, which are addressed by other policies. Allocations do avoid the most	Short to medium term Permanent	X

		1			anvironmontalla		
					environmentally		
					sensitive areas, with		
					exceptions such as		
					Flood Zone 3a. [H/1		
					is now superseded		
					by adopted CS]		
			No Plan	?	PPS3 (38) [now	Uncertain effect	Χ
			(Alternative		NPPF / PPG]		
			B)		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.		
EN12.	Effect on national and	No	Publication		Policy states that	Short to medium	X
		(a). Effect on	Version	++	new housing		۸
Avoid damage to	local designations,	national				term	
irreplaceable	excluding effects that		Wording		development must	Dames an aust	
valued features.	can be satisfactorily	designations			not conflict with	Permanent	
	mitigated by	(+ve, -ve or neutral			environmental		
	alternative provision	effect)			protection, nature		
		(b). Effect on local			conservation, etc.	<u> </u>	.,
		designations	Proposed	++	Policy states that	Short to medium	X
		(+ve, -ve or neutral	Revised		new housing	term	
		effect)	Wording		development must		
					not conflict with	Permanent	
					environmental		
					protection, nature		
					conservation, etc.		
			Business	++	RLP Policies (H/1,	Short to medium	Χ
			as Usual		H/7, H/8) do not	term	
			(Alternative		refer to such		
			A)		features, which are	Permanent	
			′		addressed by other		
					policies, but		
					allocations do avoid		
					allocations do avoid		

them. [H/1 is now	
superseded by	
adopted CS]	
No Plan ? PPS3 (38) [now Uncertain effe	ect X
(Alternative NPPF / PPG]	
B) 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.	
EC1. Homes: jobs ratio (a). Number of Publication = At Weston, Short to med	
Meet economic (acknowledging that additional Version development is term	Nailsea could also
development there is no guarantee economically active Wording required to be	be specified to be
needs, including that residents will take residents in employment-led, but Permanent	employment-led.
sufficient new up local job settlement as ratio not elsewhere.	Policy CS31
jobs to at least opportunities) of additional jobs in Significant housing	requires only that it
match the settlement development at	be mixed use.
increase in (Note: this does not Nailsea would add to	
homes. measure self- out-commuting	
containment as unless employment-	
such, as jobs may be taken by in- Proposed = At Weston, Short to med	ium Davelanment et
	ium Development at Nailsea could also
commuters)  Revised Wording  development is required to be	be specified to be
employment-led, but Permanent o	· · · · · · · · · · · · · · · · · · ·
not elsewhere.	Policy CS31
Significant housing depending or	
development at extent to which	
Nailsea would add to demographic	
out-commuting change and t	
unless employment- employment-	
led. approach red	
out-commuting	
Business = RLP Policy H/1 Short to med	

	1	1	T				
			as Usual		opposes unbalanced	term	
			(Alternative		development at		
			A)		Weston, but not	Permanent	
			,		elsewhere. [H/1 is		
					now superseded by		
					adopted CS]		
			No Plan	+	National policy	Short to long term	Х
			(Alternative	т.	favours urban	Short to long term	^
			B)		regeneration but	Permanent	
			D)			reilliallelli	
F00	E later and	(a) 5 interest	Dilling		lacks detail	01 ( (	A1((''-
EC2.	Existence of	(a). Existence of	Publication	++	Priority given to	Short to medium	An alternative view
Harness the	opportunities	opportunities	Version		previously	term	is that development
particular	(commentary), e.g.	(+ve, -ve or neutral	Wording		developed land,		closer to Bristol
economic	relative to location or	effect)			especially at	Permanent	would benefit from
opportunities of	scale				Weston, the district's		proximity to the
North Somerset.					largest town		sub-regional
							centre. However,
							this could be offset
							by the effect of
							environmental
							damage on
							perceptions of
							attractiveness.
			Dropood		Priority given to	Short to medium	An alternative view
			Proposed	++			
			Revised		previously	term	is that development
			Wording		developed land,		closer to Bristol
					especially at	Permanent	would benefit from
					Weston, the district's		proximity to the
					largest town		sub-regional
							centre. However,
							this could be offset
							by the effect of
							environmental
							damage on
							perceptions of
							attractiveness.
			Business	++	Priority given to	Short to medium	X
			as Usual		previously	term	
			(Alternative			(CIIII	
					developed land	Permanent	
			A)	2	Notional nation		V
			No Plan	?	National policy	Uncertain effect	X

			(Alternative B)		favours urban regeneration but development would be unfocused		
EC3. Protect and expand	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
opportunities for local businesses to utilise local	relative to location or scale	effect)	Proposed Revised Wording	0	No significant effect	No significant effect	Х
resources, especially sustainable resources.			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	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	Detailed tests to be set out in Site Allocations DPD
new development, especially ahead of major new housing.			Proposed Revised Wording	?	While CS31 continues to leave open the possibility of expanding Nailsea, this is now implied to be necessary by the scale of the increase in the town's housing figure. However, since both Weston and Nailsea make a contribution to meeting a higher district-wide figure it is not certain that they should be seen	Uncertain effect	Detailed tests to be set out in Site Allocations Plan

	T		1			Г	
					as being in		
					competition.		
			Business	++	RLP Policy H/1	Short to medium	Χ
			as Usual		opposes unbalanced	term	
			(Alternative		development at		
			A)		Weston. [H/1 is now	Permanent	
			,		superseded by		
					adopted CS]		
			No Plan	+	National policy	Short to long term	Χ
			(Alternative		favours urban	3	
			B)		regeneration but	Permanent	
			- /		lacks detail		
EC5.	Existence of	(a). Existence of	Publication	?	Additional,	Uncertain effect	Detailed tests to be
Avoid prejudicing,	constraints	constraints	Version	•	unquantified	Onocitain check	set out in Site
by phasing or	(commentary), e.g.	(+ve, -ve or neutral	Wording		development at		Allocations DPD
otherwise, the	relative to location or	effect)	vvolung		Nailsea could		Allocations bi b
achievement of	scale	enecti			compete with sites in		
other sustainable	Scale				Weston. Phasing		
development							
			Droposed	2	may mitigate this. While CS31	Lineartein affect	Datailad taata ta ba
objectives for			Proposed	?		Uncertain effect	Detailed tests to be
regeneration and			Revised		continues to leave		set out in Site
quality of life.			Wording		open the possibility		Allocations Plan
					of expanding		
					Nailsea, this is now		
					implied to be		
					necessary by the		
					scale of the increase		
					in the town's housing		
					figure. However,		
					since both Weston		
					and Nailsea make a		
					contribution to		
					meeting a higher		
					district-wide figure it		
					is not certain that		
					they should be seen		
					as being in		
					competition.		
			Business	++	RLP Policy H/1	Short to medium	Х
			as Usual		opposes unbalanced	term	
			(Alternative		development at		

			A) No Plan	0	Weston. [H/1 is now superseded by adopted CS]	Permanent	V
			(Alternative B)	0	No significant effect	No significant effect	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)	Publication Version Wording	0	Housing growth generates jobs in local services but not enough to match population growth	No significant effect	X
concentrated disadvantage.			Proposed Revised 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 population growth	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	?	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
			Proposed Revised Wording	?	Urban focus should produce more vibrant centres. However, the physical detachment of the Weston	Uncertain effect	X

	T	1			Ţ		
					villages may limit the		
					contribution they will		
					make to this.		
			Business	++	Urban focus (RLP	Short to medium	X
			as Usual		Policy H/1) should	term	
			(Alternative		produce more		
			A)		vibrant centres. [H/1	Permanent	
			,		is now superseded		
					by adopted CS]		
			No Plan	0	No significant effect.	No significant	Χ
			(Alternative	U	PPS4 (EC4.2)	effect	<b>X</b>
			B)		promotes	Cilect	
			D)		management of the		
					evening and night-		
					time economy but		
					lacks detail. [NPPF		
					(23) refers to		
					ensuring the vitality		
					of town centres]		
EC8.	Existence of	(a). Existence of	Publication	0	Housing growth	No significant	Χ
Diversify	opportunities	opportunities	Version		generates jobs in	effect	
employment	(commentary), e.g.	(+ve, -ve or neutral	Wording		local services but not		
structure, improve	relative to location or	effect)			enough to match		
choice of	scale				population growth		
employment and			Proposed	0	Housing growth	No significant	X
produce greater			Revised		generates jobs in	effect	
opportunities to			Wording		local services but not		
participate in					enough to match		
society, paid or					population growth		
unpaid.			Business	0	Housing growth	No significant	Χ
'			as Usual		generates jobs in	effect	
			(Alternative		local services but not		
			A)		enough to match		
			7.0		population growth		
			No Plan	0	Housing growth	No significant	Χ
			(Alternative	U	generates jobs in	effect	^
			`		local services but not	CHECL	
			B)				
					enough to match		
F00	Frietones of	(a) Frietrance of	Dublication	0	population growth	Haratain affact	V
EC9.	Existence of	(a). Existence of	Publication	?	Effects dependent	Uncertain effect	X
Increase ability to	opportunities	opportunities	Version		on detailed design		

work from home.	(commentary), e.g.	(+ve, -ve or neutral	Wording		and implementation		
	relative to location or	effect)	Proposed	?	Effects dependent	Uncertain effect	X
	scale		Revised		on detailed design		
			Wording		and implementation		
			Business	?	Effects dependent	Uncertain effect	X
			as Usual		on detailed design		
			(Alternative		and implementation		
			A)				
			No Plan	?	Effects dependent	Uncertain effect	X
			(Alternative		on detailed design		
<b>50</b> 40		( ) =	B)		and implementation	01 11	
EC10.	Existence of	(a). Existence of	Publication	=	Housing growth	Short to medium	X
Protect and	opportunities	opportunities	Version		generates jobs in	term	
expand genuine	(commentary), e.g. relative to location or	(+ve, -ve or neutral	Wording		local services but	Darmanant	
opportunities for small businesses.	scale	effect)			infill sites frequently involve the loss of	Permanent	
smail businesses.	Scale				convenient small-		
					scale employment		
					land		
			Proposed	=	Housing growth	Short to medium	X
			Revised	_	generates jobs in	term	<b>X</b>
			Wording		local services but	tom	
					infill sites frequently	Permanent	
					involve the loss of		
					convenient small-		
					scale employment		
					land		
			Business	=	Housing growth	Short to medium	X
			as Usual		generates jobs in	term	
			(Alternative		local services but		
			A)		infill sites frequently	Permanent	
					involve the loss of		
					convenient small-		
					scale employment		
			<u> </u>		land		
			No Plan	=	Housing growth	Short to long term	X
			(Alternative		generates jobs in		
			B)		local services but	Permanent	
					infill sites frequently		
					involve the loss of		
					convenient small-		

					scale employment land		
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	?	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.	Uncertain effect	Development at Nailsea could also be specified to be employment-led. Policy CS31 requires only that it be mixed use.
			Proposed Revised Wording	?	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.	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)	=	RLP housing sites are found in a variety of locations across North Somerset. Many are rolledforward sites not appraised for their sustainability.	Short to medium term  Permanent	X
			No Plan (Alternative B)	?	National policy favours urban regeneration but lacks detail. Absence of any link to employment means that balanced	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	Publication Version Wording	?	housing/employment growth cannot be guaranteed. Focusing growth at Weston will increase congestion unless the employment-led strategy succeeds. Significant housing development at Nailsea would add to congestion unless employment-led.	Uncertain effect	Development at Nailsea could also be specified to be employment-led. Policy CS31 requires only that it be mixed use. No current prospect of improved road access to Nailsea.
		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	Proposed Revised Wording	?	Focusing growth at Weston will increase congestion unless the employment-led strategy succeeds. Significant housing development at Nailsea would add to congestion unless employment-led. RLP housing sites	Uncertain effect  Short to medium	Development at Nailsea could also be specified to be employment-led. Policy CS31 requires only that it be mixed use. No current prospect of improved road access to Nailsea. X
		(i). Extent of footpath links per km (j). Access to cycle path network	as Usual (Alternative A)	?	are found in a variety of locations across North Somerset. Many are rolled- forward sites not appraised for their sustainability. National policy	Permanent  Uncertain effect	X
			(Alternative B)		favours urban regeneration but lacks detail. Absence of any link to employment means that balanced housing/employment growth cannot be guaranteed.		

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 deletes many settlement boundaries, reducing the scope for this to happen.	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 sub-optimal.
			Proposed Revised 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, although the CS31 figure for Nailsea seems to imply that some urban extension would be necessary. Policy allows for rural housing to meet local needs but deletes many settlement boundaries, reducing the scope for this to happen.	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 sub-optimal.
			Business as Usual (Alternative	+	RLP policies (H/1, H/7, H/8) specify acceptable	Short to medium term	X

			A)		development in the rural area. Policies for urban areas allow for some needs to be met locally, though usually only within current settlement boundaries. [H/1 is	Permanent	
			No Plan (Alternative B)	+	now superseded by adopted CS]  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.	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	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 services and are unlikely to gain any.	Short to medium term  Permanent	X
		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	Proposed Revised 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	Short to medium term  Permanent	X

		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)	++	boundaries are those that have few 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. [H/1 is now	Short to medium term  Permanent	X
			No Plan	+	superseded by adopted CS] National policy	Short to long term	X
			(Alternative B)		favours urban and rural regeneration but lacks detail	Permanent	
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	?	Greenfield development may reduce access to the countryside but only where access rights exist or facilities are provided	Uncertain 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	Proposed Revised Wording	?	Greenfield development may reduce access to the countryside but only where access rights exist or facilities are provided RLP provides very	Uncertain effect  Uncertain effect	X

		outdoor playing fields (i). Availability of children's play area	as Usual (Alternative A)		few greenfield development opportunities. Brownfield development may reduce access to the countryside but only where access rights exist or facilities are provided.		
			No Plan (Alternative B)	0	National policy promotes leisure provision but lacks site-specific detail	No significant effect	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	++	Policy takes account of local character in determining density	Short to medium term  Permanent	X
physically and socially.	scale		Proposed Revised Wording	++	Policy takes account of local character in determining density	Short to medium term  Permanent	X
			Business as Usual (Alternative A)	++	RLP Policy H/3 takes account of local character in determining density. [H/1 is now superseded by adopted CS]	Short to medium term  Permanent	X
			No Plan (Alternative B)	0	National policy no longer specifies minimum densities	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	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Greenfield development may reduce access to the countryside but only where access rights exist or facilities are provided. Loss of countryside could be stressful to some	Uncertain effect	X

interventions are			residents.		
primarily economic	Proposed	?	Greenfield	Uncertain effect	X
and social, outside the	Revised	•	development may	Officertain effect	^
planning system. In	Wording		reduce access to the		
the environmental	vvolulig		countryside but only		
context possible			where access rights		
indicators relate to:			exist or facilities are		
access to			provided. Loss of		
			countryside could be		
extensive, good			stressful to some		
quality open space			residents.		
or countryside,	Ducinos			Short to medium	X
including tranquil	Business	+	RLP provides very		X
areas	as Usual		few greenfield	term	
access to health	(Alternative		development	D	
promoting activities	A)		opportunities	Permanent	
(other than	No Plan	0	National policy	No significant	X
walking, cycling or	(Alternative		promotes leisure	effect	
sports, which are	B)		provision but lacks		
already dealt with			site-specific detail		
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					
or garribining					

	(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 Proposed Revised Wording	0	No significant effect  No significant effect	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
SC7. Reduce crime and fear of crime,	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
likewise anti- social behaviour.	relative to location or scale	effect)	Proposed Revised 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	?	Effects dependent	Uncertain effect	X

Minimise risk to	opportunities	opportunities	Version		on detailed location		
health and safety.	(commentary), e.g.	(+ve, -ve or neutral	Wording		and design		
	relative to location or	effect)	Proposed	?	Effects dependent	Uncertain effect	X
	scale		Revised		on detailed location		
			Wording		and design		
			Business	?	Effects dependent	Uncertain effect	Χ
			as Usual		on detailed location		
			(Alternative		and design		
			A)				
			No Plan	?	Effects dependent	Uncertain effect	X
			(Alternative		on detailed location		
			B)		and design		
SC9.	Existence of	(a). Existence of	Publication	?	Effects dependent	Uncertain effect	X
Avoid exposure to	opportunities	opportunities	Version		on detailed location		
pollution/noise.	(commentary), e.g.	(+ve, -ve or neutral	Wording		and design		
	relative to location or	effect)	Proposed	?	Effects dependent	Uncertain effect	X
	scale		Revised		on detailed location		
			Wording		and design		
			Business	?	Effects dependent	Uncertain effect	X
			as Usual		on detailed location		
			(Alternative		and design		
			A)				
			No Plan	?	Effects dependent	Uncertain effect	X
			(Alternative		on detailed location		
			B)		and design		
SC10.	Number of homes	(a). Number of new	Publication	++	Distribution of new	Short to medium	X
Meet housing	expected to be	homes expected to	Version		housing achieves	term	
requirement.	created.	be created	Wording		total set out in Policy		
		(b). Degree of			CS13	Permanent	
		uncertainty (high,	Proposed	++	Distribution of new	Short to medium	X
		medium, low)	Revised		housing achieves	term	
			Wording		total set out in Policy		
					CS13	Permanent	
			Business	++	Distribution of new	Short to medium	X
			as Usual		housing in RLP	term	
			(Alternative		Policy H/2 achieves		
			A)		total set out there	Permanent	
			No Plan	+	JRSP housing	Short to medium	X
			(Alternative		requirement equates	term	
			B)		to 993 per annum.		
					Other JRSP policies	Permanent	

SC11. Narrow the gap between income	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	(1 & 2) set out a sustainable locational strategy but this lacks detail.  [JRSP now revoked]  SA of Policy CS13 explains why housebuilding has no	No significant effect	X
and house prices/rents.	relative to location or scale	effect)	J		significant effect on house prices in the short term. Distribution unlikely to affect prices significantly over plan period.		
			Proposed Revised 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	X
			No Plan (Alternative B)	0	SA of Policy CS13 explains why house-building has no significant effect on house prices in the short term.	No significant effect	X

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					Distribution unlikely to affect prices significantly over plan period.		
SC12. Improve the life chances of those	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
living in areas of concentrated disadvantage.	relative to location or scale	effect)	Proposed Revised 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

## Appraisal table for Policy CS28: Weston-super-Mare

The changes proposed to the Publication Version wording are:

New dwelling figure, increased from 6,913 to **10,914** (up 58%)

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	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
		(Note: this does not measure self-containment as such, as jobs may be taken by incommuters)	Proposed Revised 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	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
		1,000+ jobs	Proposed	++	Policy approach	Short to medium	X

		(b) Distance to	Davidson		and to implement	4	
		(b). Distance to	Revised		seeks to implement	term	
		nearest other	Wording		an employment led	D	
		employment centre			strategy with all	Permanent	
		(c). Number of jobs			development west of		
		within 2km			the M5		.,
			Business	++	Policy approach	Short to medium	X
			as Usual		seeks to implement	term	
			(Alternative		an employment led		
			A)		strategy with all	Permanent	
					development west of		
					the M5		
			No Plan	+	Government	Short to long term	X
			(Alternative		guidance restricts		
			B)		urban sprawl	Permanent	
EN3.	Development of land	Yes	Publication	++	Policy approach	Short to medium	X
Limit rural	outside urban areas	(a). Area of land	Version		limits development	term	
development to	(Clevedon, Nailsea,	developed outside	Wording		to the west of the M5		
that meeting local	Portishead, Weston –	urban areas,				Permanent	
needs, or	including urban	excluding local and	Proposed	++	Policy approach	Short to medium	Χ
infrastructure	extensions) except for	infrastructure needs	Revised		limits development	term	
needs	specified needs		Wording		to the west of the M5		
unavoidably	·					Permanent	
requiring a rural			Business	++	Policy approach	Short to medium	Χ
location.			as Usual		limits development	term	
			(Alternative		to the west of the M5		
			À)			Permanent	
			No Plan	+	Government	Short to long term	Χ
			(Alternative		guidance restricts	3	
			B)		urban sprawl	Permanent	
EN4.	Loss of	Yes	Publication		No policy to cover	Short to medium	No suitable
Minimise loss of	agricultural/forestry	(a). Area of	Version		this issue and some	term	alternative sites on
productive land,	land	agricultural/forestry	Wording		of land allocated for		the edge of Weston
especially best	land	land developed	Trorumg		development is	Permanent	and dage of trooters
and most versatile		(b). Area of BMV			farmland	. Gillianoni	
farmland.		agricultural land	Proposed		No policy to cover	Short to medium	No suitable
		developed	Revised		this issue and some	term	alternative sites on
		actoloped	Wording		of land allocated for	tomi	the edge of Weston
			vvoiding		development is	Permanent	the edge of Westoll
					farmland	1 children	
			Business	+	JRSP (Policies 1,	Short to medium	X
			as Usual	7	20) seeks to		<b>A</b>
			as Usuai		ZU) SEEKS IU	term	

			(Alternative A)		minimise loss of high quality agricultural land. RLP has less extensive proposals for Weston. [JRSP now revoked]	Permanent	
			No Plan (Alternative B)		No national policy requirement to protect agricultural land, although it is a planning consideration (PPS7 (28)) [NPPF (112) does not protect farmland as such but seeks a sequential approach to land quality]	Short to long term Permanent	X
EN5. Minimise flood risk.	PPS25 [now NPPF / PPG] flood zone categorisation.	Yes (a). Area of land developed in flood	Publication Version Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	Х
	Note: Strategic Flood Risk Assessment refines approach.	zone 2 (b). Area of land developed in flood	Proposed Revised Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	Х
	.,	zone 3 (c). Risk of flooding from additional run- off (+ve, -ve or	Business as Usual (Alternative A)	0	No significant effect. Issue addressed by other policies.	No significant effect	Х
		neutral effect)	No Plan (Alternative B)	0	No significant effect. Issue addressed by PPS25 [now NPPF / PPG].	No significant effect	X
EN6. Promote sustainable	Existence of SuDS opportunities (commentary).	Yes (a). Existence of SuDS opportunities	Publication Version Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	X
drainage and protect existing permeable	Effect on existing permeable surfaces.	(+ve, -ve or neutral effect) (b). Effect on	Proposed Revised Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	X
surfaces.		existing permeable surfaces (+ve, -ve or neutral	Business as Usual (Alternative	0	No significant effect. Issue addressed by other policies.	No significant effect	X

		effect)	A)				
			No Plan (Alternative B)	0	No significant effect. Issue addressed by PPS25 [now NPPF / PPG].	No significant effect	X
EN7. Enable design to minimise resource	Existence of opportunities (commentary), e.g. for	No (a). Existence of opportunities	Publication Version Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	X
use and contribution to greenhouse gas	CHP relative to location or scale	(+ve, -ve or neutral effect)	Proposed Revised Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	X
emissions.			Business as Usual (Alternative A)	0	No significant effect. Issue addressed by other policies.	No significant effect	X
			No Plan (Alternative B)	0	No significant effect. Issue addressed by PPS1 [now NPPF / PPG].	No significant effect	X
EN8. Enable design to take account of	Existence of opportunities (commentary), e.g. for	No (a). Existence of opportunities	Publication Version Wording	0	No significant effect	No significant effect	X
higher temperatures and more extreme	adaptive design relative to location or scale. More light	e. More light aces, green space water features ded to address	Proposed Revised Wording	0	No significant effect	No significant effect	X
weather conditions.	surfaces, green space and water features needed to address urban heat island		Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
	effect.		No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN9. Increase the life expectancy of	Existence of opportunities (commentary), e.g.	No (a). Existence of opportunities	Publication Version Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	Х
buildings.	relative to location or scale, including retention of energy	(+ve, -ve or neutral effect)	Proposed Revised Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	X
	embedded in existing buildings		Business as Usual (Alternative	0	No significant effect. Issue addressed by other policies.	No significant effect	X

	-		A)				
			No Plan (Alternative B)	0	No significant effect. Not covered in national policy.	No significant effect	X
EN10. Achieve a net gain in cultural, heritage and landscape	Existence of opportunities (commentary), e.g. relative to location or scale	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Includes reference to enhancing historic elements and green infrastructure of Weston	Short to medium term  Permanent	X
features and biodiversity of North Somerset.			Proposed Revised Wording	++	Includes reference to enhancing historic elements and green infrastructure of Weston	Short to medium term  Permanent	X
			Business as Usual (Alternative A)	0	Issue addressed by other policies	No significant effect	X
			No Plan (Alternative B)	+	Issue addressed by national policy (PPS5, PPS7, PPS9) [now NPPF / PPG]	Short to long term Permanent	X
EN11. Avoid major development in	Effect on national and local designations and on tranquillity/dark	No (a). Effect on national	Publication Version Wording	0	Issue addressed by other policies	No significant effect	Х
the most environmentally sensitive areas.	skies	designations (+ve, -ve or neutral effect)	Proposed Revised Wording	0	Issue addressed by other policies	No significant effect	X
		(b). Effect on local designations (+ve, -ve or neutral effect)	Business as Usual (Alternative A)	0	Issue addressed by other policies	No significant effect	X
		(c). Effect on tranquillity/dark skies (+ve, -ve or neutral effect)	No Plan (Alternative B)	0	No significant effect Issue addressed by national policy (PPS5, PPS7, PPS9) [now NPPF / PPG]	No significant effect	X
EN12. Avoid damage to	Effect on national and local designations,	No (a). Effect on	Publication Version	0	Issue addressed by other policies	No significant effect	X

irreplaceable	excluding effects that	national	Wording				
valued features.	can be satisfactorily	designations	Proposed	0	Issue addressed by	No significant	Х
	mitigated by alternative provision	(+ve, -ve or neutral effect)	Revised Wording		other policies	effect	
		(b). Éffect on local	Business	0	Issue addressed by	No significant	X
		designations (+ve, -ve or neutral	as Usual (Alternative		other policies	effect	
		effect)	A) No Plan	0	No significant offers	No significant	V
			(Alternative	0	No significant effect. Issue addressed by	No significant effect	X
			B)		national policy	0.1001	
					(PPS5, PPS7,		
					PPS9) [now NPPF / PPG].		
EC1.	Homes: jobs ratio	(a). Number of	Publication	++	Policy approach sets	Short to medium	X
Meet economic development	(acknowledging that there is no guarantee	additional economically active	Version Wording		out the employment strategy and number	term	
needs, including	that residents will take	residents in	VVoluing		of jobs required to	Permanent	
sufficient new	up local job	settlement as ratio			achieve a better		
jobs to at least	opportunities)	of <i>additional</i> jobs in			balanced town	01 11	V.
match the increase in		settlement (Note: this does not	Proposed Revised	++	Policy approach sets out the employment	Short to medium term	X
homes.		measure self-	Wording		strategy and number	term	
		containment as	3		of jobs required to	Permanent	
		such, as jobs may			achieve a better		
		be taken by in- commuters)	Business	+	balanced town Policy is not so	Short to medium	X
			as Usual	·	specific on the jobs	term	X
			(Alternative		needed for the whole		
			A)		town but rather	Permanent	
					concentrates on specific sites		
			No Plan		With no plan it would	Short to long term	Χ
			(Alternative		be difficult to ensure		
			B)		the provision of jobs matches growth in	Permanent	
					residential		
					development		
EC2.	Existence of	(a). Existence of	Publication	++	Policy approach sets	Short to medium	X
Harness the	opportunities	opportunities	Version		out the employment	term	
particular	(commentary), e.g.	(+ve, -ve or neutral	Wording		strategy and ensures		

economic opportunities of North Somerset.	relative to location or scale	effect)			that employment opportunities are either provided on or off site	Permanent	
			Proposed Revised Wording	++	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. [Now NPPF / PPG]	Uncertain effect	X
EC3. Protect and expand	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	Issue addressed by other policies	No significant effect	X
opportunities for local businesses to utilise local	relative to location or scale	effect)	Proposed Revised Wording	0	Issue addressed by other policies	No significant effect	X
resources, especially sustainable resources.			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. [Now NPPF / PPG]	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-					Gateway		
Mare, ahead of new development, especially ahead of major new housing.			Proposed Revised Wording	++	Policy approach prioritises brownfield development and regeneration of Town Centre and the Gateway	Short to medium term  Permanent	X
			Business as Usual (Alternative A)	++	Policy approach prioritises brownfield development	Short to medium term  Permanent	X
			No Plan (Alternative B)	+	National policy supports brownfield development and the sequential approach ensures Town Centre sites are examined ahead of other sites. However, lacks local detail. [NPPF does not include a sequential approach to housing location but brownfield development is encouraged]	Short to long term Permanent	X
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)	Publication Version Wording	0	No significant effect. Issue addressed by other policies on phasing	No significant effect	X
achievement of other sustainable development objectives for	scale		Proposed Revised Wording	0	No significant effect. Issue addressed by other policies on phasing	No significant effect	X
regeneration and quality of life.			Business as Usual (Alternative A)	0	No significant effect. RLP approach does require housing development at Weston to be limited	No significant effect	X

			No Plan (Alternative B)	0	until homes and jobs are more closely in balance.  No significant effect	No significant effect	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)	Publication Version Wording	++	Policy specifically mentions the need to address issues of deprivation in South and Central wards	Short to medium term  Permanent	X
concentrated disadvantage.			Proposed Revised Wording	++	Policy specifically mentions the need to address issues of deprivation in South and Central wards	Short to medium term  Permanent	X
			Business as Usual (Alternative A)	+	Is implicit in RLP policy but not specifically mentioned	Short to medium term  Permanent	X
			No Plan (Alternative B)	?	With no plan it would be difficult to ensure that specific areas would benefit	Uncertain 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 approach focuses investment in the Town Centre which will help to balance night time economy	Short to medium term  Permanent	X
town centres.			Proposed Revised 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	Short to medium term  Permanent	X

					economy		
			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	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
opportunities to participate in society, paid or unpaid.			Proposed Revised 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 increase the range of employment opportunities	Short to medium term  Permanent	X
			No Plan (Alternative B)	+	Reliant on PPS4, which lacks local detail. [Now NPPF / PPG]	Short to long term Permanent	X
EC9. Increase ability to work from home.	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
	relative to location or scale	effect)	Proposed Revised 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	X

			(Alternative B)			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 approach seeks to implement an employment led strategy which will increase the range of employment opportunities	Short to medium term  Permanent	X
			Proposed Revised 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 increase the range of employment opportunities	Short to medium term  Permanent	X
			No Plan (Alternative B)	+	Reliant on PPS4, which lacks local detail. [Now NPPF / PPG]	Short to long term Permanent	X
EC11. Reduce queuing and over-	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	Issue addressed by other policies	No significant effect	X
crowding on the road and rail networks.	relative to location or scale. Access to transport.	effect)	Proposed Revised Wording	0	Issue addressed by other policies	No significant effect	X
	Traffic modelling will refine approach.		Business as Usual (Alternative A)	0	Issue addressed by other policies	No significant effect	X
			No Plan (Alternative B)	?	Reliant on national policy	Uncertain effect	Х

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	++	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	X
		(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	Proposed Revised 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	X
		footpath links per km (j). Access to cycle path network	Business as Usual (Alternative A)	+	Large proposals will require Traffic Impact Assessments to ensure traffic congestion is not worsened	Short to medium term  Permanent	X
			No Plan (Alternative B)	+	National policy (PPG13) seeks to reduce reliance on the private car. [Now NPPF / PPG. NPPF (32) introduces a test of 'severe' residual cumulative impact]	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	++	Scale of development will meet local housing and employment	Short to medium term  Permanent	X

	scale				needs		
	000.0		Proposed	++	Scale of	Short to medium	Χ
			Revised		development will	term	
			Wording		meet local housing		
			9		needs. The CS	Permanent	
					makes provision for		
					employment land		
					where demand		
					exists.		
			Business	++	Scale of	Short to medium	Χ
			as Usual		development will	term	
			(Alternative		meet local housing		
			À)		and employment	Permanent	
			ŕ		needs		
			No Plan	?	With no plan and	Uncertain effect	Χ
			(Alternative		reliant on national		
			B)		guidance, the scope		
					of development may		
					not meet local needs		
SC2.	Average distance to	(a). Distance to post	Publication	++	Policy approach	Short to medium	X
Improve	facilities, making	office	Version		specifically mentions	term	
accessibility to	appropriate	(b). Distance to	Wording		the need to improve		
service, retail,	assumptions on	bank/ATM			accessibility to town	Permanent	
educational,	additional provision as	(c). Distance to			and local centres		
leisure and social	part of development	supermarket	Proposed	++	Policy approach	Short to medium	Developer
provision.		(d). Distance to	Revised		specifically mentions	term	contributions
		local centre	Wording		the need to improve		towards providing
		(e). Distance to			accessibility to town	Permanent	additional school
		nearest comparison			and local centres.		places are likely to
		centre			All of Weston's		be required, as
		(f). Distance to			established		provided for by
		nearest regional			secondary schools		CS34.
		centre			are projected to		
		(g). Distance from			have a shortfall in		
		centre point to			places by 2021.		
		primary school	Business	+	Issue addressed by	Short to medium	X
		(h). Distance to	as Usual		other policies	term	
		secondary school	(Alternative				
		(i). Quality of	A)		D. P	Permanent	V
		primary school	No Plan	+	Reliant on national	Short to long term	X
		(j). Quality of	(Alternative		policy (PPG13,		

		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)	B)		PPS1). [Now NPPF / PPG]	Permanent	
SC3. Increase opportunities for active lifestyles	Availability of footpaths, cycleways, accessible open space, making	(a). Extent of footpath links per km (b). Quality of footpath links	Publication Version Wording	++	Policy approach requires enhancements to green infrastructure	Short to medium term  Permanent	X
and sustainable outdoor leisure pursuits.	appropriate assumptions on additional provision as part of development	(c). Access to cycle path network (d). Cycle path network quality	Proposed Revised Wording	++	Policy approach requires enhancements to green infrastructure	Short to medium term  Permanent	X
		(e). Distance to public park (f.) Distance to indoor leisure centre	Business as Usual (Alternative A)	+	Issue addressed by other policies	Short to medium term  Permanent	X
		(g). Distance to public green space (h). Distance to outdoor playing fields (i). Availability of children's play area	No Plan (Alternative B)	?	Reliant on national policy. [Now NPPF / PPG]	Uncertain effect	X
SC4. Develop a positive sense of place both physically and	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 existing community hubs and sustainable communities	Short to medium term  Permanent	X
socially.			Proposed Revised Wording	++	Policy supports existing community hubs and sustainable communities	Short to medium term  Permanent	X

			Business	++	Policy supports	Short to medium	X
			as Usual (Alternative		existing community hubs and	term	
			A)		sustainable	Permanent	
			No Plan	?	communities  Not guaranteed if	Uncertain effect	X
			(Alternative B)	f	there is no plan		
SC5. Promote positive	Existence of opportunities	(a). Existence of opportunities	Publication Version	++	Policy supports existing community	Short to medium term	X
wellbeing.	(commentary), e.g.	(+ve, -ve or neutral	Wording		hubs and	term	
Ŭ	relative to location or	effect)			sustainable	Permanent	
	scale. 'Positive wellbeing'		Proposed	++	communities Policy supports	Short to medium	X
	goes beyond absence		Revised	**	existing community	term	^
	of illness. The		Wording		hubs and	_	
	relevant policy interventions are				sustainable communities	Permanent	
	primarily economic		Business	++	Policy supports	Short to medium	X
	and social, outside the		as Usual		existing community	term	
	planning system. In the environmental		(Alternative A)		hubs and sustainable	Permanent	
	context possible				communities	1 omanon	
	indicators relate to:		No Plan	?	Not guaranteed if	Uncertain effect	X
	<ul> <li>access to extensive, good</li> </ul>		(Alternative B)		there is no plan		
	quality open space						
	or countryside,						
	including tranquil areas						
	<ul> <li>access to health</li> </ul>						
	promoting activities (other than						
	walking, cycling or						
	sports, which are						
	already dealt with under another						
	heading)						
	access for children						
	to play equipment or other						
	UI UIIIEI						

	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						
SC6. Reduce health inequalities.	Existence of opportunities (commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy addresses issues of deprivation in South and Central Wards	Short to medium term  Permanent	X
	scale		Proposed Revised Wording	++	Policy addresses issues of deprivation in South and Central Wards	Short to medium term  Permanent	X
			Business as Usual (Alternative	0	No significant effect	No significant effect	X

			A)				
			No Plan (Alternative B)	?	Reliant on national policy. [Now NPPF / PPG]	Uncertain effect	Х
SC7. Reduce crime and fear of crime,	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
likewise anti- social behaviour.	relative to location or scale	effect)	Proposed Revised 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.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
	relative to location or scale	effect)	Proposed Revised Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	Х
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
SC9. Avoid exposure to pollution/noise.	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
rela	relative to location or scale	effect)	Proposed Revised Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	Х
			No Plan	0	No significant effect	No significant	X

			(Alternative B)			effect	
SC10. Meet housing requirement.	Number of homes expected to be created.	(a). Number of new homes expected to be created (b). Degree of	Publication Version Wording	++	Policy specifically mentions housing requirement	Short to medium term  Permanent	Х
		uncertainty (high, medium, low)	Proposed Revised Wording	++	Policy specifically mentions housing requirement	Short to medium term  Permanent	X
			Business as Usual (Alternative A)	++	RLP Policy H/2 deals with the housing requirement	Short to medium term	Х
			No Plan (Alternative B)	?	With no plan there would be reliance on market forces within the framework of national policy.  [Now NPPF / PPG]	Uncertain effect	X
SC11. Narrow the gap between income	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	Х
and house prices/rents.	relative to location or scale	effect)	Proposed Revised Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	Х
			No Plan (Alternative B)	0	No significant effect	No significant effect	Х
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)	Publication Version Wording	++	Policy addresses issues of deprivation in South and Central Wards	Short to medium term  Permanent	X
concentrated disadvantage.	scale		Proposed Revised Wording	++	Policy addresses issues of deprivation in South and Central Wards	Short to medium term  Permanent	X

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Business	0	No significant effect	No significant	Χ
as Usual			effect	
(Alternative				
A)				
No Plan	?	Reliant on national	Uncertain effect	Χ
(Alternative		policy. [Now NPPF /		
B)		PPG]		

## Appraisal table for Policy CS30: Weston Villages

The changes proposed to the Publication Version wording are:

New dwelling figure, increased from 5,500 to **6,500** (up 18%)

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  Proposed Revised Wording	+	Only at Weston- super-Mare although the proposed development is not part of the existing urban area, rather strategic growth of it  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  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.  Policy CS28 states that the WsM settlement boundary will be extended to incorporate the new Weston Villages. This will be the role of the Site Allocations
			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	Short to long term Permanent	Plan. X

					is greater		
			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 employment site with estimated 1,000+ jobs (b). Distance to nearest other employment centre (c). Number of jobs within 2km	Publication Version Wording	++	Again this only relates to Weston but in this case there is significant potential to meet this objective	Medium to long term  For as long as economic opportunities are existing in close proximity to main centres of population and the economically active	X
			Proposed Revised Wording	++	Again this only relates to Weston but in this case there is significant potential to meet this objective	Medium to long term  For as long as economic opportunities are existing in close proximity to main centres of population and the economically active	X
			Business as Usual (Alternative A)	+	RLP includes an introductory policy intended to set the tone for further work through the LDF.  This includes an employment-led approach to development at the Weston Villages	As above	X

EN3.	Development of land	Yes	No Plan (Alternative B)		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. [E/1C is now superseded by adopted CS]  However the policy in itself does not provide enough detail to guide the implementation of the Weston Villages. [Weston Villages SPD now contains this detail]  Without local policy to guide sustainable development, national policy would not be enough in itself to support this objective.  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. Policy focuses on	Short to long term Permanent  Short to long term	X
Limit rural	outside urban areas	(a). Area of land	Version	77	development at	Short to long term	^

development to	(Clevedon, Nailsea,	developed outside	Wording		Weston-super-Mare	Permanent	
that meeting local	Portishead, Weston –	urban areas,	Proposed	++	Policy focuses on	Short to long term	X
needs, or	including urban	excluding local and	Revised	**	development at	Short to long term	X
infrastructure	extensions) except for	infrastructure needs	Wording		Weston-super-Mare	Permanent	
needs	specified needs		Business	++	RLP Policy E/1C	Short to long term	X
unavoidably	opcomou moduc		as Usual		focuses on	Official to long term	X
requiring a rural			(Alternative		development at	Permanent	
location.			A)		Weston-super-Mare.	· omanone	
			' ''		[E/1C is now		
					superseded by		
					adopted CS]		
			No Plan	=	National policy in	Short to long term	Χ
			(Alternative		principle favours		
			B)		development in	Permanent	
			<b>'</b>		urban areas, where		
					services and		
					facilities are		
					clustered and where		
					transport		
					movements can be		
					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		
					Objective is		
					therefore supported		
					in principle but a lack		
					of detail makes it		
					difficult to assess the		
			70		impacts of this		

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	Publication Version Wording		alternative, and there is significant potential for negative impacts.  Some agricultural land is proposed for development through this policy although this is a small percentage of	Short to long term Permanent	X
		developed	Proposed Revised Wording		such land in North Somerset  Some agricultural land is proposed for development through this policy although this is a small percentage of such land in North Somerset	Short to long term Permanent	X
			Business as Usual (Alternative A)		RLP identifies land having agricultural use	Short to long 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, although it lacks local detail. JRSP also has relevant policies (1, 20). [NPPF (112) does not protect farmland as such but seeks a sequential approach to land quality. JRSP has been revoked]	Short to long term Permanent	X

EN5. Minimise flood risk.	PPS25 [now NPPF / PPG] 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)	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 [now NPPF / PPG] and Environment Agency advice and to ensure the necessary measures are put in place according to specialist advice.
			Proposed Revised Wording	+	Proposed development does include land subject to flood risk.  However the development of these areas is being carried out with the benefit of an effective strategic flood solution 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 the NPPF / PPG 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.	Effects uncertain due to a lack of detail in the RLP policy.	X
					However the development of these areas are to be carried out once an effective strategic flood solution is designed and agreed between all parties.	However policy does include specific requirement for flood mitigation.	
			No Plan (Alternative B)	+	PPS25 and its practice guidance [now NPPF / PPG] 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	Publication Version Wording	=	Permeable surfaces are identified for development through the policy but sustainable drainage solutions alongside the strategic flood solution are required	Short to long term  Effectiveness dependent on the quality and maintenance of sustainable drainage solutions	X
		effect)	Proposed Revised Wording	=	Permeable surfaces are identified for development through the policy but sustainable drainage solutions alongside the strategic flood solution are required	Short to long term  Effectiveness dependent on the quality and maintenance of sustainable drainage solutions	X

			Business		RLP no longer	Short to long term	X
			as Usual (Alternative		includes a policy on sustainable	Permanent	
			(Alternative		drainage.	Permanent	
			(A)		urainage.		
					It identifies currently		
					permeable sites for		
					future development.		
			No Plan	+	PPS25 and its	Effect dependent	Χ
			(Alternative		practice guidance	on duration and	
			B)		[now NPPF / PPG]	positive	
					include sufficient	application of	
					detail to support this	PPS25	
					objective		
EN7.	Existence of	No	Publication	+	Positive effect in	Short to long term	No adjustment
Enable design to	opportunities	(a). Existence of	Version		principle but a lack	D	necessary as other
minimise resource	(commentary), e.g. for CHP relative to	opportunities	Wording		of detail on this	Permanent	policy (CS2)
use and contribution to	location or scale	(+ve, -ve or neutral effect)			specific issue.		addresses this objective more fully
greenhouse gas	location of scale	enect)			Sustainable design		objective more fully
emissions.					and energy use are		
emissions.					a requirement		
					through the policy,		
					however the issue is		
					addressed in more		
					detail in Policy CS2:		
					Sustainable Ďesign		
					and Construction.		
			Proposed	+	Positive effect in	Short to long term	No adjustment
			Revised		principle but a lack		necessary as other
			Wording		of detail on this	Permanent	policy (CS2)
					specific issue.		addresses this
					0 ((2) (1) (1)		objective more fully
					Sustainable design		
					and energy use are		
					a requirement through the policy,		
					however the issue is		
					addressed in more		
					detail in Policy CS2:		
					Sustainable Design		
					Sustainable Design		

			Business as Usual (Alternative A)	0	RLP Policy E/1C has no significant effect on this objective; however other policies in the plan address the issue [E/1C is now superseded by adopted CS]	No significant effect	X
			No Plan (Alternative B)	+	Various policies in place addressing this objective, in particular PPS1 Supplement [now NPPF / PPG]	Effect dependent on duration and positive application of PPS1 Supplement [now NPPF / PPG]	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	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	+	Objective not specifically addressed through the policy; however a significant network of green spaces is proposed, integral to the strategy for adapting to climate change	Short to long term Permanent	No adjustment necessary as other policy (CS1) addresses this objective more fully
	effect.		Proposed Revised Wording	+	Objective not specifically addressed through the policy; however a significant network of green spaces is proposed, integral to the strategy for adapting to climate change	Short to long term Permanent	No adjustment 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	No significant effect	X

			No Plan (Alternative B)	+	address the issue [E/1C is now superseded by adopted CS]  Various policies in place addressing this objective in particular PPS1 Supplement [now NPPF / PPG]	Effect dependent on duration and positive application of PPS1 Supplement [now NPPF / PPG]	X
EN9. Increase the life expectancy of	Existence of opportunities (commentary), e.g.	No (a). Existence of opportunities	Publication Version Wording	0	No significant effect	No significant effect	X
buildings.	relative to location or scale, including retention of energy	(+ve, -ve or neutral effect)	Proposed Revised Wording	0	No significant effect	No significant effect	X
	embedded in existing buildings		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	?	Potential to have a negative effect on this objective due to development of landscape.  To a degree this depends on the specific design treatment at the development. There is not enough detail in this policy to be	Uncertain effect – but any negative effects that do occur are likely to be long term	SPD will provide further detail
			Proposed	?	clear on this and more is expected in an SPD.  Potential to have a	Uncertain effect –	Site Allocations

			Revised Wording		negative effect on this objective due to development of landscape.  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. Further detail was provided in the	but any negative effects that do occur are likely to be long term	Plan or revised SPD could provide further detail
			Business as Usual	?	Weston Villages SPD but this does not take into account the higher housing number now proposed. Potential to have a negative effect on	As above	X
			(Alternative A)		this objective due to development of landscape.  To a degree this depends on the specific design		
			No Plan		treatment at the development. There is not enough detail in this policy to be clear on this.  Potential adverse	Short to long term	X
			(Alternative B)		impact with absence of local policy specifically controlling the use of land	Permanent	
EN11.	Effect on national and	No	Publication	++	Some development	Short to long term	X

Avoid major development in the most environmentally sensitive areas.	local designations and on tranquillity/dark skies	(a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations	Version Wording  Proposed Revised Wording	++	proposed in areas of landscape value but not specifically designated  Some development proposed in areas of landscape value but	Permanent  Short to long term  Permanent	X
	(+ve effe (c). tran skie (+ve	(+ve, -ve or neutral effect) (c). Effect on tranquillity/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)	ı	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
			Proposed Revised Wording	?	Potential to impact on mature landscape setting including hedgerows and tree cover at the	Uncertain effect – policy lacks detail	Site Allocations Plan or revised SPD could provide further detail

					Parklands Village. However the Core Strategy is not at a detailed level enough to more specifically determine this impact. Further detail was provided in the Weston Villages SPD but this does not take into account the higher housing number now proposed.		
			Business as Usual (Alternative A)	?	Potential to impact on mature landscape setting including hedgerows and tree cover at the Parklands Village (RAF Locking). Further detail anticipated through Master Plans.	Uncertain effect – policy lacks detail	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
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 selfcontainment as such, as jobs may	Publication Version Wording	++	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	Short to long term Permanent	X

be taken by in-			require contingency		
commuters)			planning measures.		
	Proposed	++	Objective supported	Short to long term	X
	Revised		through a specific		
	Wording		employment-led	Permanent	
			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.		
	Business	+	Principle supported	Short to long term	Χ
	as Usual		through RLP Policy	· ·	
	(Alternative		E/1C, however lacks	Permanent	
	A)		detail so specific		
	,		delivery uncertain.		
			[E/1C is now		
			superseded by		
			adopted CS]		
	No Plan		Adverse impacts	Short to long term	Χ
	(Alternative		likely due to lack of	onor to long tom	Α
	B)		specific policy	Permanent	
	٥)		intervention to	Cimanon	
			stimulate local		
			economy and align		
			jobs and homes.		
			jobs and nomes.		
			Market driven		
			development has		
			historically not		
			produced		
			sustainable		
			development in		
			North Somerset and		
			therefore the no plan		
			alternative does not		
			provide enough		
	00		guidance and		

EC2.	Existence of	(a). Existence of	Publication	+	specific policy intervention. This issue was recognised by the Local Plan Inspector in his report on the RLP Inquiry.  Policy supports this	Short to long term	No adjustment
Harness the particular economic opportunities of	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording		objective by encouraging/ enabling economic activity	Permanent	necessary as other policy (CS20) addresses this objective more fully
North Somerset.			Proposed Revised Wording	+	Policy supports this objective by encouraging/ enabling economic activity	Short to long term Permanent	No adjustment necessary as other policy (CS20) addresses this objective more fully
			Business as Usual (Alternative A)	+	As above	Short to long term Permanent	X
			No Plan (Alternative B)	?	PPS4 generally supports this objective but lacks detail enough to accurately determine effects. [Now NPPF / PPG]	Uncertain effect	X
EC3. Protect and expand	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
opportunities for local businesses to utilise local	relative to location or scale	effect)	Proposed Revised Wording	0	No significant effect	No significant effect	X
resources, especially sustainable resources.			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.	Existence of	(a). Existence of	Publication	-	Policy is inherently	Short to long term	Careful phasing
Maximise	opportunities	opportunities	Version		contrary to this		across Weston as
opportunities for	(commentary), e.g.	(+ve, -ve or neutral	Wording		objective.	Permanent	a whole could
regeneration and	relative to location or	effect)	, voicing			1 omanone	ensure that there is
renewal within	scale				Likely that		not a conflict
Weston-super-					development will		between these two
Mare, ahead of					proceed in Weston		strategic areas of
new development,					Villages ahead of		development. This
especially ahead					significant		could be
of major new					regeneration of the		addressed through
housing.					urban area.		the generic Weston
g.							policy or in further
					This could have the		policy documents.
					effect of diverting		, ,
					demand away from		Some
					the urban area.		infrastructure
							requirements serve
							town-wide needs
							and could facilitate
							both urban
							regeneration and
							the new villages.
			Proposed	-	Policy is inherently	Short to long term	Careful phasing
			Revised		contrary to this		across Weston as
			Wording		objective.	Permanent	a whole could
							ensure that there is
					Likely that		not a conflict
					development will		between these two
					proceed in Weston		strategic areas of
					Villages ahead of		development. This
					significant		could be
					regeneration of the		addressed through
					urban area.		the generic Weston
							policy or in further
					This could have the		policy documents.
					effect of diverting		
					demand away from		Some
					the urban area.		infrastructure
							requirements serve
							town-wide needs
							and could facilitate
							both urban

							regeneration and
			Business	-	RLP policy is	Short to long term	the new villages.
			as Usual	-	inherently contrary to	Short to long term	^
			(Alternative		this objective.	Permanent	
			A)		tillo objective.	1 Cilitation	
			, ,		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.		
			No Plan	+	National policy	Short to long term	X
			(Alternative		supportive in	_	
505	F	( ) = : (	B)	0	principle	Permanent	0 ( )   '
EC5.	Existence of constraints	(a). Existence of constraints	Publication Version	?	Likely to have an	Uncertain effect	Careful phasing across Weston as
Avoid prejudicing, by phasing or	(commentary), e.g.	(+ve, -ve or neutral	Wording		effect on the delivery of housing objectives		a whole could
otherwise, the	relative to location or	effect)	vvoluing		due to costs of		ensure that there is
achievement of	scale	Circoty			bringing forward		not a conflict
other sustainable					development in the		between the town
development					area and the		centre and the
objectives for					implementation of		Weston villages.
regeneration and					the employment-led		This could be
quality of life.					strategy.		addressed through
					]		the generic Weston
					However these		policy or in further
					effects are also		policy documents.
					dependent on other factors e.g. the costs		Some
					of development,		infrastructure
					availability of		requirements serve
					development finance		town-wide needs
					and alternative		and could facilitate

			Proposed Revised Wording	?	sources of funding etc so it is therefore not certain that this effect will happen.  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 and alternative sources of funding etc so it is therefore not certain that this	Uncertain effect	both urban regeneration and the new villages.  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 and could facilitate both urban regeneration and the new villages.
			Business as Usual (Alternative A)	?	effect will happen. As above	Uncertain effect	X
			No Plan (Alternative B)	=	Mixed effect	Short to long term Permanent	Х
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)	Publication Version Wording	=	Positive effect in principle, though uncertain effect on areas of disadvantage	Short to medium term  Permanent	X
concentrated disadvantage.	Cours		Proposed Revised	=	Positive effect in principle, though	Short to medium term	X

			Wording		uncertain effect on		
					areas of	Permanent	
					disadvantage		
			Business	=	As above	Short to medium	Χ
			as Usual		710 0.0010	term	,
			(Alternative			tom	
						Permanent	
			A)		5		
			No Plan		Development likely	Short to long term	X
			(Alternative		to take place in		
			B)		areas of higher land	Permanent	
					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		
					development and		
					regeneration.		
EC7.	Existence of	(a). Existence of	Publication		Policy inherently at	Short to long term	Χ
Make fuller use of	opportunities	opportunities	Version		odds with this		
urban spaces and	(commentary), e.g.	(+ve, -ve or neutral	Wording		objective as it is	Policy does not	
promote a	relative to location or	effect)			about strategic	necessarily mean	
balanced night-	scale				growth to Weston-	the objective will	
time economy in					super-Mare as	not be met.	
town centres.					opposed to renewal	Other policies in	
town centres.					within.	the plan seek to	
					within.	address this	
					However on balance		
						objective.	
					with other policies in		
					the PCS that seek to	Permanent	
					direct development		
					to the urban areas,		
					this policy		
					contributes to a		
					holistic approach to		
					the development of		
					the town.		
	J	J			and town.		

			Proposed Revised Wording		Policy inherently at odds with this objective as it is about strategic growth to Westonsuper-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.	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	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
employment and produce greater opportunities to participate in society, paid or			Proposed Revised 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
unpaid.			Business as Usual (Alternative A)	+	Supports in principle but effect dependent on the success of the employment-led strategy	Short to long term Permanent	X

			No Plan (Alternative B)		Potential adverse impact as employment without proactive policy	Short to long term Permanent	X
					intervention has and would likely continue to be weak at Weston-super-Mare leading to ongoing problems associated with out-commuting		
EC9. Increase ability to work from home.	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	and congestion etc.  No significant effect	No significant effect	X
	relative to location or scale	effect)	Proposed Revised 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	Х
EC10. Protect and expand genuine opportunities for	Existence of opportunities (commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	+	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
small businesses.	scale		Proposed Revised Wording	+	Policy enables this objective to be met in principle	Permanent	Type of business unit to be provided could be detailed in subsequent SPD. An Employment-led Delivery at Weston-super-Mare SPD has been adopted.
			Business as Usual (Alternative	+	RLP policies enable this objective to be met in principle	Short to long term Permanent	X

			A)				
			No Plan (Alternative B)		Potential adverse impact as 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.	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. Traffic modelling will refine approach.	(a). Existence of opportunities (+ve, -ve or neutral effect)	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	X
			Proposed Revised 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	X
			Business as Usual (Alternative A)	?	As above	Uncertain effect	X
			No Plan (Alternative	?	National policy lacks detail enough to	Uncertain effect	X

			B)		determine 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	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	X	
		(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	Proposed Revised 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	X
		footpath links per km (j). Access to cycle path network	Business as Usual (Alternative A)	?	As above	Uncertain effect	X
			No Plan (Alternative B)	?	National policy lacks detail enough to determine effect	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	++	Specific policy intervention to provide local employment opportunities and a range of services and facilities.  Positive effect	Short to long term Permanent	X
					dependent on the success of the		

					employment-led strategy and the delivery of a range of services and facilities.		
			Proposed Revised Wording	++	Specific policy intervention to provide local employment opportunities and a range of services and facilities.  Positive effect	Short to long term Permanent	X
					dependent on the success of the employment-led strategy and the delivery of a range of services and facilities.		V
			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)		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	Publication Version Wording	++	Specific policy intervention to provide local employment opportunities and a range of services and facilities.  Positive effect dependent on the	Short to long term Permanent	X

		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	Proposed Revised Wording	++	success of the employment-led strategy and the delivery of a range of services and facilities.  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
		health care facility (p). Distance to hospital (A&E)	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
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	++	Policy requires land uses and facilities including outdoor spaces that support the objective	Short to long term Permanent	X
outdoor leisure pursuits.	assumptions on additional provision as part of development	path network (d). Cycle path network quality (e). Distance to public park	Proposed revised Wording	++	Policy requires land uses and facilities including outdoor spaces that support the objective	Short to long term Permanent	X
		(f.) Distance to indoor leisure centre	Business as Usual	+	Supports in principle but lacks detail	Short to long term	X

		(g). Distance to public green space	(Alternative A)			Permanent	
		(h). Distance to outdoor playing fields (i). Availability of children's play area	No Plan (Alternative B)	?	National policy lacks detail	Uncertain effect	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	++	A fundamental objective of the policy approach to place-making	Medium to long term  Permanent	X
physically and socially.	scale	,	Proposed Revised Wording	++	A fundamental objective of the policy approach to place-making	Medium to long term  Permanent	X
			Business as Usual (Alternative A)	+	RLP supports objective in principle, e.g. through requirement for design coding and a range of sustainable land uses including community uses, though objective is less explicit	Medium to long term  Permanent	X
			No Plan (Alternative B)	=	National policy supports this objective but lacks detail to guide development at the local level.  Mixed effects - not bespoke enough to meet local characteristics and aspirations.	Short to long term Permanent	X
SC5. Promote positive wellbeing.	Existence of opportunities (commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy fundamentally supports this objective	Short to long term  Permanent	X
	Totalive to location of	Circui)	Proposed	++	Policy fundamentally	Short to long term	X

scale.		revised		supports this	_	
'Positive wel		Wording		objective	Permanent	
goes beyond		Business	+	RLP supports	Short to long term	X
of illness. The	he	as Usual		objective in principle		
relevant police	су	(Alternative		e.g. through	Permanent	
interventions	s are	À)		requirement for		
primarily eco		,		access to facilities		
and social, o		No Plan	?	Uncertain effect	Uncertain effect	Χ
planning sys		(Alternative	•	Oncertain enect	Officertain effect	X
the environm		B)				
context poss		D)				
indicators re						
access to						
extensive						
	pen space					
or countr						
including	tranquil					
areas						
access to	o health					
promoting	g activities					
(other that						
	cycling or					
sports, w						
already d						
under an						
heading)						
	or children					
	quipment					
or other						
opportun	uties for					
social						
developn						
access to						
food (e.g	. farmers'					
markets)						
• opportun						
environm						
enhancei						
improven						
(limitation     physical						
physical	isulatium,					

	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'						
SC6. Reduce health inequalities.	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
	relative to location or scale	effect)	Proposed Revised 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	Х
SC7. Reduce crime and fear of crime,	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	Х
likewise anti- social behaviour.	relative to location or scale	effect)	Proposed Revised Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative	0	No significant effect	No significant effect	X

	1		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	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy refers to safety corridors associated with helicopter flights	Short to long term Permanent	X
	scale		Proposed Revised Wording	++	Policy refers to safety corridors associated with helicopter flights	Short to long term Permanent	X
			Business as Usual (Alternative A)	+	RLP Policy T/13 deals with air safety	Short to long term Permanent	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.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	++	Policy refers to noise corridors associated with helicopter flights	Short to long term Permanent	X
	relative to location or scale	effect)	Proposed Revised Wording	++	Policy refers to noise corridors associated with helicopter flights	Short to long term Permanent	X
			Business as Usual (Alternative A)	0	No significant effect. RLP Policy GDP/2 deals with pollution/ noise. Nothing specific to Weston. [GDP/2 is now superseded by adopted CS]	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,	Publication Version Wording	+	Policy sets out proposals for a new residential area - primary location for additional housing in	Short to long term Permanent	Further work to be undertaken on delivery issues

medium, low)			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 sustainable development e.g. infrastructure that is required as a result of development, and due to the implementation of the employment-led strategy.		
			However it is not yet known the extent to which delivery will be affected by these issues. Subsequent work is taking place alongside delivery that is addressing these issues.		
	Proposed Revised Wording	+	Policy sets out proposals for a new residential area - primary location for additional housing in North Somerset.	Short to long term Permanent	Further work to be undertaken on delivery issues
			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 sustainable development e.g. infrastructure that is required as a result of development, and due to the implementation of the employment-led strategy.  However it is not yet known the extent to which delivery will be		
Business	affected by these issues. Subsequent work is taking place alongside delivery that is addressing these issues.  + RLP Policy E/1C	Short to long term	X
as Usual (Alternative A)	supports this objective in principle however it does not in itself allocate land for housing, however it does recognise that future housing will be provided in this location. [E/1C is now superseded by adopted CS]	Permanent	
No Plan (Alternative B)	The absence of local policy and targets would have a negative effect on the delivery of housing that is sustainable and responds to local aspirations	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	?	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
			Proposed Revised Wording	?	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
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 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
			Proposed Revised	++	In principle the policy supports this	Short to long term	X

	Wording	objective, for example by supporting the delivery of increased employment opportunities and education and learning facilities	Permanent	
	Business as Usual (Alternat A)	In principle RLP Policy E/1C supports this objective, for example by supporting the delivery of increased employment opportunities and education and learning facilities. [E/1C is now superseded by adopted CS]	Short to long term Permanent	X
	No Plan (Alternat B)	National policy lacks local detail	Uncertain effect	Х

## Appraisal table for Policy CS31: Clevedon, Nailsea and Portishead

The changes proposed to the Publication Version wording are:

New dwelling figures, increased as follows:

Clevedon 454 to **812** (up 79%) Nailsea 210 to **917** (up 337%) Portishead 3,051 to **3,247** (up 6%)

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	Yes (a). Number of economically active residents in settlement as ratio	Publication Version Wording	++	Policy specifically supports development which increases self containment	Short to medium term  Permanent	X
	opportunities)	of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by incommuters)	Proposed Revised Wording	++	Policy specifically supports development which increases self containment. However, this wording applies only to development within settlement boundaries. While the policy continues to leave open the possibility of expanding Nailsea, this is now implied to be necessary by the scale of the increase in the town's housing	Short to medium term  Permanent or temporary, depending on the extent to which demographic change and the employment-led approach reduce out-commuting	X

					figure.		
			Business as Usual (Alternative A)	++	RLP Policy H/1 supports scale of development at Weston which will not add to out- commuting. [H/1 is now superseded by adopted CS]	Short to medium term  Permanent	X
			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
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	Publication Version Wording	++	Policy specifically supports development which increases self containment, ensures availability of jobs and services and improves service role	Short to medium term  Permanent	X
		employment centre (c). Number of jobs within 2km	Proposed Revised Wording	++	Policy specifically supports development which increases self containment, ensures availability of jobs and services and improves service role	Short to medium term  Permanent	X
			Business as Usual (Alternative A)	++	RLP Policy H/1 supports scale of development at Weston which will not add to out- commuting. [H/1 is	Short to medium term  Permanent	X

	T	I	ı				
					now superseded by		
					adopted CS]		
			No Plan	-	Development likely	Short to long term	X
			(Alternative		to occur in villages		
			B)		which may otherwise	Permanent	
					be channelled		
					towards urban		
					areas, reducing		
					travel to work		
					distances		
EN3.	Development of land	Yes	Publication	++	Policy specifically	Short to medium	Χ
Limit rural	outside urban areas	(a). Area of land	Version		aims to meet the	term	
development to	(Clevedon, Nailsea,	developed outside	Wording		need for jobs and		
that meeting local	Portishead, Weston –	urban areas,			services for the	Permanent	
needs, or	including urban	excluding local and			surrounding		
infrastructure	extensions) except for	infrastructure needs			catchment area		
needs	specified needs		Proposed	++	Policy specifically	Short to medium	Χ
unavoidably	-,		Revised		aims to meet the	term	
requiring a rural			Wording		need for jobs and		
location.			rroraing		services for the	Permanent	
					surrounding		
					catchment area		
			Business	++	RLP policies do not	Short to medium	X
			as Usual		as a rule allow	term	A
			(Alternative		expansion of these	tom	
			A)		towns into the rural	Permanent	
			( ^)		area	i eimanem	
			No Plan	+	'No plan' option	Short to long term	Χ
			(Alternative	Т.	could allow	Short to long term	^
			B)		development across	Permanent	
			D)		a greater number of	reilliallelli	
					villages, so		
					potentially more		
					dispersed		
					development		
ENI4	1 000 06	Vaa	Dublication		patterns	Chart to resemble one	Decisions shout
EN4.	Loss of	Yes	Publication	+	Restricting	Short to medium	Decisions about
Minimise loss of	agricultural/forestry	(a). Area of	Version		development to	term	the loss of
productive land,	land	agricultural/forestry	Wording		within settlement	D	agricultural land
especially best		land developed			boundaries will	Permanent	will be made
and most versatile		(b). Area of BMV			reduce the amount		through site

farmland.	agricultural land developed	Proposed	+	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	allocation process in the Site Allocations DPD, if occasion arises  Decisions about
		Revised Wording		supports development within settlement boundaries. While it continues to leave open the possibility of expanding Nailsea, this is now implied to be necessary by the scale of the increase in the town's housing figure. In this case, loss of farmland will be unavoidable but the scale and location of the loss (and therefore the grade of land affected) will be determined through the site allocation process.	term Permanent	the loss of agricultural land will be made through site allocation process in the Site Allocations Plan, if occasion arises
		Business as Usual (Alternative A)	++	Similarly restricts development to land within settlement boundaries, so protecting agricultural land.	Short to medium term  Permanent	X
		100		Does not allow for		

	1	1	1				
					allocations adjacent		
					to settlement		
					boundaries so		
					stronger than Core		
					Strategy.		
			No Plan	+	PPS7 allows LPA's	Short to long term	Χ
			(Alternative		to include policies	ŭ	
			B)		relating to the	Permanent	
			,		protection of the best		
					and most versatile		
					agricultural land, it		
					lacks local detail.		
					[NPPF (112) does		
					not protect farmland		
					as such but seeks a		
					sequential approach		
					to land quality]		
EN5.	PPS25 [now NPPF /	Yes	Publication	?		Uncertain effect	X
Minimise flood		(a). Area of land	Version	f	Development will be contained within	Uncertain effect	٨
	PPG] flood zone	· ,					
risk.	categorisation.	developed in flood	Wording		towns therefore		
	Note: Strategic Flood	zone 2			indirectly minimising		
	Risk Assessment	(b). Area of land			flood risk in rural		
	refines approach.	developed in flood			areas, provided sites		
		zone 3			in the towns		
		(c). Risk of flooding			themselves are not		
		from additional run-			at risk from flooding		
		off (+ve, -ve or			<ul> <li>however policy has</li> </ul>		
		neutral effect)			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.		
			Proposed	?	Development will	Uncertain effect	Χ
			Revised		partly be contained		
			Wording		within towns		
			· · · · · · · · · · · · · · · · ·		therefore indirectly		
					minimising flood risk		
		J	1		minimum in the contract		

			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. While the policy continues to leave open the possibility of expanding Nailsea, this is now implied to be necessary by the scale of the increase in the town's housing figure. Depending on the direction of growth, this can be		
			done without encroaching on		
			Flood Zone 3.		
	Business	?	Development will be	Uncertain effect	X
	as Usual		contained within		
	(Alternative A)		towns therefore indirectly minimising		
	Δ)		flood risk in rural		
			areas, provided sites		
			in the towns		
			themselves are not		
			at risk from flooding		
			<ul> <li>however policy has</li> </ul>		
			no direct impact on		

					flood risk. Proposed developments will be assessed under policy GDP/2 in terms of flood risk. Clevedon and Portishead both contain large areas in Flood Zone 3.		
					superseded by		
			No Plan	+	adopted CS] National policy lacks	Short to long term	X
			(Alternative		local detail	Orion to long term	X
			B)			Permanent	
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  Proposed Revised Wording	?	Effects dependent on location of development and whether Site Allocations DPD allocates land outside settlement boundary Effects dependent on location of development and whether Site Allocations Plan allocates land outside settlement	Uncertain effect  Uncertain effect	Decisions about the loss of permeable land will be made through site allocation process in the Site Allocations DPD, if occasion arises Decisions about the loss of permeable land will be made through site allocation process in the Site Allocations Plan, if
			Business as Usual (Alternative A)	?	boundary  Effects dependent on location of development	Uncertain effect	occasion arises X
			No Plan (Alternative B)	0	Effects dependent on location of development	No significant effect	X
EN7. Enable design to minimise resource	Existence of opportunities (commentary), e.g. for	No (a). Existence of opportunities	Publication Version Wording	0	No significant effect	No significant effect	X

use and contribution to greenhouse gas	CHP relative to location or scale	(+ve, -ve or neutral effect)	Proposed Revised Wording	0	No significant effect	No significant effect	X
emissions.			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	Existence of opportunities (commentary), e.g. for	No (a). Existence of opportunities	Publication Version Wording	0	No significant effect	No significant effect	X
higher temperatures and more extreme	adaptive design relative to location or scale. More light	(+ve, -ve or neutral effect)	Proposed Revised Wording	0	No significant effect	No significant effect	Х
weather conditions.	surfaces, green space and water features needed to address urban heat island		Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
	effect.		No Plan (Alternative B)	0	No significant effect	No significant effect	Х
EN9. Increase the life expectancy of	Existence of opportunities (commentary), e.g.	No (a). Existence of opportunities	Publication Version Wording	0	No significant effect	No significant effect	Х
buildings.	relative to location or scale, including retention of energy	(+ve, -ve or neutral effect)	Proposed Revised Wording	0	No significant effect	No significant effect	X
	embedded in existing buildings		Business as Usual (Alternative A)	0	No significant effect	No significant effect	Х
			No Plan (Alternative B)	0	No significant effect	No significant effect	Х
EN10. Achieve a net gain in cultural, heritage and landscape	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 places specific emphasis on enhancing the appeal of seafront in Clevedon and	Short to medium term  Permanent	X

features and biodiversity of North Somerset.			Proposed Revised Wording	++	Portishead and retaining historic and natural settings Policy places specific emphasis on enhancing the appeal of seafront in Clevedon and Portishead and retaining historic and natural settings	Short to medium term  Permanent	X
			Business as Usual (Alternative A)	0	Locational policy has no direct impact. Impact dependent on location, detailed design and other policies No significant effect	No significant effect  No significant	X
			(Alternative B)			effect	
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	+	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

			Proposed Revised 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 Plan. 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. However, at Nailsea expansion is now implied to be necessary by the scale of the increase in the town's housing figure.
			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. Avoid damage to irreplaceable	Effect on national and local designations, excluding effects that	No (a). Effect on national	Publication Version Wording	0	Issue addressed by other policies.	No significant effect	X
valued features.	can be satisfactorily mitigated by alternative provision	designations (+ve, -ve or neutral effect)	Proposed Revised Wording	0	Issue addressed by other policies.	No significant effect	X
		(b). Effect on local	Business	0	Issue addressed by	No significant	X

		designations (+ve, -ve or neutral effect)	as Usual (Alternative A)		other policies.	effect	
		,	No Plan (Alternative B)	++	Strongly protected by national policy	Short to long term Permanent	Х
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 incommuters)	Publication Version Wording  Proposed Revised 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.  Policy is supportive of employment development appropriate in scale	Short to medium term  Permanent  Short to medium term  Permanent or	Could amend policy to tie homes to jobs. Any expansion of Nailsea considered through the Site Allocations DPD will need to consider appropriate mix of uses.  Could amend policy to tie homes to jobs. Any expansion of
					with the town but does not tie the development of new homes to the creation of additional employment opportunities. In all three towns, the housing number has been increased since the PCS but not the indicative number of jobs.	temporary, depending on the extent to which demographic change and the employment-led approach reduce out-commuting	Nailsea considered through the Site Allocations Plan 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	Short to medium term  Permanent	X

			No Plan (Alternative B)	-	although no direct tie between housing and jobs within the towns  National policy directs housing to towns with existing facilities and employment, but does not require	Short to long term Permanent	X
					additional jobs with		
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	?	rocussing 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.	Uncertain effect	X
			Proposed Revised Wording	?	Focussing economic opportunities in the towns encourages the regeneration of land and brings advantages of clustering activities together. All three	Uncertain effect	X

					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 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	0	Focus on the reuse of land within towns rather than other resources	No significant impact	X
local businesses to utilise local resources, especially	scale		Proposed Revised Wording	0	Focus on the reuse of land within towns rather than other resources	No significant impact	X
sustainable 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	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	Uncertain effect	X

Weston-super- Mare, ahead of new development, especially ahead of major new housing.					direct major development opportunities to Weston, but there is no certainty of any significant effect.		
nousing.			Proposed Revised 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. However, since both Weston and Nailsea make a contribution to meeting a higher district-wide figure it is not certain that they should be seen as being in competition.	Uncertain effect	X
			Business as Usual (Alternative A)	?	As above	Uncertain effect	X
			No Plan (Alternative B)	-	Can not guarantee that development opportunities would not be lost from Weston to these towns	Short to long term Permanent	X
EC5. Avoid prejudicing, by phasing or	Existence of constraints (commentary), e.g.	(a). Existence of constraints (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
otherwise, the achievement of	relative to location or scale	effect)	Proposed Revised	0	No significant effect	No significant effect	X

other sustainable			Wording				
development objectives for regeneration and quality of life.			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	Х
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)	Publication Version Wording	0	Areas of concentrated disadvantage in North Somerset are mainly in WsM	No significant effect	X
concentrated disadvantage.			Proposed Revised Wording	0	Areas of concentrated disadvantage in North Somerset are mainly in WsM	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	++	Policy supports regeneration of PDL and shopping and town centre uses which will include night-time economy uses	Short to medium term  Permanent	X
			Proposed Revised Wording	++	Policy supports regeneration of PDL and shopping and town centre uses which will include night-time economy uses	Short to medium term  Permanent	X
			Business as Usual	++	Policy supports regeneration of PDL	Short to medium term	X

			(Alternative		and revitalising town	Do was on out	
			A)		and district centres	Permanent	
					whilst restricting out of town		
					developments		
			No Plan		PPS4 supportive of	Short to long term	X
			(Alternative	+	town centres but	Short to long term	^
			`		lacks local detail.	Permanent	
			B)		[Now NPPF / PPG]	Permanent	
EC8.	Existence of	(a). Existence of	Publication	++	Policy supportive of	Short to medium	X
Diversify	opportunities	opportunities	Version	TT	development	term	^
employment	(commentary), e.g.	(+ve, -ve or neutral	Wording		ensuring jobs and	temi	
structure, improve	relative to location or	effect)	vvolulig		services for town	Permanent	
choice of	scale	ellect)			and catchment and	1 Gillianent	
employment and	Scale				improving role as		
produce greater					service centre		
opportunities to			Proposed	++	Policy supportive of	Short to medium	Χ
participate in			Revised		development	term	X
society, paid or			Wording		ensuring jobs and	tom	
unpaid.			Wording		services for town	Permanent	
p.s					and catchment and	T Gillianone	
					improving role as		
					service centre		
			Business	+	Policies supportive	Short to medium	X
			as Usual		of employment and	term	
			(Alternative		community needs		
			A)		arising from the town	Permanent	
			,				
			No Plan	?	National policy lacks	Uncertain effect	Χ
			(Alternative		local detail		
			B)				
EC9.	Existence of	(a). Existence of	Publication	0	No significant effect	No significant	Х
Increase ability to	opportunities	opportunities	Version			effect	
work from home.	(commentary), e.g.	(+ve, -ve or neutral	Wording				
	relative to location or	effect)	Proposed	0	No significant effect	No significant	Χ
	scale		Revised			effect	
			Wording				
			Business	0	No significant effect	No significant	X
			as Usual			effect	
			(Alternative				
			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	++	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 development.	Short to medium term  Permanent	X
			Proposed Revised Wording	++	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 development.	Short to medium term  Permanent	X
			Business as Usual (Alternative A)	++	Plan supportive of employment and community needs arising from the town and safeguards 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	Existence of opportunities (commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy thrust is to increase self containment, which supports	Short to medium term  Permanent	X

road and rail networks.	scale. Access to transport. Traffic modelling will refine approach.				opportunities for cycling, walking and increased public transport use.		
			Proposed Revised Wording	++	Policy thrust is to increase self containment, which	Short to medium term  Permanent	X
					supports opportunities for cycling, walking and increased public transport use.	remanent	
			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
EC12. Locate new development on sites – and	Existence of opportunities (commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Core Strategy is not site-specific and the effect would depend upon site location	Uncertain effect	Х
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	Proposed Revised Wording	?	Core Strategy is not site-specific and the effect would depend upon site location	Uncertain effect	X
		(d). Car parking provision at rail station (e). Bus journey time to Bristol/WsM	Business as Usual (Alternative A)	++	Contains detailed policies to deal with highway issues, unlike Core Strategy	Short to medium term  Permanent	X
		(f). Frequency of bus service to	No Plan (Alternative	?	National policy directs development	Uncertain effect	X

		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	B)		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.		
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 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.	Short to medium term  Permanent	X
			Proposed Revised Wording	=	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.	Short to medium term  Permanent	X
			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	Short to medium term  Permanent	X

					locations not where the need arises.		
			No Plan (Alternative B)	0	National policy lacks local detail	No significant effect	Х
Improve fa accessibility to service, retail, educational,	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	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
		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)	Proposed Revised Wording	++	Policy supports ensuring jobs and services for the towns and surrounding catchments. As well as better connectivity by public transport with other towns. There are 5 primary schools in Clevedon, which as a group have a projected surplus of places (2015-2019), concentrated at Yeo Moor Primary in the SE. Clevedon has a secondary school, at the northern end of the town. It has a surplus of places but this is projected to decrease (2015-2021). There are 5 primary	Short to medium term  Permanent	X

T		
	schools in <b>Nailsea</b> ,	
	of which Hannah	
	More Infants and	
	Grove Junior share a	
	site. Backwell,	
	Tickenham and	
	Wraxall also have	
	primary schools	
	nearby. The Nailsea	
	group of primary	
	schools all have a	
	projected surplus of	
	places (2015-2019).	
	In some schools the	
	surplus is projected	
	to increase and in	
	others to decrease.	
	Nailsea has a	
	secondary school	
	and there is another	
	nearby at Backwell.	
	Nailsea is projected	
	(2015-2021) to have	
	an increasing	
	surplus, while	
	Backwell has an	
	increasing shortfall.	
	There are 6 primary	
	schools in	
	Portishead, of	
	which High Down	
	Infants and Juniors	
	share a site. Pupil	
	projections (2015-	
	2019) show a	
	varying pattern, with	
	an overall picture	
	predominantly of	
	shortfall. Portishead	
	has a secondary	
	school (Gordano)	
	and there is another	

			Business as Usual (Alternative A)	0	nearby at Pill (St Katherine's). Gordano is projected (2015-2021) to enter a period of increasing shortfall and St Katherine's a period of decreasing surplus. No significant impact	No significant effect	X
			No Plan (Alternative B)	0	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 can be picked up in the Sites Allocations DPD.	No significant effect	X
SC3. Increase opportunities for	Availability of footpaths, cycleways, accessible open	(a). Extent of footpath links per km (b). Quality of	Publication Version Wording	0	No significant effect	No significant effect	X
active lifestyles and sustainable outdoor leisure	space, making appropriate assumptions on	footpath links (c). Access to cycle path network	Proposed Revised Wording	0	No significant effect	No significant effect	X
pursuits.	additional provision as part of development	(d). Cycle path network quality (e). Distance to public park	Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
		(f.) Distance to indoor leisure centre (g). Distance to public green space (h). Distance to	No Plan (Alternative B)	0	No significant effect	No significant effect	X

		outdoor playing fields (i). Availability of children's play area					
Develop a opportunities positive sense of (commentary), e.g.	(commentary), e.g. relative to location or	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy aims to improve the towns' roles as service centres, residential should reflect local character and shopping and other uses improve the town centre environments	Short to medium term  Permanent	X
			Proposed Revised Wording	++	Policy aims to improve the towns' roles as service centres, residential should reflect local character and shopping and other uses improve the town centre environments	Short to medium term  Permanent	X
			Business as Usual (Alternative A)	0	No significant effect	No significant impact	X
			No Plan (Alternative B)	?	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	X
SC5. Promote positive wellbeing.	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	?	Objective met by other policies in the plan	Uncertain effect	Х
	relative to location or scale.	effect)	Proposed Revised	?	Objective met by other policies in the	Uncertain effect	X

'Positive wellbeing'	Wording		plan		
goes beyond absence	Business	+	A number of RLP	Short to medium	Х
of illness. The	as Usual		policies have direct	term	^
relevant policy	(Alternative		as well as indirect	tomi	
interventions are	A)		positive impact on	Permanent	
primarily economic	7.9		this objective	Tomanone	
and social, outside the	No Plan	?	Uncertain whether	Uncertain effect	X
planning system. In	(Alternative	•	there would be any	Oncortain chect	Λ
the environmental	B)		impact on this		
context possible	5)		objective		
indicators relate to:			Objective		
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					

SC6. Reduce health inequalities.	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'  Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
	relative to location or scale	effect)	Proposed Revised Wording Business as Usual	0	No significant effect  No significant effect	No significant effect  No significant effect	X
			(Alternative A)				N.
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
SC7. Reduce crime and fear of crime,	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
likewise anti- social behaviour.	relative to location or scale	effect)	Proposed Revised 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.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
	relative to location or scale	effect)	Proposed Revised 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.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	0	No significant effect	No significant effect	X
	relative to location or scale		Proposed Revised 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	Х
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
			Proposed Revised Wording	+	Housing development within these towns will address some of the	Short to medium term  Permanent	Sites will be identified through the Site Allocations Plan

			Business as Usual (Alternative A)	++	housing requirement although Core Strategy not site- specific Housing allocations in towns 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 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	Short to long term Permanent	X
SC11. Narrow the gap between income	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	?	Uncertain effect	Uncertain effect	X
and house prices/rents.	relative to location or scale	effect)	Proposed Revised Wording	?	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	Short to medium term  Permanent	X

			No Plan (Alternative B)	?	evidence suggests that this will not be a significant effect (see SA of CS13).  No guarantee in national policy that house prices will more closely match incomes.	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	Areas of concentrated disadvantage are mainly in WsM. Objectives met more directly by other Core Strategy policies.	No significant effect	X
			Proposed Revised Wording	0	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

## **APPENDIX 2: Compliance with SEA requirements**

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

Source	Requirements	Compliance	Notes
Annex 1	Provide an outline of the	SA Main Report	
(a)	contents, main objectives of the plan or	2011, Appendix 3	
	programme and	Strategies &	
	relationship with other	Initiatives	
	relevant plans and	Document	
	programmes		
Annex 1	Provide information on	Topic Papers	Updated by Site
(b)	the relevant aspects of		Allocations Plan SA
	the current state of the	SA Main Report	Scoping Report 2016
	environment and the	2011, Appendix 4	
	likely evolution thereof		
	without implementation		
	of the plan or		
	programme		
Annex 1 (c)	Provide information on	Topic Papers	
	the environmental		
	characteristics of areas		
	likely to be significantly		
	affected		
Annex 1	Provide information on	SA Template	
(d)	any existing		
	environmental problems	See also Habitats	
	which are relevant to the	Regulations	
	plan or programme	Assessment	
	including, in particular,		
	those relating to any		
	areas of a particular		
	environmental		
	importance	0	
Annex 1	Provide information on	Strategies &	Updated by Site
(e)	the environmental	Initiatives	Allocations Plan SA
	protection objectives,	Document	Scoping Report 2016
	established at		
	international,	SA Main Report	
	Community or Member	2011, Section 3	
	State level, which are		
	relevant to the plan or		
	programme and the way		
	those objectives and any		
	environmental		
	considerations have		
	been taken into account		
A 4.45	during its preparation		
Annex 1 (f)	Provide information on	Appraisal Tables	

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

T	1 11	<del></del> ,
Provide information on medium-term effects	evidence to the contrary. 'Short-term' is to be understood as in the early years of the remaining period being planned for.  All effects are assumed to be short to medium term unless there is evidence to the contrary. 'Mediumterm' is to be understood as in the later years of the	
Provide information on	remaining period being planned for.  All effects are assumed	
long-term effects	to be short to medium term unless there is evidence to the contrary. 'Long-term' is to be understood as extending beyond the period being planned for. National policy is assumed to endure for the long-term. It is also appropriate to consider Green Belt policy as long-term. Some climate change effects will also be long-term.	S
Provide information on permanent effects	All effects are assumed to be permanent unless there is evidence that they are temporary.	
Provide information on temporary effects	All effects are assumed to be permanent unless there is evidence that they are temporary.	
Provide information on positive effects	These are indicated with either a single or double plus, or an equals sign where effects are mixed.	
Provide information on negative effects	These are indicated with either a single or double minus, or an equals sign where effects are mixed.	

A .a 4	Dunida information	Objective - ENIAO
Annex 1	Provide information on	Objectives EN10,
(f): issues	the likely significant	EN11, EN12
to include	effects on biodiversity,	
	fauna and flora	
	Provide information on	Objectives SC3, SC5,
	the likely significant	SC6, SC7, SC8, SC9,
	effects on population	SC10, SC12
	and human health	
	Provide information on	Objectives EN4, SC9
	the likely significant	
	effects on soil	
	Provide information on	Objectives EN5, EN6,
	the likely significant	EN7, SC9
	effects on water	2117, 888
	Provide information on	Objective SC9
	the likely significant	Objective 309
	effects on air	
	Provide information on	Objectives EN1, EN2,
	the likely significant	_
	effects on climatic	EN3, EN7, EN8
	factors	Objectives ENIA ENIO
	Provide information on	Objectives EN4, EN9,
	the likely significant	EC2, EC4, EC7, EC9,
	effects on material	EC11, SC4, SC10
	assets	
	Provide information on	Objectives EN10,
	the likely significant	EN11, EN12
	effects on cultural	
	heritage including	
	architectural and	
	archaeological heritage	
	Provide information on	Objectives EN10,
	the likely significant	EN11, EN12
	effects on landscape	
	Provide information on	The Appraisal Table
	the likely significant	refers to cross-cutting
	effects on the	issues where relevant
	interrelationship	
	between the above	
	factors	
Annex 1	Provide information on	The Appraisal Table
(g)	the measures envisaged	makes judgements on
(9)	to prevent, reduce, and	the extent to which the
	as fully as possible	policy seeks to
	offset any significant	minimise negative
	adverse effects on the	effects. Where
	environment of	
		possible, it also
	implementing the plan or	suggests possible
	programme	improvements to the
		revised wording.

			Improvements to other options are not suggested, as these are not options that we plan to take forward.  Where no entry is made in the 'Adjustments' column it is marked with an 'X' to demonstrate that the matter has been considered but no change identified.
Annex 1 (h)	Provide an outline of the reasons for selecting the alternatives dealt with	SA Main Report 2011, Section 5; Appendix 10. SA Supplementary Report 2014, Section 5	Also Supplementary Report 2016, Section 4
	Provide a description of how the assessment was undertaken including any difficulties encountered in compiling the required information	SA Main Report 2011, Section 6. SA Supplementary Report 2014, Section 3	Also Supplementary Report 2016, Section 2
Annex 1 (i)	Provide a description of the measures envisaged concerning monitoring in accordance with Article 10	SA Main Report 2011, Section 7; Monitoring Framework	
Annex 1 (j)	Provide a non-technical summary of the information provided under the above headings	Non-technical summary (SA Main Report 2011, SA Supplementary Report 2014 and SA Supplementary Report 2016)	

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Help is also available for people who require council information in languages other than English.

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