

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) Directive¹ 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 Strategy².

(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/EEC³

(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 effects⁴ 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.

¹ Annex 1 (j)

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

³ These Directives are known as the Birds Directive (79/409/EEC) and the Habitats Directive (92/43/EEC).

⁴ 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 Directive	EU Directive 42/2001 EC on the environmental effects of plans and 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 Options	SA Scoping Report	SD/07c-SD/07p	September 2007	Set out SA framework for North Somerset DPDs
	http://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/core-strategy/submission-stage-july-2011/			
Publication	SA Main Report	SD/07-SD/07b	February 2011	Appraised all CS policies
	http://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/core-strategy/submission-stage-july-2011/			
Proposed Changes and Modifications	SA Supplementary Statement	ED/38	February 2012	Appraised the Proposed Changes (July 2011, revised November 2011), Main Modifications (January 2012) and Additional Modifications (January 2012)
	http://www.n-somerset.gov.uk/wp-content/uploads/2016/03/ED38-sustainability-appraisal-and-HRA-supplementary-statement.pdf			
Re-examination of CS13	SA Supplementary Report on CS13	RED/09-RED/09b, RED/17	January 2014	Appraised revised Policy CS13, taking account of earlier work but including additional housing number options
	http://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/core-strategy/re-examination-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 Report⁵ 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

⁵ <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 unnecessary⁶. 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

⁶ 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 PPG⁷. The 2005 ODPM guide⁸ 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.

⁷ <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

⁸ ODPM (2005), *A Practical Guide to the Strategic Environmental Assessment Directive* https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7657/practicalguidesea.pdf

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”*”⁹.

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 Belt¹⁰ and the employment-led strategy at Weston-super-Mare¹¹. 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

⁹ CS Priority Objective 1

¹⁰ CS Priority Objective 7

¹¹ 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 re-assessed.

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.¹²) 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.

¹² 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 likely.

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 policy¹³ as well as local preferences.

¹³ 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 storage¹⁴.

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.

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

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: Publication version	EN	=	?	+	=	-	-	0	0	0	0	++	++
	EC	=	++	0	?	?	0	?	0	?	=	?	?
	SC	+	++	?	++	?	0	0	?	?	++	0	0

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

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

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

CS28: Weston-super-Mare

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

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

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

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

CS30: Weston Villages

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

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

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

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

CS31: Clevedon, Nailsea and Portishead

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

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

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

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

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 www.n-somerset.gov.uk, by email to david.robins@n-somerset.gov.uk 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 6,459 (up 87%)
Weston Villages	5,500 to 6,500 (up 18%)
Clevedon, Nailsea and Portishead	3,715 to 4,976 (up 34%)
Service villages	805 to 1,861 (up 131%)
Other settlements and countryside	522 to 1,189 (up 128%)
Total	14,000 to 20,985 (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-commuters)	Publication Version Wording	=	At Weston, development is required to be employment-led, but not elsewhere. Significant housing development at Nailsea would add to out-commuting unless employment-led.	Short to medium term Permanent	Development at Nailsea could also be specified to be employment-led. Policy CS31 requires only that it be mixed use.
			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.

					unless employment-led.	employment-led approach reduce out-commuting	
			Business as Usual (Alternative A)	=	RLP Policy H/1 opposes unbalanced development at Weston, but not elsewhere. [H/1 is now superseded by adopted CS]	Short to medium term Permanent	X
			No Plan (Alternative B)	+	National policy favours urban regeneration but lacks detail	Short to long term Permanent	X
EN2. Minimise average travel-to-work distance.	Distance from major employment area	Yes (a). Distance from centre point to Bristol/WsM or to employment site with estimated 1,000+ jobs (b). Distance to nearest other employment centre (c). Number of jobs within 2km	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	Short to medium term	X

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

			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]	Short to medium term Permanent	X
			No Plan (Alternative B)	+	National policy limits rural development but depends on local policy for necessary detail	Short to long term Permanent	X
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	=	Policy directs development to previously developed land in and around urban areas but urban extension for Nailsea would contradict this approach	Short to medium term Permanent	X
			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

					as such but seeks a sequential approach to land quality]		
EN5. Minimise flood risk.	PPS25 [now NPPF / PPG] flood zone categorisation. <u>Note:</u> Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional run-off (+ve, -ve or neutral effect)	Publication Version Wording	-	All towns except Nailsea include extensive developed areas in Flood Zone 3a. Some new development at Weston is also 3a.	Short to medium term Permanent	Strategic drainage solutions required to comply with PPS25 [now NPPF / PPG]
			Proposed Revised Wording	-	All towns except Nailsea include extensive developed areas in Flood Zone 3a. Some new development at Weston is also 3a.	Short to medium term Permanent	Strategic drainage solutions required to comply with NPPF / PPG
			Business as Usual (Alternative A)	-	All towns except Nailsea include extensive developed areas in Flood Zone 3a	Short to medium term Permanent	X
			No Plan (Alternative B)	-	All towns except Nailsea include extensive developed areas in Flood Zone 3a	Short to long term Permanent	X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording	-	Policy envisages development on existing permeable surfaces	Short to medium term Permanent	Strategic drainage solutions required to comply with PPS25 [now NPPF / PPG]
			Proposed Revised Wording	-	Policy envisages development on existing permeable surfaces	Short to medium term Permanent	Strategic drainage solutions required to comply with NPPF / PPG
			Business as Usual (Alternative A)	-	Policy envisages development on existing permeable surfaces	Short to medium term Permanent	X
			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 use and contribution to greenhouse gas emissions.	Existence of opportunities (commentary), e.g. for CHP relative to location or scale	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	Issue addressed by other policies (CS1, CS2)	No significant effect	X
			Proposed Revised Wording	0	Issue addressed by other policies (CS1, CS2)	No significant effect	X
			Business as Usual (Alternative A)	0	Issue addressed by RLP Policy GDP/3	No significant effect	X
			No Plan (Alternative B)	0	Issue addressed by PPS1 (Climate Change Supplement) [now NPPF / PPG] – not housing-specific	No significant effect	X
EN8. Enable design to take account of higher temperatures and more extreme weather conditions.	Existence of opportunities (commentary), e.g. for adaptive design relative to location or scale. More light surfaces, green space and water features needed to address urban heat island effect.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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
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	0	No significant effect	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN10. Achieve a net gain in cultural, heritage and landscape features and biodiversity of North Somerset.	Existence of opportunities (commentary), e.g. relative to location or scale	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	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 skies (+ve, -ve or neutral effect)	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 these.	Short to medium term Permanent	X
			Proposed Revised 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 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

					environmentally sensitive areas, with exceptions such as Flood Zone 3a. [H/1 is now superseded by adopted CS]		
			No Plan (Alternative B)	?	PPS3 (38) [now NPPF / PPG] requires environmental constraints to be taken into account but relies on LDDs to identify suitable locations for housing. Without these, outcomes are uncertain, especially for features of only local importance.	Uncertain effect	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	++	Policy states that new housing development must not conflict with environmental protection, nature conservation, etc.	Short to medium term Permanent	X
			Proposed Revised Wording	++	Policy states that new housing development must not conflict with environmental protection, nature conservation, etc.	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, but allocations do avoid	Short to medium term Permanent	X

					them. [H/1 is now superseded by adopted CS]		
			No Plan (Alternative B)	?	PPS3 (38) [now NPPF / PPG] requires environmental constraints to be taken into account but relies on LDDs to identify suitable locations for housing. Without these, outcomes are uncertain, especially for features of only local importance.	Uncertain effect	X
EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.	Homes: jobs ratio (acknowledging that there is no guarantee that residents will take up local job opportunities)	(a). Number of <i>additional</i> economically active residents in settlement as ratio of <i>additional</i> jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	=	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.
			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 unless employment-led.	Short to medium term Permanent or temporary, depending on the extent to which demographic change and the employment-led approach reduce out-commuting	Development at Nailsea could also be specified to be employment-led. Policy CS31 requires only that it be mixed use.
			Business	=	RLP Policy H/1	Short to medium	X

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

			(Alternative B)		favours urban regeneration but development would be unfocused		
EC3. Protect and expand opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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
EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	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
			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

					as being in competition.		
			Business as Usual (Alternative A)	++	RLP Policy H/1 opposes unbalanced development at Weston. [H/1 is now superseded by adopted CS]	Short to medium term Permanent	X
			No Plan (Alternative B)	+	National policy favours urban regeneration but lacks detail	Short to long term Permanent	X
EC5. Avoid prejudicing, by phasing or otherwise, the achievement of other sustainable development objectives for regeneration and quality of life.	Existence of constraints (commentary), e.g. relative to location or scale	(a). Existence of constraints (+ve, -ve or neutral effect)	Publication Version Wording	?	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
			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 as being in competition.	Uncertain effect	Detailed tests to be set out in Site Allocations Plan
			Business as Usual (Alternative	++	RLP Policy H/1 opposes unbalanced development at	Short to medium term	X

			A)		Weston. [H/1 is now superseded by adopted CS]	Permanent	
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC6. Increase prosperity, especially in areas of concentrated disadvantage.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	Housing growth generates jobs in local services but not enough to match population growth	No significant effect	X
			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

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

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

					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 rolled-forward 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

					housing/employment growth cannot be guaranteed.		
EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.	Existence of opportunities (commentary), e.g. relative to location or scale. Traffic modelling will refine approach.	(a). Existence of opportunities (+ve, -ve or neutral effect) (b). Distance to local rail station (c). Service frequency of trains (d). Car parking provision at rail station (e). Bus journey time to Bristol/WsM (f). Frequency of bus service to Bristol/WsM (g). Number of bus services within 0.4km (h). Number of bus services within 1km (i). Extent of footpath links per km (j). Access to cycle path network	Publication Version Wording	?	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.
			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.	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.
			Business as Usual (Alternative A)	=	RLP housing sites are found in a variety of locations across North Somerset. Many are rolled-forward sites not appraised for their sustainability.	Short to medium term Permanent	X
			No Plan (Alternative B)	?	National policy favours urban regeneration but lacks detail. Absence of any link to employment means that balanced housing/employment growth cannot be guaranteed.	Uncertain effect	X

SC1. Meet local needs locally.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	+	Weston is the focus for new housing. Policies for Clevedon, Nailsea and Portishead allow for some needs to be met locally, within settlement boundaries. Policy allows for rural housing to meet local needs but 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 now superseded by adopted CS]	Permanent	
			No Plan (Alternative B)	+	National policy limits rural development but depends on local policy for necessary detail	Short to long term Permanent	X
SC2. Improve accessibility to service, retail, educational, leisure and social provision.	Average distance to facilities, making appropriate assumptions on additional provision as part of development	(a). Distance to post office (b). Distance to bank/ATM (c). Distance to supermarket (d). Distance to local centre (e). Distance to nearest comparison centre (f). Distance to nearest regional centre (g). Distance from centre point to primary school (h). Distance to secondary school (i). Quality of primary school (j). Quality of secondary school (k). Distance to library (l). Distance to	Publication Version Wording	++	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
			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)			boundaries are those that have few services and are unlikely to gain any.		
			Business as Usual (Alternative A)	++	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 superseded by adopted CS]	Short to medium term Permanent	X
			No Plan (Alternative B)	+	National policy favours urban and rural regeneration but lacks detail	Short to long term Permanent	X
SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.	Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development	(a). Extent of footpath links per km (b). Quality of footpath links (c). Access to cycle path network (d). Cycle path network quality (e). Distance to public park (f). Distance to indoor leisure centre (g). Distance to public green space (h). Distance to	Publication Version Wording	?	Greenfield development may reduce access to the countryside but only where access rights exist or facilities are provided	Uncertain effect	X
			Proposed Revised Wording	?	Greenfield development may reduce access to the countryside but only where access rights exist or facilities are provided	Uncertain effect	X
			Business	?	RLP provides very	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 physically and socially.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy takes account of local character in determining density	Short to medium term Permanent	X
			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

<p>interventions are primarily economic and social, outside the planning system. In the environmental context possible indicators relate to:</p> <ul style="list-style-type: none"> • access to extensive, good quality open space or countryside, including tranquil areas • access to health promoting activities (other than walking, cycling or sports, which are already dealt with under another heading) • access for children to play equipment or other opportunities for social development • access to quality food (e.g. farmers' markets) • opportunities for environmental enhancement/ improvement • (limitation of) physical isolation, as a proxy for social isolation • (limitation of) easy access to alcohol or gambling 					residents.		
	Proposed Revised 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 residents.	Uncertain effect	X
	Business as Usual (Alternative A)	+			RLP provides very few greenfield development opportunities	Short to medium term Permanent	X
	No Plan (Alternative B)	0			National policy promotes leisure provision but lacks site-specific detail	No significant effect	X

	<ul style="list-style-type: none"> • (limitation of) exposure to pollution • (limitation of) stress (e.g. legible and fully functioning environment) • access to recycling facilities and other means of contributing to 'making a difference' 						
SC6. Reduce health inequalities.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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
SC7. Reduce crime and fear of crime, likewise anti-social behaviour.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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 health and safety.	opportunities (commentary), e.g. relative to location or scale	opportunities (+ve, -ve or neutral effect)	Version Wording		on detailed location and design		
			Proposed Revised Wording	?	Effects dependent on detailed location and design	Uncertain effect	X
			Business as Usual (Alternative A)	?	Effects dependent on detailed location and design	Uncertain effect	X
			No Plan (Alternative B)	?	Effects dependent on detailed location and design	Uncertain effect	X
SC9. Avoid exposure to pollution/noise.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Effects dependent on detailed location and design	Uncertain effect	X
			Proposed Revised Wording	?	Effects dependent on detailed location and design	Uncertain effect	X
			Business as Usual (Alternative A)	?	Effects dependent on detailed location and design	Uncertain effect	X
			No Plan (Alternative B)	?	Effects dependent on detailed location and design	Uncertain effect	X
SC10. Meet housing requirement.	Number of homes expected to be created.	(a). Number of new homes expected to be created (b). Degree of uncertainty (high, medium, low)	Publication Version Wording	++	Distribution of new housing achieves total set out in Policy CS13	Short to medium term Permanent	X
			Proposed Revised Wording	++	Distribution of new housing achieves total set out in Policy CS13	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Distribution of new housing in RLP Policy H/2 achieves total set out there	Short to medium term Permanent	X
			No Plan (Alternative B)	+	JRSP housing requirement equates to 993 per annum. Other JRSP policies	Short to medium term Permanent	X

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

					Distribution unlikely to affect prices significantly over plan period.		
SC12. Improve the life chances of those living in areas of concentrated disadvantage.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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 (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Policy approach seeks to implement an employment led strategy with all development west of the M5	Short to medium term Permanent	X
			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 1,000+ jobs	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
			Proposed	++	Policy approach	Short to medium	X

		(b). Distance to nearest other employment centre (c). Number of jobs within 2km	Revised Wording		seeks to implement an employment led strategy with all development west of the M5	term Permanent	
			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
EN3. Limit rural development to that meeting local needs, or infrastructure needs unavoidably requiring a rural location.	Development of land outside urban areas (Clevedon, Nailsea, Portishead, Weston – including urban extensions) except for specified needs	Yes (a). Area of land developed outside urban areas, excluding local and infrastructure needs	Publication Version Wording	++	Policy approach limits development to the west of the M5	Short to medium term Permanent	X
			Proposed Revised Wording	++	Policy approach limits development to the west of the M5	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Policy approach limits development to the 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
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	--	No policy to cover this issue and some of land allocated for development is farmland	Short to medium term Permanent	No suitable alternative sites on the edge of Weston
			Proposed Revised Wording	--	No policy to cover this issue and some of land allocated for development is farmland	Short to medium term Permanent	No suitable alternative sites on the edge of Weston
			Business as Usual	+	JRSP (Policies 1, 20) seeks to	Short to medium term	X

			(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. 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	0	No significant effect. Issue addressed by other policies.	No significant effect	X
			Proposed Revised Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	X
			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 PPS25 [now NPPF / PPG].	No significant effect	X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral	Publication Version Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	X
			Proposed Revised Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	X
			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 use and contribution to greenhouse gas emissions.	Existence of opportunities (commentary), e.g. for CHP relative to location or scale	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	X
			Proposed Revised Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	X
			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 higher temperatures and more extreme weather conditions.	Existence of opportunities (commentary), e.g. for adaptive design relative to location or scale. More light surfaces, green space and water features needed to address urban heat island effect.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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
EN9. Increase the life expectancy of buildings.	Existence of opportunities (commentary), e.g. relative to location or scale, including retention of energy embedded in existing buildings	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	X
			Proposed Revised Wording	0	No significant effect. Issue addressed by other policies.	No significant effect	X
			Business as Usual (Alternative A)	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 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	++	Includes reference to enhancing historic elements and green infrastructure of Weston	Short to medium term Permanent	X
			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 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	0	Issue addressed by other policies	No significant effect	X
			Proposed Revised Wording	0	Issue addressed by other policies	No significant effect	X
			Business as Usual (Alternative A)	0	Issue addressed by other policies	No significant effect	X
			No Plan (Alternative B)	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 valued features.	excluding effects that can be satisfactorily mitigated by alternative provision	national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Wording				
			Proposed Revised Wording	0	Issue addressed by other policies	No significant effect	X
			Business as Usual (Alternative A)	0	Issue addressed by other policies	No significant effect	X
			No Plan (Alternative B)	0	No significant effect. Issue addressed by national policy (PPS5, PPS7, PPS9) [now NPPF / PPG].	No significant effect	X
EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.	Homes: jobs ratio (acknowledging that there is no guarantee that residents will take up local job opportunities)	(a). Number of <i>additional</i> economically active residents in settlement as ratio of <i>additional</i> jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Policy approach sets out the employment strategy and number of jobs required to achieve a better balanced town	Short to medium term Permanent	X
			Proposed Revised Wording	++	Policy approach sets out the employment strategy and number of jobs required to achieve a better balanced town	Short to medium term Permanent	X
			Business as Usual (Alternative A)	+	Policy is not so specific on the jobs needed for the whole town but rather concentrates on specific sites	Short to medium term Permanent	X
			No Plan (Alternative B)	--	With no plan it would be difficult to ensure the provision of jobs matches growth in residential development	Short to long term Permanent	X
EC2. Harness the particular	Existence of opportunities (commentary), e.g.	(a). Existence of opportunities (+ve, -ve or neutral	Publication Version Wording	++	Policy approach sets out the employment strategy and ensures	Short to medium term	X

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 opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	Issue addressed by other policies	No significant effect	X
			Proposed Revised Wording	0	Issue addressed by other policies	No significant effect	X
			Business as Usual (Alternative A)	0	Issue addressed by other policies	No significant effect	X
			No Plan (Alternative B)	?	Reliant on PPS 4, which lacks local detail. [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-Mare, ahead of new development, especially ahead of major new housing.					Gateway		
			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 achievement of other sustainable development objectives for regeneration and quality of life.	Existence of constraints (commentary), e.g. relative to location or scale	(a). Existence of constraints (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect. Issue addressed by other policies on phasing	No significant effect	X
			Proposed Revised Wording	0	No significant effect. Issue addressed by other policies on phasing	No significant effect	X
			Business as Usual (Alternative A)	0	No significant effect. RLP approach does require housing development at Weston to be limited	No significant effect	X

					until homes and jobs are more closely in balance.		
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC6. Increase prosperity, especially in areas of concentrated disadvantage.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy specifically mentions the need to address issues of deprivation in South and Central wards	Short to medium term Permanent	X
			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 town centres.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy approach focuses investment in the Town Centre which will help to balance night time economy	Short to medium term Permanent	X
			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 opportunities to participate in society, paid or unpaid.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy approach seeks to implement an employment led strategy which will increase the range of employment opportunities	Short to medium term Permanent	X
			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. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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-crowding on the road and rail networks.	Existence of opportunities (commentary), e.g. relative to location or scale. Access to transport. Traffic modelling will refine approach.	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	Issue addressed by other policies	No significant effect	X
			Proposed Revised Wording	0	Issue addressed by other policies	No significant effect	X
			Business as Usual (Alternative A)	0	Issue addressed by other policies	No significant effect	X
			No Plan (Alternative B)	?	Reliant on national policy	Uncertain effect	X

EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.	Existence of opportunities (commentary), e.g. relative to location or scale. Traffic modelling will refine approach.	(a). Existence of opportunities (+ve, -ve or neutral effect) (b). Distance to local rail station (c). Service frequency of trains (d). Car parking provision at rail station (e). Bus journey time to Bristol/WsM (f). Frequency of bus service to Bristol/WsM (g). Number of bus services within 0.4km (h). Number of bus services within 1km (i). Extent of footpath links per km (j). Access to cycle path network	Publication Version Wording	++	Policy 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
			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
			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		
			Proposed Revised Wording	++	Scale of development will meet local housing needs. The CS makes provision for employment land where demand exists.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Scale of development will meet local housing and employment needs	Short to medium term Permanent	X
			No Plan (Alternative B)	?	With no plan and reliant on national guidance, the scope of development may not meet local needs	Uncertain effect	X
SC2. Improve accessibility to service, retail, educational, leisure and social provision.	Average distance to facilities, making appropriate assumptions on additional provision as part of development	(a). Distance to post office (b). Distance to bank/ATM (c). Distance to supermarket (d). Distance to local centre (e). Distance to nearest comparison centre (f). Distance to nearest regional centre (g). Distance from centre point to primary school (h). Distance to secondary school (i). Quality of primary school (j). Quality of	Publication Version Wording	++	Policy approach specifically mentions the need to improve accessibility to town and local centres	Short to medium term Permanent	X
			Proposed Revised Wording	++	Policy approach specifically mentions the need to improve accessibility to town and local centres. All of Weston's established secondary schools are projected to have a shortfall in places by 2021.	Short to medium term Permanent	Developer contributions towards providing additional school places are likely to be required, as provided for by CS34.
			Business as Usual (Alternative A)	+	Issue addressed by other policies	Short to medium term Permanent	X
			No Plan (Alternative	+	Reliant on national policy (PPG13,	Short to long term	X

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

			Business as Usual (Alternative A)	++	Policy supports existing community hubs and sustainable communities	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Not guaranteed if there is no plan	Uncertain effect	X
SC5. Promote positive wellbeing.	Existence of opportunities (commentary), e.g. relative to location or scale. 'Positive wellbeing' goes beyond absence of illness. The relevant policy interventions are primarily economic and social, outside the planning system. In the environmental context possible indicators relate to:	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy supports existing community hubs and sustainable communities	Short to medium term Permanent	X
			Proposed Revised Wording	++	Policy supports existing community hubs and sustainable communities	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Policy supports existing community hubs and sustainable communities	Short to medium term Permanent	X
			No Plan (Alternative B)	?	Not guaranteed if there is no plan	Uncertain effect	X
	<ul style="list-style-type: none"> access to extensive, good quality open space or countryside, including tranquil areas access to health promoting activities (other than walking, cycling or sports, which are already dealt with under another heading) access for children to play equipment or other 						

	<p>opportunities for social development</p> <ul style="list-style-type: none"> • access to quality food (e.g. farmers' markets) • opportunities for environmental enhancement/improvement • (limitation of) physical isolation, as a proxy for social isolation • (limitation of) easy access to alcohol or gambling • (limitation of) exposure to pollution • (limitation of) stress (e.g. legible and fully functioning environment) • access to recycling facilities and other means of contributing to 'making a difference' 						
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	++	Policy addresses issues of deprivation in South and Central Wards	Short to medium term Permanent	X
			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	X
SC7. Reduce crime and fear of crime, likewise anti-social behaviour.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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	
SC10. Meet housing requirement.	Number of homes expected to be created.	(a). Number of new homes expected to be created (b). Degree of uncertainty (high, medium, low)	Publication Version Wording	++	Policy specifically mentions housing requirement	Short to medium term Permanent	X
			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 Permanent	X
			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 and house prices/rents.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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
SC12. Improve the life chances of those living in areas of concentrated disadvantage.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy addresses issues of deprivation in South and Central Wards	Short to medium term Permanent	X
			Proposed Revised Wording	++	Policy addresses issues of deprivation in South and Central Wards	Short to medium term Permanent	X

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

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

					<p>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]</p> <p>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]</p>		
			No Plan (Alternative B)	--	<p>Without local policy to guide sustainable development, national policy would not be enough in itself to support this objective.</p> <p>Further housing out of step with employment opportunities would result in further out-commuting and unsustainable travel, in addition to impacts on congestion and carbon emissions.</p>	<p>Short to long term</p> <p>Permanent</p>	X
EN3. Limit rural	Development of land outside urban areas	Yes (a). Area of land	Publication Version	++	Policy focuses on development at	Short to long term	X

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

					alternative, and there is significant potential for negative impacts.		
EN4. Minimise loss of productive land, especially best and most versatile farmland.	Loss of agricultural/forestry land	Yes (a). Area of agricultural/forestry land developed (b). Area of BMV agricultural land developed	Publication Version Wording	--	Some 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
			Proposed Revised Wording	--	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. <u>Note:</u> Strategic Flood Risk Assessment refines approach.	Yes (a). Area of land developed in flood zone 2 (b). Area of land developed in flood zone 3 (c). Risk of flooding from additional run-off (+ve, -ve or neutral effect)	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. However the development of these areas are to be carried out once an effective strategic flood solution is designed and agreed between all parties.	Effects uncertain due to a lack of detail in the RLP policy. However policy does include specific requirement for flood mitigation.	X
			No Plan (Alternative B)	+	PPS25 and its practice guidance [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 effect)	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
			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 as Usual (Alternative A)	--	<p>RLP no longer includes a policy on sustainable drainage.</p> <p>It identifies currently permeable sites for future development.</p>	Short to long term Permanent	X
			No Plan (Alternative B)	+	<p>PPS25 and its practice guidance [now NPPF / PPG] include sufficient detail to support this objective</p>	Effect dependent on duration and positive application of PPS25	X
EN7. Enable design to minimise resource use and contribution to greenhouse gas emissions.	Existence of opportunities (commentary), e.g. for CHP relative to location or scale	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	+	<p>Positive effect in principle but a lack of detail on this specific issue.</p> <p>Sustainable design and energy use are a requirement through the policy, however the issue is addressed in more detail in Policy CS2: <i>Sustainable Design and Construction</i>.</p>	Short to long term Permanent	No adjustment necessary as other policy (CS2) addresses this objective more fully
			Proposed Revised Wording	+	<p>Positive effect in principle but a lack of detail on this specific issue.</p> <p>Sustainable design and energy use are a requirement through the policy, however the issue is addressed in more detail in Policy CS2: <i>Sustainable Design and Construction</i>.</p>	Short to long term Permanent	No adjustment necessary as other policy (CS2) addresses this objective more fully

			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 effect.	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
			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

					address the issue [E/1C is now superseded by adopted CS]		
			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
EN9. Increase the life expectancy of buildings.	Existence of opportunities (commentary), e.g. relative to location or scale, including retention of energy embedded in existing buildings	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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
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 clear on this and more is expected in an SPD.	Uncertain effect – but any negative effects that do occur are likely to be long term	SPD will provide further detail
			Proposed	?	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 Weston Villages SPD but this does not take into account the higher housing number now proposed.	but any negative effects that do occur are likely to be long term	Plan or revised SPD could provide further detail
			Business as Usual (Alternative A)	?	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 clear on this.	As above	X
			No Plan (Alternative B)	--	Potential adverse impact with absence of local policy specifically controlling the use of land	Short to long term Permanent	X
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 (+ve, -ve or neutral effect) (c). Effect on tranquillity/dark skies (+ve, -ve or neutral effect)	Version Wording		proposed in areas of landscape value but not specifically designated	Permanent	
			Proposed Revised Wording	++	Some development proposed in areas of landscape value but not specifically designated	Short to long term Permanent	X
			Business as Usual (Alternative A)	++	Some development proposed in areas of landscape value but not specifically designated	Short to long term Permanent	X
			No Plan (Alternative B)	--	Absence of policy setting out local designations would make certain areas vulnerable to development	Short to long term Permanent	X
EN12. Avoid damage to irreplaceable valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local designations (+ve, -ve or neutral effect)	Publication Version Wording	?	Potential to impact on mature landscape setting including hedgerows and tree cover at the Parklands Village. However the Core Strategy is not at a detailed level enough to more specifically determine this impact. Further detail is to be provided through an SPD.	Uncertain effect – policy lacks detail	SPD will provide further detail
			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 <i>additional</i> economically active residents in settlement as ratio of <i>additional</i> jobs in settlement (Note: this does not measure self-containment as such, as jobs may	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-commuters)			require contingency planning measures.		
			Proposed Revised 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 require contingency planning measures.	Short to long term Permanent	X
			Business as Usual (Alternative A)	+	Principle supported through RLP Policy E/1C, however lacks detail so specific delivery uncertain. [E/1C is now superseded by adopted CS]	Short to long term Permanent	X
			No Plan (Alternative B)	--	Adverse impacts likely due to lack of specific policy intervention to stimulate local economy and align jobs and homes. Market driven development has historically not produced sustainable development in North Somerset and therefore the no plan alternative does not provide enough guidance and	Short to long term Permanent	X

					specific policy intervention. This issue was recognised by the Local Plan Inspector in his report on the RLP Inquiry.		
EC2. Harness the particular economic opportunities of North Somerset.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	+	Policy 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
			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 opportunities for local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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

<p>EC4. Maximise opportunities for regeneration and renewal within Weston-super-Mare, ahead of new development, especially ahead of major new housing.</p>	<p>Existence of opportunities (commentary), e.g. relative to location or scale</p>	<p>(a). Existence of opportunities (+ve, -ve or neutral effect)</p>	<p>Publication Version Wording</p>	-	<p>Policy is inherently contrary to this objective.</p> <p>Likely that development will proceed in Weston Villages ahead of significant regeneration of the urban area.</p> <p>This could have the effect of diverting demand away from the urban area.</p>	<p>Short to long term</p> <p>Permanent</p>	<p>Careful phasing across Weston as a whole could ensure that there is not a conflict between these two strategic areas of development. This could be addressed through the generic Weston policy or in further policy documents.</p> <p>Some infrastructure requirements serve town-wide needs and could facilitate both urban regeneration and the new villages.</p>
			<p>Proposed Revised Wording</p>	-	<p>Policy is inherently contrary to this objective.</p> <p>Likely that development will proceed in Weston Villages ahead of significant regeneration of the urban area.</p> <p>This could have the effect of diverting demand away from the urban area.</p>	<p>Short to long term</p> <p>Permanent</p>	<p>Careful phasing across Weston as a whole could ensure that there is not a conflict between these two strategic areas of development. This could be addressed through the generic Weston policy or in further policy documents.</p> <p>Some infrastructure requirements serve town-wide needs and could facilitate both urban</p>

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

					sources of funding etc so it is therefore not certain that this effect will happen.		both urban regeneration and the new villages.
			Proposed Revised Wording	?	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 effect will happen.	Uncertain effect	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)	?	As above	Uncertain effect	X
			No Plan (Alternative B)	=	Mixed effect	Short to long term Permanent	X
EC6. Increase prosperity, especially in areas of concentrated disadvantage.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	=	Positive effect in principle, though uncertain effect on areas of disadvantage	Short to medium term Permanent	X
			Proposed Revised	=	Positive effect in principle, though	Short to medium term	X

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

			Proposed Revised Wording	--	Policy inherently at odds with this objective as it is about strategic growth to Weston-super-Mare as opposed to renewal within. However on balance with other policies in the PCS that seek to direct development to the urban areas, this policy contributes to a holistic approach to the development of the town.	Short to long term Policy does not necessarily mean the objective will not be met. Other policies in the plan seek to address this objective. Permanent	X
			Business as Usual (Alternative A)	--	As above	As above	X
			No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	+	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
			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
			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 intervention has and would likely continue to be weak at Weston-super-Mare leading to ongoing problems associated with out-commuting and congestion etc.	Short to long term Permanent	X
EC9. Increase ability to work from home.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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
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 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
			Proposed Revised 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. An Employment-led Delivery at Weston-super-Mare SPD has been adopted.
			Business as Usual (Alternative A)	+	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 (e). Bus journey time to Bristol/WsM (f). Frequency of bus service to Bristol/WsM (g). Number of bus services within 0.4km (h). Number of bus services within 1km (i). Extent of footpath links per km (j). Access to cycle path network	Publication Version Wording	?	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 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 dependent on the success of the	Short to long term Permanent	X

					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 dependent on the success of the employment-led strategy and the delivery of a range of services and facilities.	Short to long term Permanent	X
			Business as Usual (Alternative A)	+	Positive effect in principle but lacks the detail of the PCS	Short to long term Permanent	X
			No Plan (Alternative B)	--	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 health care facility (p). Distance to hospital (A&E)			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 dependent on the success of the employment-led strategy and the delivery of a range of services and facilities.	Short to long term Permanent	X
			Business as Usual (Alternative A)	+	Positive effect in principle but lacks the detail of the PCS	Short to long term Permanent	X
			No Plan (Alternative B)	?	Uncertain effect	Uncertain effect	X
SC3. Increase opportunities for active lifestyles and sustainable outdoor leisure pursuits.	Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development	(a). Extent of footpath links per km (b). Quality of footpath links (c). Access to cycle path network (d). Cycle path network quality (e). Distance to public park (f.) Distance to indoor leisure centre	Publication Version Wording	++	Policy requires land uses and facilities including outdoor spaces that support the objective	Short to long term Permanent	X
			Proposed revised Wording	++	Policy requires land uses and facilities including outdoor spaces that support the objective	Short to long term Permanent	X
			Business as Usual	+	Supports in principle but lacks detail	Short to long term	X

		(g). Distance to public green space (h). Distance to outdoor playing fields (i). Availability of children’s play area	(Alternative A)			Permanent	
			No Plan (Alternative B)	?	National policy lacks detail	Uncertain effect	X
SC4. Develop a positive sense of place both physically and socially.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	A fundamental objective of the policy approach to place-making	Medium to long term Permanent	X
			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
			Proposed	++	Policy fundamentally	Short to long term	X

<p>scale. 'Positive wellbeing' goes beyond absence of illness. The relevant policy interventions are primarily economic and social, outside the planning system. In the environmental context possible indicators relate to:</p> <ul style="list-style-type: none"> • access to extensive, good quality open space or countryside, including tranquil areas • access to health promoting activities (other than walking, cycling or sports, which are already dealt with under another heading) • access for children to play equipment or other opportunities for social development • access to quality food (e.g. farmers' markets) • opportunities for environmental enhancement/improvement • (limitation of) physical isolation, 		<p>revised Wording</p>		<p>supports this objective</p>	<p>Permanent</p>	
		<p>Business as Usual (Alternative A)</p>	+	<p>RLP supports objective in principle e.g. through requirement for access to facilities</p>	<p>Short to long term Permanent</p>	X
		<p>No Plan (Alternative B)</p>	?	<p>Uncertain effect</p>	<p>Uncertain effect</p>	X

	<p>as a proxy for social isolation</p> <ul style="list-style-type: none"> • (limitation of) easy access to alcohol or gambling • (limitation of) exposure to pollution • (limitation of) stress (e.g. legible and fully functioning environment) • access to recycling facilities and other means of contributing to 'making a difference' 						
SC6. Reduce health inequalities.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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
SC7. Reduce crime and fear of crime, likewise anti-social behaviour.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			Proposed Revised Wording	0	No significant effect	No significant effect	X
			Business as Usual (Alternative	0	No significant effect	No significant effect	X

			A)				
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
SC8. Minimise risk to health and safety.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy refers to safety corridors associated with helicopter flights	Short to long term Permanent	X
			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. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy refers to noise corridors associated with helicopter flights	Short to long term Permanent	X
			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)			<p>North Somerset.</p> <p>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.</p> <p>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.</p>		
			Proposed Revised Wording	+	<p>Policy sets out proposals for a new residential area - primary location for additional housing in North Somerset.</p> <p>Whilst the effect is in principle supportive of the objective, there is a recognised potential for development to be</p>	Short to long term Permanent	Further work to be undertaken on delivery issues

					<p>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.</p> <p>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.</p>		
			Business as Usual (Alternative A)	+	<p>RLP Policy E/1C 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]</p>	<p>Short to long term</p> <p>Permanent</p>	X
			No Plan (Alternative B)	--	<p>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</p>	<p>Short to long term</p> <p>Permanent</p>	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 (Alternative 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 (Alternative B)	?	National policy lacks local detail	Uncertain effect	X

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 opportunities)	Yes (a). Number of economically active residents in settlement as ratio of jobs in settlement (Note: this does not measure self-containment as such, as jobs may be taken by in-commuters)	Publication Version Wording	++	Policy specifically supports development which increases self containment	Short to medium term Permanent	X
			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 employment centre (c). Number of jobs within 2km	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
			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

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

farmland.		agricultural land developed			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.		allocation process in the Site Allocations DPD, if occasion arises
			Proposed Revised Wording	+	Policy specifically 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.	Short to medium term Permanent	Decisions about 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. Does not allow for	Short to medium term Permanent	X

					allocations adjacent to settlement boundaries so stronger than Core Strategy.		
			No Plan (Alternative B)	+	PPS7 allows LPA's to include policies relating to the protection of the best and most versatile agricultural land, it lacks local detail. [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. 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	?	Development will be contained within towns therefore indirectly minimising flood risk in rural areas, provided sites in the towns themselves are not at risk from flooding – however policy has no direct impact on flood risk. Proposed developments will be assessed under policy CS3 in terms of flood risk. Clevedon and Portishead both contain large areas in Flood Zone 3.	Uncertain effect	X
			Proposed Revised Wording	?	Development will partly be contained within towns therefore indirectly minimising flood risk	Uncertain effect	X

					<p>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.</p>		
			Business as Usual (Alternative A)	?	<p>Development will be contained within towns therefore indirectly minimising flood risk in rural areas, provided sites in the towns themselves are not at risk from flooding – however policy has no direct impact on</p>	Uncertain effect	X

					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. [GDP/2 now superseded by adopted CS]		
			No Plan (Alternative B)	+	National policy lacks local detail	Short to long term Permanent	X
EN6. Promote sustainable drainage and protect existing permeable surfaces.	Existence of SuDS opportunities (commentary). Effect on existing permeable surfaces.	Yes (a). Existence of SuDS opportunities (+ve, -ve or neutral effect) (b). Effect on existing permeable surfaces (+ve, -ve or neutral effect)	Publication Version Wording	?	Effects dependent on location of development and whether Site Allocations DPD allocates land outside settlement boundary	Uncertain effect	Decisions about the loss of permeable land will be made through site allocation process in the Site Allocations DPD, if occasion arises
			Proposed Revised Wording	?	Effects dependent on location of development and whether Site Allocations Plan allocates land outside settlement boundary	Uncertain effect	Decisions about the loss of permeable land will be made through site allocation process in the Site Allocations Plan, if occasion arises
			Business as Usual (Alternative A)	?	Effects dependent on location of development	Uncertain effect	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 emissions.	CHP relative to location or scale	(+ve, -ve or neutral 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
EN8. Enable design to take account of higher temperatures and more extreme weather conditions.	Existence of opportunities (commentary), e.g. for adaptive design relative to location or scale. More light surfaces, green space and water features needed to address urban heat island effect.	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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
EN9. Increase the life expectancy of buildings.	Existence of opportunities (commentary), e.g. relative to location or scale, including retention of energy embedded in existing buildings	No (a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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
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.					Portishead and retaining historic and natural settings		
			Proposed Revised Wording	++	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	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EN11. Avoid major development in the most environmentally sensitive areas.	Effect on national and local designations and on 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 valued features.	Effect on national and local designations, excluding effects that can be satisfactorily mitigated by alternative provision	No (a). Effect on national designations (+ve, -ve or neutral effect) (b). Effect on local	Publication Version Wording	0	Issue addressed by other policies.	No significant effect	X
			Proposed Revised Wording	0	Issue addressed by other policies.	No significant effect	X
			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	X
EC1. Meet economic development needs, including sufficient new jobs to at least match the increase in homes.	Homes: jobs ratio (acknowledging that there is no guarantee that residents will take up local job opportunities)	(a). Number of <i>additional</i> economically active residents in settlement as ratio of <i>additional</i> jobs in settlement (<u>Note</u> : this does not measure self- containment as such, as jobs may be taken by in- commuters)	Publication Version Wording	-	Policy is supportive of employment development appropriate in scale with the town but does not tie the development of new homes to the creation of additional employment opportunities.	Short to medium term Permanent	Could amend policy to tie homes to jobs. Any expansion of Nailsea considered through the Site Allocations DPD will need to consider appropriate mix of uses.
			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. In all three towns, the housing number has been increased since the PCS but not the indicative number of jobs.	Short to medium term Permanent or temporary, depending on the extent to which demographic change and the employment-led approach reduce out-commuting	Could amend policy to tie homes to jobs. Any expansion of 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

					although no direct tie between housing and jobs within the towns		
			No Plan (Alternative B)	-	National policy directs housing to towns with existing facilities and employment, but does not require additional jobs with new homes.	Short to long term Permanent	X
EC2. Harness the particular economic opportunities of North Somerset.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Focussing economic opportunities in the towns encourages the regeneration of land and brings advantages of clustering activities together. All three towns are close to Bristol. Clevedon and Portishead have access to the M5. However there is evidence to suggest that sites outside the towns are attractive to employers. Similarly some of the major employers such as the port and airport are not located in the towns.	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 local businesses to utilise local resources, especially sustainable resources.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	Focus on the reuse of land within towns rather than other resources	No significant impact	X
			Proposed Revised Wording	0	Focus on the reuse of land within towns rather than other resources	No significant impact	X
			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.		
			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 otherwise, the achievement of	Existence of constraints (commentary), e.g. relative to location or scale	(a). Existence of constraints (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			Proposed Revised	0	No significant effect	No significant effect	X

other sustainable development objectives for regeneration and quality of life.			Wording				
			Business as Usual (Alternative A)	0	No significant effect	No significant effect	X
			No Plan (Alternative B)	0	No significant effect	No significant effect	X
EC6. Increase prosperity, especially in areas of concentrated disadvantage.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	Areas of concentrated disadvantage in North Somerset are mainly in WsM	No significant effect	X
			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 A)		and revitalising town and district centres whilst restricting out of town developments	Permanent	
			No Plan (Alternative B)	+	PPS4 supportive of town centres but lacks local detail. [Now NPPF / PPG]	Short to long term Permanent	X
EC8. Diversify employment structure, improve choice of employment and produce greater opportunities to participate in society, paid or unpaid.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	++	Policy supportive of development ensuring jobs and services for town and catchment and improving role as service centre	Short to medium term Permanent	X
			Proposed Revised Wording	++	Policy supportive of development ensuring jobs and services for town and catchment and improving role as service centre	Short to medium term Permanent	X
			Business as Usual (Alternative A)	+	Policies supportive of employment and community needs arising from the town	Short to medium term Permanent	X
			No Plan (Alternative B)	?	National policy lacks local detail	Uncertain effect	X
EC9. Increase ability to work from home.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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
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 supports opportunities for cycling, walking and increased public transport use.	Short to medium term Permanent	X
			Business as Usual (Alternative A)	++	Thrust of policy to ensure scale of development does not add greatly to high levels of out commuting	Short to medium term Permanent	X
			No Plan (Alternative B)	+	General steer towards development accessible by sustainable modes of transport, however lacks local detail.	Short to long term Permanent	X
EC12. Locate new development on sites – and access them in ways – that will not add to traffic congestion.	Existence of opportunities (commentary), e.g. relative to location or scale. Traffic modelling will refine approach.	(a). Existence of opportunities (+ve, -ve or neutral effect) (b). Distance to local rail station (c). Service frequency of trains (d). Car parking provision at rail station (e). Bus journey time to Bristol/WsM (f). Frequency of bus service to	Publication Version Wording	?	Core Strategy is not site-specific and the effect would depend upon site location	Uncertain effect	X
			Proposed Revised Wording	?	Core Strategy is not site-specific and the effect would depend upon site location	Uncertain effect	X
			Business as Usual (Alternative A)	++	Contains detailed policies to deal with highway issues, unlike Core Strategy	Short to medium term Permanent	X
			No Plan (Alternative	?	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	X
SC2. Improve accessibility to service, retail, educational, leisure and social provision.	Average distance to facilities, making appropriate assumptions on additional provision as part of development	(a). Distance to post office (b). Distance to bank/ATM (c). Distance to supermarket (d). Distance to local centre (e). Distance to nearest comparison centre (f). Distance to nearest regional centre (g). Distance from centre point to primary school (h). Distance to secondary school (i). Quality of primary school (j). Quality of secondary school (k). Distance to library (l). Distance to cinema (m). Distance to theatre (n). Distance to community centre (o). Distance to health care facility (p). Distance to hospital (A&E)	Publication Version Wording	++	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
			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

					<p>schools in Nailsea, 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</p>	
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					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.		
			Business as Usual (Alternative A)	0	No significant impact	No significant effect	X
			No Plan (Alternative B)	0	Insufficient detail to effectively guide development except in the most general 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 active lifestyles and sustainable outdoor leisure pursuits.	Availability of footpaths, cycleways, accessible open space, making appropriate assumptions on additional provision as part of development	(a). Extent of footpath links per km (b). Quality of footpath links (c). Access to cycle path network (d). Cycle path network quality (e). Distance to public park (f). Distance to indoor leisure centre (g). Distance to public green space (h). Distance to	Publication Version Wording	0	No significant effect	No significant effect	X
			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

		outdoor playing fields (i). Availability of children's play area					
SC4. Develop a positive sense of place both physically and socially.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	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. relative to location or scale.	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Objective met by other policies in the plan	Uncertain effect	X
			Proposed Revised Wording	?	Objective met by other policies in the	Uncertain effect	X

<p>'Positive wellbeing' goes beyond absence of illness. The relevant policy interventions are primarily economic and social, outside the planning system. In the environmental context possible indicators relate to:</p> <ul style="list-style-type: none"> • access to extensive, good quality open space or countryside, including tranquil areas • access to health promoting activities (other than walking, cycling or sports, which are already dealt with under another heading) • access for children to play equipment or other opportunities for social development • access to quality food (e.g. farmers' markets) • opportunities for environmental enhancement/improvement • (limitation of) physical isolation, as a proxy for 		<p>Wording</p>		<p>plan</p>		
		<p>Business as Usual (Alternative A)</p>	+	<p>A number of RLP policies have direct as well as indirect positive impact on this objective</p>	<p>Short to medium term</p> <p>Permanent</p>	X
		<p>No Plan (Alternative B)</p>	?	<p>Uncertain whether there would be any impact on this objective</p>	<p>Uncertain effect</p>	X

	<ul style="list-style-type: none"> 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. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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
SC7. Reduce crime and fear of crime, likewise anti-social behaviour.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	0	No significant effect	No significant effect	X
			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
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

					housing requirement although Core Strategy not site-specific		
			Business as Usual (Alternative A)	++	Housing allocations in towns contribute towards meeting housing land supply (RLP Policy H/2).	Short to medium term Permanent	X
			No Plan (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 and house prices/rents.	Existence of opportunities (commentary), e.g. relative to location or scale	(a). Existence of opportunities (+ve, -ve or neutral effect)	Publication Version Wording	?	Uncertain effect	Uncertain effect	X
			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

					evidence suggests that this will not be a significant effect (see SA of CS13).		
			No Plan (Alternative B)	?	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 (a)	Provide an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	SA Main Report 2011, Appendix 3 Strategies & Initiatives Document	
Annex 1 (b)	Provide information on the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Topic Papers SA Main Report 2011, Appendix 4	Updated by Site Allocations Plan SA Scoping Report 2016
Annex 1 (c)	Provide information on the environmental characteristics of areas likely to be significantly affected	Topic Papers	
Annex 1 (d)	Provide information on any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance	SA Template See also Habitats Regulations Assessment	
Annex 1 (e)	Provide information on the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Strategies & Initiatives Document SA Main Report 2011, Section 3	Updated by Site Allocations Plan SA Scoping Report 2016
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

		evidence to the contrary. 'Short-term' is to be understood as in the early years of the remaining period being planned for.
	Provide information on medium-term effects	All effects are assumed to be short to medium term unless there is evidence to the contrary. 'Medium-term' is to be understood as in the later years of the remaining period being planned for.
	Provide information on long-term effects	All effects are assumed to be short to medium term unless there is evidence to the contrary. 'Long-term' is to be understood as extending beyond the period being planned for. National policy is assumed to endure for the long-term. It is also appropriate to consider Green Belt policy as long-term. Some climate change effects will also be long-term.
	Provide information on permanent effects	All effects are assumed to be permanent unless there is evidence that they are temporary.
	Provide information on temporary effects	All effects are assumed to be permanent unless there is evidence that they are temporary.
	Provide information on positive effects	These are indicated with either a single or double plus, or an equals sign where effects are mixed.
	Provide information on negative effects	These are indicated with either a single or double minus, or an equals sign where effects are mixed.

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

			<p>Improvements to other options are not suggested, as these are not options that we plan to take forward.</p> <p>Where no entry is made in the 'Adjustments' column it is marked with an 'X' to demonstrate that the matter has been considered but no change identified.</p>
Annex 1 (h)	Provide an outline of the reasons for selecting the alternatives dealt with	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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Please contact 01934 426 682



For further information please contact
Planning Policy Team,
North Somerset Council, Town Hall, Walliscote Grove Road, Weston-super-Mare,
BS23 1UJ

Email: planning.policy@n-somerset.gov.uk

Tel: 01934 426 682