



Sites and Policies Plan:  
Part 1: Development  
Management Policies

Sustainability Appraisal  
**Main Report**

February 2015

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## Non-Technical Summary

### Introduction

- i) The Sites and Policies Plan will form part of the Local Plan for North Somerset. The preparation of this Plan is at Publication stage and, consequently, this is a Sustainability Appraisal (SA) of the Publication Version of the Draft Plan. This report deals with development management policies (Part 1 of the Draft Plan). Work is continuing to be undertaken on place-specific policies and site allocations (Part 2 of the Draft Plan) and this is not currently being consulted on.
- ii) The aim of Sustainability Appraisal is to promote sustainable development through the integration of environmental, social and economic considerations into the preparation of planning documents. Sustainability appraisal of Local Plan documents is required by Government, to ensure that plans contribute to the statutory objective of contributing to the achievement of sustainable development. This extends beyond the Strategic Environmental Assessment that EU legislation requires for Local Plans. Both of these requirements are combined in this report.
- iii) Preparation of the SA of the Sites and Policies Plan involves two key stages:
  - Production of a Scoping Report. This has involved updating and building upon the version produced for the Core Strategy published in 2007. This identifies the key sustainability issues facing North Somerset and the sustainability objectives which will be used to appraise likely significant effects of the Sites and Policies Plan.
  - Production of a Main SA Report, which demonstrates that the process of Sustainability Appraisal (incorporating the requirements of the EU Directive on Strategic Environmental Assessment) has been carried out properly, and highlights the findings of this process.
- iv) The methodology differs from that used for the Core Strategy because the nature of the policies is such that distinct alternatives are not readily identifiable. Each proposed development management policy included in the Sites and Policies Plan has been assessed against the sustainability objectives, as has the reasonable alternative of not progressing that policy.
- v) The development management policies tend to score well, or have no impact, on most sustainability objectives. However, it is also important to note that policies and sites may have been taken forwards for other reasons. The Local Plan (of which the Sites and Policies Plan will be part) fits into a hierarchy of planning documents, and is therefore influenced by Government policy. In addition, the adopted Core Strategy sets out the principles which guide this document, and has itself been subject to Sustainability Appraisal. The Sites and Policies Plan needs to be consistent with national policy, as well as the Core Strategy, and therefore there are constraints on the direction which some policies can take.
- vi) Three specific findings should be highlighted, as follows.
- vii) Policy DM10 (Landscape) aims to protect areas of greatest tranquillity from development but does not identify them. It is therefore unclear what tests will be applied to protect tranquillity or how the success of the policy in this respect will be monitored.

- viii) If Replacement Local Plan Policy ECH/1 is deleted before Local Green Spaces are defined in Part 2 of the Sites and Policies Plan then all of the designated Amenity Areas will lapse, increasing the vulnerability of these areas to development. Local Green Space provides a stronger degree of protection than previously but this is offset by more stringent rules for designation. If LGS is not supplemented by other policies protective of locally valued amenity space then the effect is likely to be a net loss of protection, resulting in the possibility of more intensive urban development.
- ix) A minority of policies have associated Proposals Map notations. It has been found that there is no 'reasonable alternative' to the boundaries or lines defined because their purpose is itself tightly defined by the aims of the policy. Some transport schemes could have alternative alignments but these are not discussed in the reasoned justification for the policies. It is likely that detailed alignments will be considered through project-level appraisal. Where the schemes have emerged from the Joint Local Transport Plan they will have been subject to SEA through that process.

### **Next Steps**

- x) This Sustainability Appraisal Report accompanies the formal consultation on the Publication Version of the Sites and Policies Plan. This Main Report is accompanied by the Scoping Report, which sets out the policy context, baseline information and other background. These two documents together form the SA Report. Comments may be made on any aspect of the SA Report during the consultation period.

### **How to Comment on the Sustainability Appraisal Report**

- xi) The council welcomes representations on any aspects of this report. Representations should be made in writing and ideally should be submitted via the council's e-consult system:

<http://consult-ldf.n-somerset.gov.uk/consult.ti/dmpv/consultationHome>

- xii) Representations can also be made by email or post, addresses below:

- Email: [planning.policy@n-somerset.gov.uk](mailto:planning.policy@n-somerset.gov.uk); or
- Post: Planning Policy and Research, Post Point 15, Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ.

- xiii) All representations must be received by received by midnight on Monday, 30<sup>th</sup> March 2015.

### **Where to view material**

- xiv) All documents can be viewed or downloaded via the council's website at

[http://www.n-somerset.gov.uk/Environment/Planning\\_policy\\_and-research/Pages/Planning-policy-and-research.aspx](http://www.n-somerset.gov.uk/Environment/Planning_policy_and-research/Pages/Planning-policy-and-research.aspx)

## Abbreviations used

AONB	Area of Outstanding Natural Beauty
CS	North Somerset Core Strategy (adopted April 2012)
DfT	Department for Transport
DPD	Development Plan Document
EIA	Environmental Impact Assessment
EqIA	Equality Impact Assessment
LGS	Local Green Space (see NPPF, paras. 76 to 78)
LPA	Local planning authority (the council acting in its planning capacity)
MLP	Mineral Working in Avon Local Plan (adopted 1993)
NPPF	National Planning Policy Framework (issued March 2012)
ODPM	Office of the Deputy Prime Minister
RLP	North Somerset Replacement Local Plan (adopted March 2007)
S&PP	North Somerset Sites and Policies Plan
SA	Sustainability Appraisal
SEA	Strategic Environmental Assessment
SPD	Supplementary Planning Document
WLP	North Somerset Waste Local Plan (adopted January 2002)

# 1. Introduction

## The Sustainability Appraisal (SA) Process

- 1.1 North Somerset Council is in the process of preparing its Sites and Policies Plan DPD (Development Plan Document) which, when adopted, will sit alongside the Core Strategy and Joint Waste Core Strategy, forming the up-to-date Local Plan for North Somerset.
- 1.2 Sustainability appraisal is a process that is carried out as an integral part of developing planning policy documents, with the aim of promoting sustainable development through the integration of social, environmental and economic considerations. It is a requirement of national and European legislation and is subject to the same level of public consultation and scrutiny as a Local Plan document.
- 1.3 Sustainability appraisal is an ongoing and iterative process, influencing the development of planning policy.

## Purpose and requirements

- 1.4 The purpose of sustainability appraisal is to promote the objectives of sustainable development within planning policy. This is done by appraising the social, environmental and economic effects of a plan from the outset and in doing so, helping to ensure that sustainable development is treated in an integrated way in the preparation of development plans.
- 1.5 Planning authorities should ensure that sustainable development is treated in an integrated way in their development plans. In particular, they should carefully consider the inter-relationship between:
  - social inclusion
  - protecting and enhancing the environment
  - the prudent use of natural resources
  - economic development.
- 1.6 The [National Planning Policy Framework](#) (NPPF) states (para. 165) that “a sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”. The NPPF explains that the purpose of planning is to help achieve sustainable development and states that sustainable means ensuring that better lives for ourselves don’t mean worse lives for future generations.
- 1.7 In March 2014, the Government published [National Planning Practice Guidance](#) (NPPG) to provide further guidance on how the policies in the NPPF should be applied in practice. The NPPG contains a section on strategic environmental assessment and sustainability appraisal, which aims to provides clarity on the need for sustainability appraisal and strategic environmental assessment in relation to plan development.
- 1.8 Sustainability appraisals also help to deliver the UK Sustainable Development Strategy. The 2005 UK Sustainable Development Strategy defines the goal of sustainable development as “to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations”.

- 1.9 The sustainability appraisal process is governed by European and national legislation, supported by government policy, which includes:
- The Planning and Compulsory Purchase Act 2004 and NPPF, which requires consideration of sustainability appraisal for all emerging DPDs.
  - The requirements of European Directive 2001/42/EC (often known as the Strategic Environmental Assessment (SEA) Directive) which requires the preparation of an environmental report that considers the significant environmental effects of a plan or programme. This Directive is transposed into UK law by The Environmental Assessment of Plans and Programmes Regulations 2004: Statutory Instrument 2004 No. 1633 (the SEA Regulations).

## Sustainability

- 1.10 Section 39 of the Planning and Compulsory Purchase Act 2004 places the concept of “sustainable development” at the heart of the planning system.
- 1.11 The Government has identified five guiding principles for sustainable development:
- Living within environmental limits.* Respecting the limits of the natural resources needed for life are unimpaired and remain so for future generations.
  - Ensuring a strong, healthy and just society: meeting the diverse needs of all people.* Meeting the diverse needs of all people in existing and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all.
  - Achieving a sustainable economy.* Building a strong, stable and sustainable economy which provides prosperity for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised.
  - Promoting good governance.* Actively promoting effective, participative systems of governance in all levels of society – engaging people’s creativity, energy, and diversity.
  - Using sound science responsibly.* Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.
- 1.12 It has also identified four priority areas for immediate action across the UK<sup>1</sup>:
- Sustainable consumption and production – achieving more with less
  - Climate change and energy – both mitigation and adaptation
  - Natural resource protection and environmental enhancement – living within environmental limits
  - Sustainable communities – embodying the principles of sustainable development at the local level
- 1.13 The purpose of the planning system is to contribute to the achievement of sustainable development. The National Planning Policy Framework (NPPF) says (para. 8):
- “...to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.*

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<sup>1</sup> HM Government (2005), *Securing the Future: Delivering UK Sustainable Development Strategy*

*The planning system should play an active role in guiding development to sustainable solutions.”*

- 1.14 The NPPF (paras. 18 to 219) sets out the Government’s view of what sustainable development in England means in practice for the planning system. It identifies three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of mutually dependent roles:
- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
  - **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
  - **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

## **The Sites and Policies Plan**

- 1.15 In accordance with the NPPF all councils are required to maintain an up-to-date Local Plan. The preparation of the Sites and Policies Plan (S&PP) is provided for in the council’s current 2014-17 Local Development Scheme and will contribute towards the aim of an up-to-date Local Plan.
- 1.16 The Sites and Policies Plan will be presented in two parts. Part 1 (Development Management Policies) contains the detailed planning policies used to manage new development in North Somerset. This is being progressed ahead of Part 2, which will provide the place-specific policies and site allocations for various types of development, mainly housing and employment. The preparation of Part 1 is at Publication stage and, consequently, this is a Sustainability Appraisal (SA) of the Publication Version of the Draft Plan. Part 2 is not currently being consulted on.
- 1.17 These development management policies will replace those in the North Somerset Replacement Local Plan and the Minerals and Waste Local Plans, as well as introducing new policies. This suite of policies has been drawn up to accord with the NPPF and NPPG, as well as reflecting comments received from Parish/Town Councils, developers, environmental organisations and other stakeholders. These policies will sit alongside the policies of the Core Strategy (adopted 2012) and the Joint Waste Core Strategy (adopted 2011) and form the Local Plan for North Somerset which will be used by the council when assessing planning applications.

## **Scoping Report**

- 1.18 Through consideration of the baseline conditions and requirements of other plans, programmes and strategies, a Scoping Report which accompanies this Main Report



describes the context for sustainability and begins to identify the key issues to be addressed.

- 1.19 Targeted consultation with the three specified national environmental bodies on the SA Scoping Report for the S&PP was carried out in December 2014 / January 2015. Responses were received from English Heritage and Natural England but not the Environment Agency. These responses, together with other updates, are incorporated into the revised Scoping Report now being published.

### **Aims of this SA Report**

- 1.20 This report constitutes a Main SA Report for the Sites and Policies Plan, which is being issued for formal consultation in February 2015. It is being published for consultation to provide the public, statutory bodies and other organisations with an opportunity to express their views on it.
- 1.21 This SA meets the requirements of both the Planning and Compulsory Purchase Act 2004 and the SEA Regulations. Together with the Scoping Report, this SA Main Report includes the required elements of an 'Environmental Report' (the output required by the SEA Directive).
- 1.22 This SA Report appraises each of the draft development management policies contained in Part 1 of the S&PP. The principal aim is to appraise the appropriateness of the options chosen to reach this stage.
- 1.23 The purpose of Sustainability Appraisal is not, in itself, to identify the best options. Sustainability Appraisal is a tool to be used during the preparation of a plan to inform the decision-making process and ensure that sustainability considerations are taken fully into account.

### **Habitats Regulations Assessment (HRA)**

- 1.24 The UK is bound by the terms of the Habitats Directive, the Birds Directive, and the Ramsar Convention. The aim of the Habitats Directive is to conserve natural habitats and wild species across Europe by establishing a network of sites known as Natura 2000 sites. There are four European sites within North Somerset.
- 1.25 The protection given by the Habitats Directive is transposed into UK legislation through the Habitats Regulations, which require competent authorities (in this case the council) to carry out an appropriate assessment (Habitats Regulations Assessment) of local development documents (in this case the S&PP) before being adopted.
- 1.26 Although not part of Sustainability Appraisal itself, the council needs to undertake an assessment under the terms of the Habitats Directive.

### **Equality Impact Assessment (EqIA)**

- 1.27 An Equality Impact Assessment or EqIA is the process of analysing a proposed or existing policy or strategy to identify what effect, or likely affect will follow from the implementation of the policy for different groups in the community. The Equality Impact Assessment is published alongside the draft Plan.

## 2. SA Methodology and SEA Requirements

- 2.1 The SA process is typically conducted in four stages of preparation (see diagram below), the first being the ‘Scoping’ stage (stage A); and the second (stage B) being the actual appraisal stage.

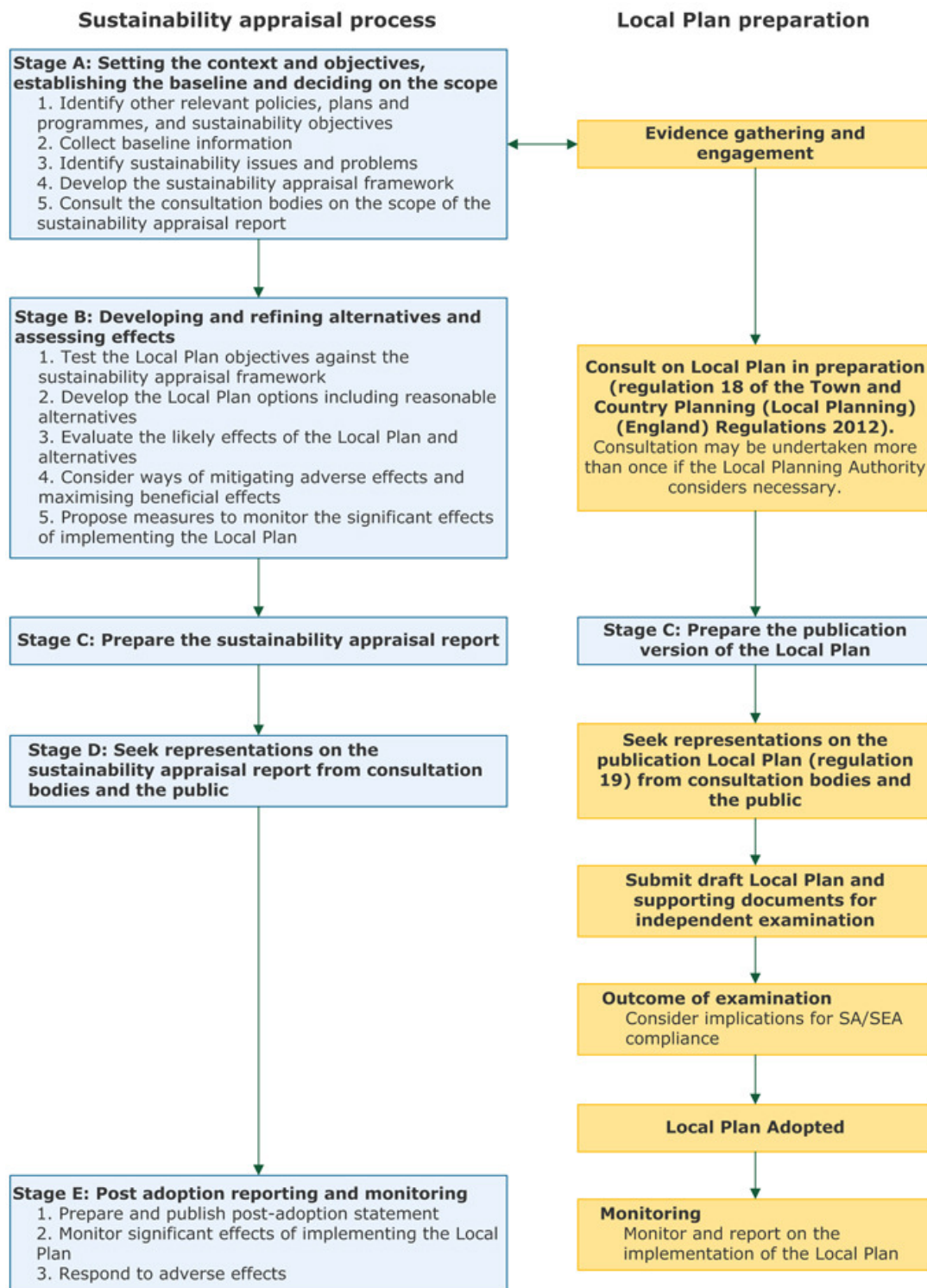


Diagram 1: Stages of the SA process

Source: [National Planning Practice Guidance](#)

- 2.2 The process of SA requires an examination of the state of North Somerset as it is today and the identification of key issues that could affect its future sustainability. Using this information, sustainability objectives are then developed, against which the draft policies and proposals of the Sites and Policies Plan will be assessed, to inform any judgements on what options best achieve the sustainability objectives.
- 2.3 The scoping stage (Stage A) must identify the scope and level of detail of the information to be included in the SA report. It should set out the context, objectives and approach of the assessment; and identify relevant environmental, economic and social issues and objectives.
- 2.4 The Scoping Report sets out the SA Framework, which will be used to assess, against relevant sustainability criteria, the different options and alternatives being considered when producing the Sites and Policies Plan.
- 2.5 The SA Framework consists of a set of sustainability objectives against which the Plan's emerging policy options will be tested (Stage B). They consist of six broad 'high-level' objectives that are explained/clarified by 23 more specific sub-objectives (see table below).

**Table 1: Sustainability Appraisal Framework Objectives**

<p><b>1. Improve health and wellbeing</b></p> <p>1.1 Improve health and support healthy lifestyles</p> <p>1.2 Reduce health inequalities</p> <p>1.3 Reduce crime and fear of crime</p>
<p><b>2. Support communities that meet people's needs</b></p> <p>2.1 Make suitable housing available and affordable for everyone</p> <p>2.2 Support the delivery of a full range of community facilities</p> <p>2.3 Give everyone access to opportunities for learning, training, skills, knowledge and culture</p> <p>2.4 Provide opportunities for people to work locally</p> <p>2.5 Provide access to open space / space for formal and informal recreation</p>
<p><b>3. Develop a diverse and thriving economy that meets people's needs</b></p> <p>3.1 Give everyone in North Somerset satisfying opportunities for work</p> <p>3.2 Help everyone afford a comfortable standard of living by reducing poverty and income inequality.</p>
<p><b>4. Meet people's needs for access to places and services with least damage to communities and the environment</b></p> <p>4.1 Increase % of journeys made by public transport, walking and cycling</p> <p>4.2 Help everyone access basic services easily, safely and affordably</p>
<p><b>5. Maintain and improve environmental quality and assets</b></p> <p>5.1 Protect and enhance biological and geological diversity</p> <p>5.2 Protect and enhance local landscape and green space</p> <p>5.3 Promote the conservation and wise use of land</p> <p>5.4 Provide for the highest possible standards of urban design</p> <p>5.5 Maintain and enhance historical assets and their settings</p> <p>5.6 Reduce vulnerability to flooding and sea level rise</p>

## **6. Minimise consumption of natural resources**

- 6.1 Reduce non-renewable energy consumption and greenhouse gas emissions
- 6.2 Reduce water consumption
- 6.3 Minimise consumption and extraction of minerals
- 6.4 Reduce waste
- 6.5 Minimise land, water, air, light and noise pollution

## **Strategic Environmental Assessment (SEA) Directive Requirements**

- 2.6 The Strategic Environmental Assessment Directive is a European Union requirement that seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes. The aim of the Directive is *“to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment”*. Further information concerning the requirements of the SEA Directive in relation to strategic environmental assessment and sustainability appraisal can be found in National Planning Practice Guidance.
- 2.7 The SEA Directive requires that it is the likely significant effects of Local Plan documents that are appraised. In order to determine whether the effect of a policy or proposal is significant or not, a number of issues have been taken into account as detailed in the SEA Regulations:
- Whether the effect is likely to be permanent or temporary.
  - The likelihood of the effect occurring.
  - The scale of the effect (e.g. whether it will affect one location or a wide area).
  - Whether it will combine with the effects of other policies and proposals to generate a cumulative effect greater than the effect of each individual policy or proposal.
  - Whether there are policies elsewhere at the regional or national level that will help to mitigate adverse effects occurring or support positive effects.
  - The current status and trends in the environmental, social and economic baseline or characteristics of the area affected.
  - Whether it is likely to affect particularly sensitive locations (e.g. landscapes, communities, habitats, historic buildings, particularly those that are designated at the international or national level) or mean that thresholds might be breached (e.g. air quality standards).

### 3. Summary of plan and overall findings

#### Plan objectives

- 3.1 The Plan is described at paras. 1.15 to 1.17 above. It is important for the objectives of the Plan to be in accordance with sustainability principles. The objectives of the Sites and Policies Plan flow from those in the Core Strategy and, as the S&PP is subordinate to the Core Strategy, it is not considered necessary to re-appraise them. The specific aims of each policy are identified at the start of each policy and are taken into account in the appraisal below.

#### Strategic context

- 3.2 The strategic context for the Sites and Policies Plan is provided through the Core Strategy, which sets out the council's approach to meeting development needs in North Somerset to 2026. The Core Strategy has also been subject to SA. The Monitoring Framework adopted for the Core Strategy will also underpin monitoring of the S&PP.

#### Reasonable alternatives

- 3.3 The SEA Directive requires an assessment of the likely significant environmental effects of implementing the plan, compared with *"reasonable alternatives taking into account the objectives and the geographical scope of the plan"*. The S&PP as a whole does not have objectives, though each policy has a defined aim. The table below considers whether reasonable alternatives exist in relation to the minority of policies that have associated Proposals Map notations. It has been found that there is no 'reasonable alternative' to the boundaries or lines defined because their purpose is itself tightly defined by the aims of the policy. Some transport schemes could have alternative alignments but these are not discussed in the reasoned justification for the policies. It is likely that detailed alignments will be considered through project-level appraisal. Where they have emerged from the Joint Local Transport Plan they will have been subject to SEA through that process.

**Table 2: Site allocations / designations contained within the Sites and Policies Plan: Part 1**

Policy	Site	Proposal	Whether a reasonable alternative exists
DM1: Flooding and drainage	Weston Airfield	strategic flood solution (attenuation pond)	No – location is specific to development requirements at Winterstoke Village
DM1: Flooding and drainage	River Banwell	strategic flood solution (compound channel)	No – location is specific to development requirements at Parklands Village
DM12: Development within the Green Belt	Green Belt (northern part of North Somerset)	Green Belt extent	No – remitted Policy CS6 specifies that within North Somerset the Green Belt boundaries will remain unchanged during the plan period. The boundaries of the Green Belt can be altered only in exceptional circumstances and none have been identified.

DM16: Allocation of land at The Spinney, south of Stancombe Quarry, as a preferred area for minerals working	The Spinney	preferred area for mineral working	No – location is a potential southern extension to Stancombe Quarry. No other quarries are suitable for expansion. The environmental impact of a wholly new quarry would be much greater than from extending an existing quarry.
DM17: Identification of Minerals Safeguarding Area for carboniferous limestone	various	Minerals Safeguarding Areas for carboniferous limestone	No – MSAs are a requirement of the NPPF, para. 143. There is no presumption that areas within a MSA will ultimately be allocated for extraction.
DM17: Identification of Minerals Safeguarding Area for surface coal	various	Minerals Safeguarding Areas for surface coal	No – MSAs are a requirement of the NPPF, para. 143. There is no presumption that areas within a MSA will ultimately be allocated for extraction.
DM20: Major transport schemes	various	major transport schemes	No – most of these schemes are identified in the adopted Core Strategy (Policy CS10). The exceptions are: <ul style="list-style-type: none"> <li>• Junction 21 capacity improvements – phase 2</li> <li>• Cross-Airfield Link</li> <li>• North-South Link through Parklands</li> </ul> The first of these is the continuation of a completed scheme; the others are part of the masterplanning for the Weston Villages set out in the Weston Villages SPD. They have not been specifically appraised but these areas are now under construction.
DM21: Motorway junctions	Junctions 19, 20, 21	safeguarding for future capacity enlargement	No – safeguarding is a requirement of the NPPF, para. 41. There is no presumption that the safeguarded areas will ultimately be developed for highway purposes.
DM22: Existing and proposed railway lines	various	safeguarding for future capacity enlargement	No – safeguarding is a requirement of the NPPF, para. 41. There is no presumption that the safeguarded areas will ultimately be developed for railway purposes.

DM23: Bus interchanges and park and ride facilities at existing railway stations	various	safeguarding for future capacity enlargement	No – safeguarding is a requirement of the NPPF, para. 41. There is no presumption that the safeguarded areas will ultimately be developed for public transport-related purposes.
DM25: Public rights of way, pedestrian and cycle access	various	safeguarding for future capacity enlargement	No – safeguarding is a requirement of the NPPF, para. 41. There is no presumption that the safeguarded areas will ultimately be developed for cycling purposes.
DM31: Air safety	Bristol Airport	Public Safety Zones	No – the PSZs are defined nationally. The council's role in plan-making terms is limited to showing them on the Proposals Map.
DM31: Air safety	Helicopter Museum	safeguarded corridor	No – the corridor is defined by the safety parameters of flight activity associated with the Helicopter Museum.
DM39: Sub-division of properties	various	Areas of Restricted Subdivision	No – the ARS are defined by a range of factors identified in the reasoned justification.
DM49: Royal Portbury Dock	land at Court House Farm	port uses	No – the site is identified in the Core Strategy (CS24).
DM50: Bristol Airport	Bristol Airport	airport-related development	No – the policy relates to an existing Green Belt inset. The boundaries of the Green Belt can be altered only in exceptional circumstances and none have been identified.
DM60: Town centres (Clevedon, Nailsea, Portishead, Weston-super-Mare)	various	town centres	No – the town centres are defined by reference to their current retail role.
DM61: District centres	various	district centres	No – the district centres are defined by reference to their current retail role.
DM62: Local centres	various	local centres	No – the local centres are defined by reference to their current or proposed retail role.
DM63: Primary shopping areas	various	primary shopping areas	No – the primary shopping areas are defined by reference to their current retail role.
DM63: Primary shopping frontages	various	primary shopping frontages	No – the primary shopping frontage are defined by reference to their current retail

			role.
DM63: Retail parks	various	retail parks	No – the retail parks are defined by reference to their current retail role.



## 4. Appraisal of Part 1 policies

- 4.1. In this section all policies contained in Part 1 of the S&PP are appraised against the SA objectives set out in the Scoping Report, alongside the reasonable alternative of not implementing the proposed policy.
- 4.2. This appraisal has been applied to the text of the S&PP Part 1 as approved for publication. There may be small differences from the version actually published as a result of corrections during proof-checking.
- 4.3. The policies in Part 1 are grouped under 12 chapter headings. The themes the new development management policies address are as follows:
  - ***Presumption in favour of sustainable development***
    - SP1: Presumption in favour of sustainable development
  - ***Living within environmental limits***
    - DM1: Flooding and drainage
    - DM2: Renewable and low carbon energy
    - DM3: Conservation Areas
    - DM4: Listed Buildings
    - DM5: Historic Parks and Gardens
    - DM6: Archaeology
    - DM7: Non-designated heritage assets
    - DM8: Nature conservation
    - DM9: Trees
    - DM10: Landscape
    - DM11: Mendip Hills Area of Outstanding Natural Beauty
    - DM12: Development within the Green Belt
    - DM13: Duration of planning consent for disposal of waste to land
    - DM14: Mineral working exploration, extraction and processing
    - DM15: Control of non-mineral development likely to affect active minerals sites or sites recently granted consent for mineral working
    - DM16: Allocation of land at The Spinney, south of Stancombe Quarry, as a preferred area for minerals working
    - DM17: Identification of Minerals Safeguarding Area for carboniferous limestone
    - DM18: Identification of Minerals Safeguarding Area for surface coal
    - DM19: Green Infrastructure
  - ***Transport***
    - DM20: Major transport schemes
    - DM21: Motorway junctions
    - DM22: Existing and proposed railway lines
    - DM23: Bus interchanges and park and ride facilities at existing railway stations
    - DM24: Safety, traffic and provision of infrastructure, etc. associated with development
    - DM25: Public rights of way, pedestrian and cycle access
    - DM26: Travel plans
    - DM27: Bus accessibility criteria
    - DM28: Parking standards
    - DM29: Car parks

- DM30: Off-airport car parking
- DM31: Air Safety
- ***Delivering strong and inclusive communities***
  - DM32: High quality design and place making
  - DM33: Inclusive access to non-residential buildings and spaces
  - DM34: Housing type and mix
  - DM35: Nailsea housing type and mix
  - DM36: Residential densities
  - DM37: Residential development in existing residential areas
  - DM38: Extensions to dwellings
  - DM39: Sub-division of properties
- ***Older and vulnerable people***
  - DM40: Retirement accommodation and supported independent living for older and vulnerable people
  - DM41: Nursing and care homes for older people and other vulnerable people
  - DM42: Accessible and adaptable housing
  - DM43: Residential annexes
- ***Dwellings in the countryside***
  - DM44: Replacement dwellings in the countryside
  - DM45: The conversion or re-use of redundant rural buildings to residential use
  - DM46: Rural workers dwellings
- ***Delivering a prosperous economy***
  - DM47: Proposals for economic development within towns and defined settlements
  - DM48: Broadband
  - DM49: Royal Portbury Dock
  - DM50: Bristol Airport
- ***Agriculture***
  - DM51: Agricultural and land-based rural business development in the countryside
  - DM52: Equestrian development
- ***Businesses in the countryside***
  - DM53: Employment development on greenfield sites in the countryside
  - DM54: Employment development on previously developed land in the countryside
  - DM55: Extensions, ancillary buildings or the intensification of use for existing businesses located in the countryside
  - DM56: Conversion and reuse of rural buildings for employment development
  - DM57: Conversion, reuse and new build of rural buildings for visitor accommodation in the countryside
  - DM58: Camping and caravan sites
  - DM59: Garden centres and shops in the countryside

- ***Retailing, town, district and local centres***
  - DM60: Town centres (Clevedon, Nailsea, Portishead and Weston-super-Mare)
  - DM61: District Centres
  - DM62: Local Centres
  - DM63: Primary shopping areas
  - DM64: Primary shopping frontages
  - DM65: Development at the retail parks
  - DM66: The sequential approach for retail development within or adjacent to town, district and local centres and retail parks
  - DM67: Retail proposals outside of or not adjacent to town, district or local centres
  
- ***Ensuring safe and healthy communities***
  - DM68: Protection of sporting, cultural and community facilities
  - DM69: Location of sporting, cultural and community facilities
  
- ***Delivery***
  - DM70: Development Infrastructure
  - DM71: Development contributions, Community Infrastructure Levy and viability

## Presumption in favour of sustainable development

4.4 This section contains the following policy:

- Policy SP1 – Presumption in favour of sustainable development

<b>Policy reference and name</b>	<b>SP1: Presumption in favour of sustainable development</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	None
<b>Relevant national policies</b>	NPPF, paras. 14, 15, 187, 189
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to set the framework for working with the development industry to deliver sustainable development and growth and emphasise the importance of the plan led system and to be clear how applications will be dealt with which fall outside the Development Plan framework.</p> <p>The policy embeds the NPPF presumption in favour of sustainable development within the S&amp;PP. It is included to meet the Planning Inspectorate's expectation of such a policy.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objective:</p> <ul style="list-style-type: none"> <li>• SA Objective 2: Support communities that meet people's needs</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, decision-takers would need to rely directly on wording in the NPPF, which generally carries marginally less weight than development plan policies. Because the NPPF would continue to apply, the absence of this policy would make little practical difference to decision-taking, though it does spell out expectations on community consultation that are not found elsewhere.

## Living within environmental limits

4.5 This sub-section addresses the following policies:

- Policy DM1 – Flooding and drainage
- Policy DM2 – Renewable and low carbon energy
- Policy DM3 – Conservation Areas
- Policy DM4 – Listed Buildings
- Policy DM5 – Historic Parks and Gardens
- Policy DM6 – Archaeology
- Policy DM7 – Non-designated heritage assets
- Policy DM8 – Nature conservation
- Policy DM9 – Trees
- Policy DM10 – Landscape
- Policy DM11 – Mendip Hills Area of Outstanding Natural Beauty
- Policy DM12 – Development within the Green Belt
- Policy DM13 – Duration of planning consent for disposal of waste to land
- Policy DM14 – Mineral working exploration, extraction and processing
- Policy DM15 – Control of non-mineral development likely to affect active minerals sites or sites recently granted consent for mineral working
- Policy DM16 – Allocation of land at The Spinney, south of Stancombe Quarry, as a preferred area for minerals working
- Policy DM17 – Identification of Minerals Safeguarding Area for carboniferous limestone
- Policy DM18 – Identification of Minerals Safeguarding Area for surface coal
- Policy DM19 – Green Infrastructure

<b>Policy reference and name</b>	<b>DM1: Flooding and drainage</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	CS3: Environmental impacts and flood risk assessment Remitted CS30: Weston villages Weston Villages SPD
<b>Relevant national policies</b>	NPPF, paras. 99 to 104
<b>Reason/Justification for Policy</b>	<p>The aims of this policy are:</p> <p>(1) to discourage inappropriate development in flood risk areas and to ensure that the impact of new development on flooding is fully taken into account; and</p> <p>(2) to support the Environment Agency's approach and allocate the Weston strategic flood solution areas.</p> <p>The policy sets out a basis for considering flood risk and sustainable drainage, while protecting water resources and quality. It also safeguards land for the strategic flood solution at Weston.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>

<b>What would be the effect of not having the Policy</b>	Without this policy, there is likely to be a number of unanswered practical questions about the standards to be used locally when applying national policy on flood risk. There would be no requirement for sustainable drainage or completion of works in advance of occupation, which could lead to increased flood risk.
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<b>Policy reference and name</b>	<b>DM2: Renewable and low carbon energy</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None  Renewable energy was included in the scope of RLP GDP/3: Promoting good design and sustainable construction, which will be superseded by DM32.
<b>Previous policies developed</b>	CS1: Addressing climate change and carbon reduction CS2: Delivering sustainable design and construction Solar PV Arrays SPD Wind Turbines SPD
<b>Relevant national policies</b>	NPPF, paras. 91, 93 to 98, 115
<b>Reason/Justification for Policy</b>	<p>The aims of this policy are:</p> <p>(1) to support the use of renewable and low carbon energy generation and support local community-based schemes which offer direct benefit to local residents; and</p> <p>(2) to encourage the most suitable technology for a given location and ensure that schemes do not have an unacceptable adverse impact on the local environment, infrastructure and nearby residents.</p> <p>The NPPF (para. 97) requires local authorities to have a positive strategy to promote energy from renewable and low carbon sources and (at para.95) to do so in a way consistent with the Government's zero carbon buildings policy. At para. 98 the NPPF states that "<i>local planning authorities should not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.</i>"</p> <p>The National Planning Practice Guidance adds that "<i>planning has an important role in the delivery of new renewable and low carbon energy infrastructure in locations where the local environmental impact is acceptable</i>".</p> <p>Given the recent Housing Standards review the council now considers it justifiable to include the policy as being proactive and consistent with the Government's Zero Carbon buildings policy. The policy supplements Core Strategy Policy CS2.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 3. Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> <li>• SA Objective 6. Minimise consumption of natural resources</li> </ul>

<b>What would be the effect of not having the Policy</b>	Without this policy's criteria for weighing up positive and negative impacts, moving towards a low carbon future could be unnecessarily controversial. Without the criteria for assessing positive impacts, the potential of the local green economy will not be maximised, and consumption of non-renewable and high carbon energy will continue to predominate. Without the criteria for assessing negative impacts, installations could harm the environment unnecessarily as a result of poor siting or design.
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<b>Policy reference and name</b>	<b>DM3: Conservation Areas</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP ECH/3: Conservation Areas
<b>Previous policies developed</b>	CS5: Landscape and the historic environment
<b>Relevant national policies</b>	NPPF, paras. 126 to 141
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to conserve and wherever possible enhance North Somerset's Conservation Areas.</p> <p>The policy responds to the NPPF advice (para. 126) that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul> <p>The historic environment can also contribute economic opportunities and minimise resource consumption through re-using rather than replacing built development.</p>
<b>What would be the effect of not having the Policy</b>	Without this policy, the need to set out a positive strategy for the historic environment would not be met, potentially resulting in harm to or loss of heritage assets.

<b>Policy reference and name</b>	<b>DM4: Listed Buildings</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP ECH/4: Listed Buildings
<b>Previous policies developed</b>	CS5: Landscape and the historic environment
<b>Relevant national policies</b>	NPPF, paras. 126 to 141
<b>Reason/Justification for Policy</b>	The aim of this policy is to safeguard the special architectural and historic interest of North Somerset listed buildings, their features inside and out, as well as their settings.

	The policy responds to the NPPF advice (para. 126) that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul> <p>The historic environment can also contribute economic opportunities and minimise resource consumption through re-using rather than replacing built development.</p>
<b>What would be the effect of not having the Policy</b>	Without this policy, the need to set out a positive strategy for the historic environment would not be met, potentially resulting in harm to or loss of heritage assets.

<b>Policy reference and name</b>	<b>DM5: Historic Parks and Gardens</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP ECH/5: Historic parks and gardens
<b>Previous policies developed</b>	CS5: Landscape and the historic environment
<b>Relevant national policies</b>	NPPF, paras. 126 to 141
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to safeguard the rich and varied built, historic and natural heritage of North Somerset.</p> <p>The policy responds to the NPPF advice (para. 126) that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul> <p>The historic environment can also contribute economic opportunities and minimise resource consumption through re-using rather than replacing built development.</p>
<b>What would be the effect of not having the Policy</b>	Without this policy, the need to set out a positive strategy for the historic environment would not be met, potentially resulting in harm to or loss of heritage assets.

<b>Policy reference and name</b>	<b>DM6: Archaeology</b>
<b>Previous policies superseded</b>	RLP ECH/6: Archaeology



<b>(S&amp;PP Appendix A)</b>	
<b>Previous policies developed</b>	CS5: Landscape and the historic environment
<b>Relevant national policies</b>	NPPF, paras. 126 to 141
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to safeguard as yet unidentified heritage assets.</p> <p>The policy responds to the NPPF advice (para. 126) that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul> <p>The historic environment can also contribute economic opportunities and minimise resource consumption through re-using rather than replacing built development.</p>
<b>What would be the effect of not having the Policy</b>	Without this policy, the need to set out a positive strategy for the historic environment would not be met, potentially resulting in harm to or loss of heritage assets.

<b>Policy reference and name</b>	<b>DM7: Non-designated heritage assets</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	CS5: Landscape and the historic environment
<b>Relevant national policies</b>	NPPF, paras. 126 to 141
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to safeguard as yet unidentified heritage assets.</p> <p>The policy responds to the NPPF advice (para. 126) that Local Plans should set out a positive strategy for the conservation and enjoyment of the historic environment.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul> <p>The historic environment can also contribute economic opportunities and minimise resource consumption through re-using rather than replacing built development.</p>

<b>What would be the effect of not having the Policy</b>	Without this policy, the need to set out a positive strategy for the historic environment would not be met, potentially resulting in harm to or loss of heritage assets.
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<b>Policy reference and name</b>	<b>DM8: Nature Conservation</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP ECH/11: Protected species and their habitats RLP ECH/12: Wildlife sites of international importance RLP ECH/13: Sites of Special Scientific Interest and National Nature Reserves RLP ECH/14: Wildlife and Geological Sites and Local Nature Reserves
<b>Previous policies developed</b>	Biodiversity and Trees SPD CS4: Nature conservation
<b>Relevant national policies</b>	NPPF, paras. 109 to 125
<b>Reason/Justification for Policy</b>	<p>The aims of this policy are:</p> <p>(1) to protect and enhance biodiversity, particularly on sites of recognised nature conservation interest; and</p> <p>(2) to protect trees, hedges and other landscape features of amenity value and to secure suitable replacements in instances where their loss is justified.</p> <p>The policy assists the LPA in implementing its duty, as a public body, under section 40 of the Natural Environment and Rural Communities Act 2006 to 'conserve biodiversity' as part of its functions. The policy also defines the 5km consultation zone set around the North Somerset and Mendip Bats Special Area of Conservation (SAC) (Conservation of Habitats and Species Regulations (2010) as amended, which transpose the EC Habitats Directive (EC 92/43/EEC) into UK law). The consultation zone is set to protect the key landscape features and foraging habitats required to sustain populations of greater and lesser horseshoe bats (as the qualifying interest species of the SAC) and thereby contributes to maintaining the 'favourable conservation status' of the SAC.</p> <p>The NPPF, para. 118 does not specifically refer to protected or notable species of flora or fauna. Instead, where development would result in 'significant harm' to sites of value for local biodiversity it describes the circumstances where permission should be granted and where it should be refused. The policy reflects para. 118 and builds upon it by giving examples of the sorts of sites likely to be of value for local biodiversity. The policy is needed in that many of the species listed under Section 41 of the NERC Act 2006 ('Priority Species') or included on the RSPB Lists of Conservation Concern or the UK/North Somerset Biodiversity Action Plans (BAP) do not enjoy legal protection even though they are the subject of concern nationally. The policy is important therefore in that it provides a degree of protection to these species within the planning process. It also gives a clear indication to developers that, where reasonable, the council will be expecting schemes to deliver biodiversity gain, secured through planning obligations.</p>
<b>SA Objectives</b>	This policy contributes directly and positively to the following sustainability objectives:

	<ul style="list-style-type: none"> <li>SA Objective 5: Maintain and improve environmental quality and assets</li> <li>SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	<p>Without this policy, whilst SSSIs would still be subject to the legislative protection of the Wildlife and Countryside Act 1981/Countryside and Rights of Way Act 2000, the NPPF does indicate that development within SSSIs might in some specific circumstances be permitted. The policy protecting SSSIs needs to reflect this but, at the same time, give developers a clear indication as to the specific and rare set of circumstances in which development would be allowed. The requirement for minimising and mitigating (off-setting) any impacts on the nature conservation features of an SSSI is not covered by the Acts and the policy indicates that the council would seek compensatory habitat to reduce or negate any adverse impact arising from development on the ecology of an SSSI.</p> <p>A decision on the introduction of a mandatory or voluntary biodiversity off-setting scheme has yet to be made by the Government and DEFRA has recently indicated that an announcement will not now be made ahead of the results of the pilot studies being known. Realistically, this probably means not until after the election in 2015. In lieu of this decision, DM8 is needed to indicate to developers that the council will require development to proactively benefit local biodiversity rather than merely avoiding committing offences under wildlife legislation. Without this policy, moreover, it is slightly unclear what sites of value for local biodiversity entail – to some it could merely be the bird life in a back garden whereas others might set the bar higher – and the policy provides examples of the sorts of sites it considers fits this description. Many of the species of flora and fauna which are regarded as being ‘priority species’ nationally are not legally protected and have no definitive mechanism whereby they could be safeguarded within the planning system without this policy. DM8 therefore takes the current lists of species regarded as national priorities and provides a mechanism whereby they can be protected during the determination of planning applications.</p>

<b>Policy reference and name</b>	<b>DM9: Trees</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RPL ECH/11: Protected species and their habitats RPL ECH/12: Wildlife sites of international importance RPL ECH/13: Sites of Special Scientific Interest and National Nature Reserves RPL ECH/14: Wildlife and Geological Sites and Local Nature Reserves
<b>Previous policies developed</b>	Biodiversity and Trees SPD CS1: Addressing climate change and carbon reduction CS4: Nature conservation CS5: Landscape and the historic environment CS9: Green infrastructure CS12: Achieving high quality design and place making
<b>Relevant national policies</b>	NPPF, paras. 58, 94, 118

<b>Reason/Justification for Policy</b>	<p>The aims of this policy are:</p> <p>(1) to incorporate existing trees and wooded areas into design proposals where practical; and</p> <p>(2) to ensure the planting of new trees is properly designed and adequately maintained in the longer term and recognise the place-making quality of trees.</p> <p>The importance of trees in providing natural beauty, shade, wildlife habitat and counteracting the effects of climate change is well established. The aim of the policy is to sufficiently incorporate existing trees and wooded areas into development proposals, and to ensure proper design and maintenance of new tree planting, using best practice guidance. The policy also aims to maximise the potential for increase in tree cover throughout North Somerset and in turn fulfil the requirements of the NPPF and the Core Strategy policies regarding high quality design, green infrastructure and climate change. It recognises the place-making quality of existing and proposed trees and wooded areas and ensures correct procedures for management to ensure the longevity of the trees.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	<p>Tree Preservation Orders may be used to protect trees under threat of damage or removal, however as full planning permission overrides this protection, there is a great need for further protection. Without this policy, there would be no means to ensure existing trees are adequately considered throughout the design and development process, or that tree planting provision and maintenance of existing and new trees are fully integrated into schemes. Furthermore, this policy is a significant tool in helping to deliver high quality spaces and green infrastructure whilst also mitigating climate change and these opportunities could therefore be lost.</p>

<b>Policy reference and name</b>	<b>DM10: Landscape</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	<p>RLP ECH/11: Protected species and their habitats</p> <p>RLP ECH/12: Wildlife sites of international importance</p> <p>RLP ECH/13: Sites of Special Scientific Interest and National Nature Reserves</p> <p>RLP ECH/14: Wildlife and Geological Sites and Local Nature Reserves</p> <p>These policies, though listed in S&amp;PP Appendix A as superseded by DM10, relate to biodiversity rather than to landscape.</p>
<b>Previous policies developed</b>	<p>North Somerset Landscape Character Assessment SPD</p> <p>CS5: Landscape and the historic environment</p>
<b>Relevant national</b>	NPPF, paras. 17, 113, 123, 125

<b>policies</b>	
<b>Reason/Justification for Policy</b>	<p>The aims of this policy are:</p> <p>(1) to protect and enhance the diversity, quality and distinctive qualities of the landscape of North Somerset identified in the North Somerset Landscape Character Assessment; and</p> <p>(2) to protect dark skies from light pollution and areas of greatest tranquillity from development.</p> <p>This criteria-based policy provides a finer grain of detail than CS5 and, supported by the North Somerset Landscape Character Assessment SPD, is to be used in considering development proposals affecting landscape. It also seeks to protect dark skies and areas of greatest tranquillity but does not identify the latter. It is therefore unclear what tests will be applied to protect tranquillity or how the success of the policy in this respect will be monitored.</p>
<b>SA Objectives</b>	<p>This Policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	CS5 broadly meets the NPPF (para. 113) requirement for a criteria-based landscape policy but it will be DM10, alongside the North Somerset Landscape Character Assessment SPD, that provides the detailed guidance. Without this policy, it would be difficult to adequately assess development proposals affecting landscape.

<b>Policy reference and name</b>	<b>DM11: Mendip Hills Area of Outstanding Natural Beauty</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP ECH/8: Mendip Hills Area of Outstanding Natural Beauty
<b>Previous policies developed</b>	<p>Mendip Hills AONB Management Plan</p> <p>Mendip Hills AONB Agricultural Building Design Guidance</p> <p>Mendip Hills AONB Guidelines for Horse Related Development</p> <p>CS5: Landscape and the historic environment</p>
<b>Relevant national policies</b>	NPPF, paras. 113, 115, 116
<b>Reason/Justification for Policy</b>	<p>The aims of this policy are:</p> <p>(1) to ensure that development would not harm the natural beauty of the AONB and that the priority consideration for all proposed development impacting on the AONB is the conservation and, where possible, enhancement of its natural beauty; and</p> <p>(2) to meet the economic and social needs of the local communities and the demand for recreation so far as this is consistent with the conservation of the natural beauty of the area and to protect views to and from the AONB.</p> <p>This criteria-based policy provides a finer grain of detail than CS5 and, supported by the North Somerset Landscape Character Assessment SPD, is intended to be used in considering development proposals affecting the AONB landscape.</p>

<b>SA Objectives</b>	<p>This Policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	<p>Whilst the Mendip Hills AONB would benefit from the level of protection afforded to it by the NPPF, this policy, alongside the North Somerset Landscape Character Assessment SPD, provides the detailed guidance required to adequately assess development proposals affecting its landscape.</p>

<b>Policy reference and name</b>	<b>DM12: Development within the Green Belt</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP RD/3: Development in the Green Belt
<b>Previous policies developed</b>	Remitted CS6: North Somerset's Green Belt
<b>Relevant national policies</b>	NPPF, paras. 79 to 92
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to provide detailed guidance and consistency of approach concerning those types of new development which are considered to be not inappropriate in the Green Belt and on the redevelopment of sites on previously developed land.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	<p>Without this policy, there would be uncertainty over where Green Belt boundaries lie. If Policy RD/3 is superseded without replacement, and remitted Policy CS6 remains unadopted, the Green Belt in North Somerset would cease to have development plan status.</p> <p>Provided that the Green Belt remains defined, the absence of the policy's detailed provisions would not affect the development that is listed in the NPPF as being not inappropriate. However, it would introduce uncertainty, particularly in respect of the words 'disproportionate additions' and 'limited infilling' in the NPPF, para. 89. Para. 90 would apply instead to change of use of buildings in the Green Belt but there would be no policy on change of use of land.</p>

<b>Policy reference and name</b>	<b>DM13: Duration of planning consent for disposal of waste to land</b>
<b>Previous policies</b>	None specified in S&PP Appendix A, though WLP20 is mentioned in

<b>superseded (S&amp;PP Appendix A)</b>	the supporting text to DM13 as a related policy which it is intended that the S&PP should supersede.
<b>Previous policies developed</b>	West of England Joint Waste Core Strategy CS7: Planning for waste
<b>Relevant national policies</b>	National Planning Policy for Waste
<b>Reason/Justification for Policy</b>	The aim of this policy is to help ensure that landfill or land raise sites are satisfactorily restored without undue delay.
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following sustainability objectives: <ul style="list-style-type: none"> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Para. 7 of the National Planning Policy for Waste advises waste planners to ensure that land raising or landfill sites are restored to beneficial after-uses at the earliest opportunity and to high environmental standards through the application of appropriate conditions where necessary. However, without DM13 there would be no explicit guidance on how to ensure satisfactory restoration without undue delay. This could have implications for environmental quality, extending the duration of noise and landscape impacts.

<b>Policy reference and name</b>	<b>DM14: Mineral working exploration, extraction and processing</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None specified in S&PP Appendix A, though if the Minerals Working in Avon Local Plan is intended to be superseded then this policy may be intended to supersede one or more of the policies it contains.
<b>Previous policies developed</b>	CS8: Mineral planning
<b>Relevant national policies</b>	NPPF, paras. 142 to 149
<b>Reason/Justification for Policy</b>	<p>The aims of this policy are:</p> <p>(1) to ensure adequate consideration for the needs of the minerals industry whilst mitigating the effects of minerals related development and activity, including that concerning on-shore oil and gas, such as hydraulic fracturing (fracking); and</p> <p>(2) to minimise waste generated in minerals related development and activity, and promote productive use of that waste and to ensure positive planning for the restoration of the land and its return to beneficial use.</p> <p>The NPPF (para. 143) requires Local Plans to set out environmental criteria for assessing planning applications.</p>
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following sustainability objectives: <ul style="list-style-type: none"> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having</b>	Without the policy, the NPPF would continue to provide a framework for determining mineral planning applications but to a lesser degree of

<b>the Policy</b>	detail. This could have implications for environmental quality. Not having the policy would be likely to result in proposals either being permitted where impacts have not been substantiated or being refused outright. A likely consequence would be that the opportunities presented by the extraction of hydrocarbons (e.g. oil and gas) would not be taken.
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<b>Policy reference and name</b>	<b>DM15: Control of non-mineral development likely to affect active carboniferous limestone minerals sites or carboniferous limestone sites recently granted consent for mineral working</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None specified in S&PP Appendix A, though MLP40 is mentioned in the supporting text to DM15 as a policy which it is intended that the S&PP should supersede.
<b>Previous policies developed</b>	CS8: Mineral planning
<b>Relevant national policies</b>	NPPF, paras. 142 to 149
<b>Reason/Justification for Policy</b>	The aim of this policy is to support the mineral industry by controlling other uses likely to affect mineral sites.
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following sustainability objectives: <ul style="list-style-type: none"> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there would be no specific requirement to resist development likely to impair mineral working activities except in Minerals Safeguarding Areas (NPPF, paras. 143, 144).

<b>Policy reference and name</b>	<b>DM16: Allocation of land at The Spinney, south of Stancombe Quarry, as a preferred area for minerals working</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None specified in S&PP Appendix A, though an unspecified MLP policy is mentioned in the supporting text to DM16 as one which it is intended that the S&PP should supersede.
<b>Previous policies developed</b>	CS8: Mineral planning
<b>Relevant national policies</b>	NPPF, para. 143
<b>Reason/Justification for Policy</b>	The aim of this policy is to indicate where mineral development (carboniferous limestone) is likely to occur.
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following sustainability objectives: <ul style="list-style-type: none"> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there would be no certainty as to the future direction of minerals working in North Somerset and detailed planning requirements would be limited to those set out in the NPPF.

<b>Policy reference and name</b>	<b>DM17: Identification of Minerals Safeguarding Area for carboniferous limestone</b>
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<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None specified in S&PP Appendix A, though if the Minerals Working in Avon Local Plan is intended to be superseded then this policy may be intended to supersede one or more of the policies it contains.
<b>Previous policies developed</b>	CS8: Mineral planning
<b>Relevant national policies</b>	NPPF, paras. 142 to 144
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to help ensure carboniferous limestone resources in an area near existing mineral workings are not needlessly sterilised by non-mineral development.</p> <p>Para. 143 of the NPPF requires Minerals Safeguarding Areas to be defined in Local Plans, accompanied by policies to protect specific minerals resources from sterilisation.</p> <p>While the name of the policy refers to a single MSA, it is clear from the policy wording that more than one is envisaged.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objective:</p> <ul style="list-style-type: none"> <li>SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, specific resources of carboniferous limestone could be sterilised. This would be unsustainable, as it does not protect these resources for future generations. The NPPF, while supportive of the best use of minerals to secure their long-term conservation (para. 142), is not site-specific.

<b>Policy reference and name</b>	<b>DM18: Identification of Minerals Safeguarding Area for surface coal</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None. The surface coal MSAs are newly defined in response to a representation made by the Coal Authority. There is no equivalent in the Minerals Working in Avon Local Plan.
<b>Previous policies developed</b>	CS8: Mineral planning
<b>Relevant national policies</b>	NPPF, paras. 142 to 144, 149
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to help ensure surface coal resources are not needlessly sterilised by non-mineral development.</p> <p>Para. 143 of the NPPF requires Minerals Safeguarding Areas to be defined in Local Plans, accompanied by policies to protect specific minerals resources from sterilisation.</p> <p>While the name of the policy refers to a single MSA, it is clear from the policy wording that more than one is envisaged.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objective:</p> <ul style="list-style-type: none"> <li>SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, specific resources of surface coal could be sterilised. This would be unsustainable, as it does not protect these resources for future generations. The NPPF, while supportive of the

	best use of minerals to secure their long-term conservation (para. 142), is not site-specific.
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<b>Policy reference and name</b>	<b>DM19: Green Infrastructure</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	Biodiversity and Trees SPD North Somerset Landscape Character Assessment SPD Weston Villages SPD CS9: Green infrastructure
<b>Relevant national policies</b>	NPPF, paras. 99, 114
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to ensure new development contributes to the safeguarding, improvement and further provision of North Somerset's green infrastructure and that the provision of multi-functional, inter-connected and adaptable green infrastructure is taken into account in the design and layout of new development proposals.</p> <p>Para. 114 of the NPPF requires Local Plans to set out a strategic approach to networks of biodiversity and green infrastructure.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objective:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, decision-takers would need to rely on CS9. The NPPF has little to say specifically about green infrastructure. CS9 sets out strategic priorities but does not provide detailed planning requirements. There would therefore be uncertainty over the latter, potentially leading to the loss of opportunities to provide high quality green infrastructure well integrated with other considerations.

## Transport

4.6 This sub-section addresses the following policies:

- Policy DM20 – Major transport schemes
- Policy DM21 – Motorway junctions
- Policy DM22 – Existing and proposed railway lines
- Policy DM23 – Bus interchanges and park and ride facilities at existing railway stations
- Policy DM24 – Safety, traffic and provision of infrastructure, etc. associated with development
- Policy DM25 – Public rights of way, pedestrian and cycle access
- Policy DM26 – Travel plans
- Policy DM27 – Bus accessibility criteria
- Policy DM28 – Parking standards
- Policy DM29 – Car parks
- Policy DM30 – Off-airport car parking
- Policy DM31 – Air Safety

<b>Policy reference and name</b>	<b>DM20: Major Transport Schemes</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP T/9: Highway schemes
<b>Previous policies developed</b>	CS10: Transportation and movement
<b>Relevant national policies</b>	NPPF, para. 41
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to protect proposed major transport schemes from inappropriate development and show the safeguarded areas on the Proposals Map. The policy refines the lists of schemes in CS10 and T/9.</p> <p>Para. 41 of the NPPF requires local planning authorities to identify and protect well-evidenced sites and routes which could be critical in developing infrastructure to widen transport choice.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, the strategic transport infrastructure needed to bring forward major new development and provide travel choices for the residents of North Somerset would not be delivered in a planned way and may not come forward at all if not safeguarded. This would

	not be in the best interests of either local residents or developers. The consequence would be to reduce travel choices, encouraging more use of the private car on inadequate roads with consequent negative impacts on congestion and pollution. This outcome would be at variance with the objectives and goals set out in the adopted Joint Local Transport Plan. However, the detailed environmental and socio-economic impacts can only be fully assessed once a design is available at application stage.
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<b>Policy reference and name</b>	<b>DM21: Motorway Junctions</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	CS10: Transportation and movement
<b>Relevant national policies</b>	NPPF, para. 41
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to protect land at the motorway junctions for potential future capacity improvements.</p> <p>Para. 41 of the NPPF requires local planning authorities to identify and protect well-evidenced sites and routes which could be critical in developing infrastructure to widen transport choice.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, the strategic transport infrastructure needed to bring forward major new development and provide travel choices for the residents of North Somerset would not be delivered in a planned way and may not come forward at all if not safeguarded. This would not be in the best interests of either local residents or developers. The consequence would be to reduce travel choices, encouraging more use of the private car on inadequate roads with consequent negative impacts on congestion and pollution. This outcome would be at variance with the objectives and goals set out in the adopted Joint Local Transport Plan. However, the detailed environmental and socio-economic impacts can only be fully assessed once a design is available at application stage.

<b>Policy reference and name</b>	<b>DM22: Existing and proposed railway lines</b>
<b>Previous policies superseded</b>	RLP T/1: Existing and proposed railway lines

<b>(S&amp;PP Appendix A)</b>	S&PP Appendix A identifies T/3 as a policy to be superseded by DM23. T/3 safeguards land for stations at Pill, Portbury and Portishead, not referred to in DM23. The stations and associated car parking and highway works are in fact referred to in DM22.
<b>Previous policies developed</b>	CS10: Transportation and movement
<b>Relevant national policies</b>	NPPF, para. 41
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to protect existing and proposed railway lines from inappropriate development. The safeguarded areas for rail development are shown on the Proposals Map.</p> <p>Para. 41 of the NPPF requires local planning authorities to identify and protect well-evidenced sites and routes which could be critical in developing infrastructure to widen transport choice. Rail schemes will be safeguarded to continue to ensure that rail remains a travel choice providing an alternative means of travel to the private car. This will help to reduce congestion and pollution, providing access to employment, health and leisure facilities.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, land identified for rail development could be vulnerable to other forms of development that would frustrate delivery of these schemes. The consequence would be to reduce travel choice for residents of North Somerset, encouraging more use of the private car resulting in a negative impact on congestion and pollution. This outcome would be at variance with the objectives and goals set out in the adopted Joint Local Transport Plan. However, the detailed environmental and socio-economic impacts can only be fully assessed once a design is available at application stage.

<b>Policy reference and name</b>	<b>DM23: Bus Interchanges and park and ride facilities at existing railway stations</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	<p>RLP T/2: Existing railway stations</p> <p>S&amp;PP Appendix A identifies T/3 as a policy to be superseded by DM23. T/3 safeguards land for stations at Pill, Portbury and Portishead, not referred to in DM23. The stations and associated car parking and highway works are in fact referred to in DM22.</p>
<b>Previous policies developed</b>	CS10: Transportation and movement
<b>Relevant national policies</b>	NPPF, para. 41

<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to safeguard land at/adjoining rail stations for the provision or expansion of car parking and the provision of bus interchanges associated with rail use. The safeguarded areas are shown on the Proposals Map.</p> <p>Para. 41 of the NPPF requires local planning authorities to identify and protect well-evidenced sites and routes which could be critical in developing infrastructure to widen transport choice.</p> <p>The policy is intended to encourage appropriate facilities that will enable the most congested part of journeys to be undertaken by public transport. This is intended to help to reduce congestion and pollution by encouraging travel by means other than the private car.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	<p>Without this policy, land identified for rail-focused development could be vulnerable to other forms of development that would frustrate delivery / retention of these facilities. The consequence would be to reduce travel choice for residents of North Somerset, encouraging more use of the private car resulting in a negative impact on congestion and pollution. This outcome would be at variance with the objectives and goals set out in the adopted Joint Local Transport Plan. However, the detailed environmental and socio-economic impacts of new facilities can only be fully assessed once a design is available at application stage.</p>

<b>Policy reference and name</b>	<b>DM24: Safety, traffic and provision of infrastructure, etc. associated with development</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP T/10: Safety, traffic and the provision of infrastructure, etc. associated with development
<b>Previous policies developed</b>	CS10: Transportation and movement
<b>Relevant national policies</b>	NPPF, para. 32
<b>Reason/Justification for Policy</b>	<p>The aims of this policy are:</p> <p>(1) to ensure that new development will not prejudice highway safety or the operation of the highway network and that the impacts of new development are adequately mitigated; and</p> <p>(2) to ensure that road capacity and travel demand can be well managed and that opportunities are taken for integration with other modes.</p>
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following

	<p>sustainability objectives:</p> <ul style="list-style-type: none"> <li>SA Objective 1: Improve health and wellbeing</li> <li>SA Objective 2: Support communities that meet people's needs</li> <li>SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	<p>Without this policy, transport provision at new developments may not fully meet the needs of people travelling to/from and around the site. It is more likely that provision would be made for road access, with less attention paid to the needs of sustainable modes of transport. The effect would be to encourage the use of the private car at the expense of other modes and the subsequent negative impact on congestion and pollution. This outcome would be at variance with the objectives and goals set out in the adopted Joint Local Transport Plan.</p>

<b>Policy reference and name</b>	<b>DM25: Public rights of way, pedestrian and cycle access</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	<p>RLP T/7: Protection, development and improvement of the rights of way network and other forms of public access</p> <p>RLP T/8: Strategic cycle routes</p>
<b>Previous policies developed</b>	<p>CS9: Green infrastructure</p> <p>CS10: Transportation and movement</p> <p>CS12: Achieving high quality design and place-making</p>
<b>Relevant national policies</b>	NPPF, paras. 35, 41, 75
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to protect and enhance the existing public rights of way network and strategic cycle routes and ensure the provision of new and improved multi-user routes connecting with new developments.</p> <p>The policy combines RLP policies T/7 and T/8.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>SA Objective 1: Improve health and wellbeing</li> <li>SA Objective 2: Support communities that meet people's needs</li> <li>SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	<p>Without this policy, such routes may be less likely to be considered by developers designing new developments and they are less likely to be of a high standard of design appropriate to the user groups. This</p>

	would have the effect of discouraging walking, cycling and horse-riding. This would in turn encourage more car journeys with the impact of increasing congestion and pollution. This outcome would be at variance with the objectives and goals set out in the adopted Joint Local Transport Plan.
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<b>Policy reference and name</b>	<b>DM26: Travel Plans</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP T/11: Travel Plans
<b>Previous policies developed</b>	North Somerset Travel Plans SPD CS10: Transportation and movement
<b>Relevant national policies</b>	NPPF, paras. 32, 36
<b>Reason/Justification for Policy</b>	The aim of this policy is to encourage the preparation and effective implementation of travel plans to improve the sustainability of development proposals.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, travel plans may be less likely to be considered by developers designing new developments and they are less likely to be of a high standard of design appropriate to the user groups. This would have the effect of discouraging the use of public transport, walking and cycling. This would in turn encourage more car journeys with the impact of increasing congestion and pollution. This outcome would be at variance with the objectives and goals set out in the adopted Joint Local Transport Plan.

<b>Policy reference and name</b>	<b>DM27: Bus Accessibility Criteria</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	CS10: Transportation and movement CS15: Mixed and balanced communities
<b>Relevant national policies</b>	NPPF, paras. 32, 36
<b>Reason/Justification for Policy</b>	The aim of this policy is to ensure all new residential development is accessible by bus services and that services are provided at an appropriate level.
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following sustainability objectives:



	<ul style="list-style-type: none"> <li>SA Objective 1: Improve health and wellbeing</li> <li>SA Objective 2: Support communities that meet people's needs</li> <li>SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, bus routes may be less likely to be considered by developers designing new developments and they are less likely to be of a high standard of design appropriate to the user groups. This would have the effect of discouraging the use of public transport. This would in turn encourage more car journeys with the impact of increasing congestion and pollution. This outcome would be at variance with the objectives and goals set out in the adopted Joint Local Transport Plan.

<b>Policy reference and name</b>	<b>DM28: Parking Standards</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP T/6: Parking standards
<b>Previous policies developed</b>	CS11: Parking North Somerset Parking Standards SPD
<b>Relevant national policies</b>	NPPF, para. 39
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to ensure that new development is provided with adequate parking, which meets the needs of intended users and that parking problems are not created or exacerbated in the surrounding area.</p> <p>This policy supports the Parking Standards SPD by providing a wider context for assessing the parking aspects of proposed developments.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objective:</p> <ul style="list-style-type: none"> <li>SA Objective 2: Support communities that meet people's needs</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, the provision of car and cycle parking might not be appropriate for the type and location of development. The policy provides certainty for developers about what is required in relation to parking standards. The subsequent provision helps encourage travel choice for all and access for people with disabilities. Without the policy to underpin parking standards there could be fewer choices and less easy access for people with disabilities. This outcome would be at variance with the objectives and goals set out in the adopted Joint Local Transport Plan.

<b>Policy reference and name</b>	<b>DM29: Car Parks</b>
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<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP T/4: Existing public car parks
<b>Previous policies developed</b>	CS11: Parking
<b>Relevant national policies</b>	NPPF, para. 40
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to appropriately manage the demand for travel by car by ensuring that the provision of car parks is balanced with the need to promote wider travel choices.</p> <p>The policy provides clarity and certainty to developers bringing forward new development.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objective:</p> <ul style="list-style-type: none"> <li>SA Objective 2: Support communities that meet people's needs</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there would be no guidance on whether or not the redevelopment of car parks for other uses is acceptable. The policy provides certainty for developers about what is required in relation to this.

<b>Policy reference and name</b>	<b>DM30: Off-airport car parking</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP T/12: Bristol International Airport
<b>Previous policies developed</b>	CS11: Parking CS23: Bristol Airport
<b>Relevant national policies</b>	NPPF, paras. 33, 90 Aviation Policy Framework (2013)
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to appropriately manage the demand for travel by car by ensuring that the provision of car parks is balanced with the need to promote wider travel choices and to protect the Green Belt from off-airport car parking.</p> <p>The policy rolls forward part of Policy T/12. It provides clarity and certainty to developers bringing forward new development.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>SA Objective 5: Maintain and improve environmental quality and assets</li> <li>SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, proposals for off-airport car parking in the Green Belt would continue to be resisted in accordance with national Green Belt policy but without the clear reinforcement provided by a local planning policy that aims to promote more sustainable travel. Elsewhere, there would be no general restriction and it is likely that parking would be difficult to resist, thus undermining the Airport Surface Access Strategy, which seeks to promote more sustainable

	alternatives to car-based access.
<b>Policy reference and name</b>	<b>DM31: Air Safety</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP T/13: Air safety
<b>Previous policies developed</b>	Remitted CS30: Weston Villages
<b>Relevant national policies</b>	ODPM Circular 01/03: <i>Safeguarding Aerodromes, Technical Sites and Military Explosives Storage areas: The Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002</i> DfT Circular 01/2010: <i>Control of Development in Airport Public Safety Zones</i> NPPF, paras. 33, 172
<b>Reason/Justification for Policy</b>	<p>The aims of this policy are:</p> <ul style="list-style-type: none"> <li>(1) to contribute to the safe operation of aerodromes in North Somerset by not promoting development that would prejudice this;</li> <li>(2) to recognise the existing land use implications of the Helicopter Museum and safeguard the parameters associated with flight activity of the museum; and</li> <li>(3) to ensure safety and noise considerations are effectively addressed in relation to development proposals at the Weston Villages.</li> </ul> <p>The policy fulfils the requirement of national guidance (DfT Circular 01/2010) to define Public Safety Zones in local plans. It also references ODPM Circular 01/03, which supports the safe operation of aerodromes through restrictions on development that could endanger air safety.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there would be a conflict with national policy as there would be no planning policy restricting development within the Public Safety Zones at Bristol Airport. The informal safeguarding of the Helicopter Museum at Weston-super-Mare would carry less weight, meaning that safety and noise considerations in relation to helicopter flights might be less satisfactorily addressed in dealing with planning applications for development beneath flight paths.

## Delivering strong and inclusive communities

4.7 This sub-section addresses the following policies:

- Policy DM32 – High quality design and place making
- Policy DM33 – Inclusive access to non-residential buildings and spaces
- Policy DM34 – Housing type and mix
- Policy DM35 – Nailsea housing type and mix
- Policy DM36 – Residential densities
- Policy DM37 – Residential development in existing residential areas
- Policy DM38 – Extensions to dwellings
- Policy DM39 – Sub-division of properties

Policy reference and name	<b>DM32: High quality design and place-making</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	<p>RLP GDP/3: Promoting good design and sustainable construction  RLP ECH/1: Amenity Areas and gateways to settlements  RLP ECH/2: Public art</p> <p>S&amp;PP Appendix A identifies ECH/1 as a policy to be superseded but does not specify which policy will supersede it. If ECH/1 is deleted before Local Green Spaces are defined in S&amp;PP Part 2 then all of the designated Amenity Areas will lapse, increasing the vulnerability of these areas to development. Local Green Space provides a stronger degree of protection than previously but this is offset by more stringent rules for designation. If LGS is not supplemented by other policies protective of locally valued amenity space then the effect is likely to be a net loss of protection, resulting in the possibility of more intensive urban development.</p>
<b>Previous policies developed</b>	<p>CS5: Landscape and the historic environment  CS12: Achieving high quality design and place-making</p>
<b>Relevant national policies</b>	NPPF, paras. 56 to 66
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to ensure high quality design of buildings and places throughout the district.</p> <p>The NPPF and NPPG require that new development responds to local character. The policy and supporting text will supplement CS12 and clarify how developers will be expected to enhance local character to ensure the intentions of the NPPF, NPPG and Core Strategy are delivered.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objective:</p> <ul style="list-style-type: none"> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there is a greater risk that development will fail to respond effectively to local character, so further eroding the distinctiveness of local communities and not contributing to good design objectives.

Policy reference and name	<b>DM33: Inclusive access into non-residential buildings and spaces</b>
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<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP GDP/3: Promoting good design and sustainable construction
<b>Previous policies developed</b>	CS2: Delivering sustainable design and construction CS12: Achieving high quality design and place-making CS15: Mixed and balanced communities
<b>Relevant national policies</b>	NPPF, para. 58
<b>Reason/Justification for Policy</b>	The aim of this policy is to ensure that disabled and able-bodied people have equal access to the same buildings and spaces.  The policy and supporting text will supplement CS12 and clarify how developers will be expected to design-in access for all.
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following sustainability objective: <ul style="list-style-type: none"> <li>SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there is a greater risk that development will fail to maximise its potential for equal accessibility for all and so not contribute to good design objectives.

<b>Policy reference and name</b>	<b>DM34: Housing type and mix</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	CS15: Mixed and balanced communities
<b>Relevant national policies</b>	NPPF, para. 50
<b>Reason/Justification for Policy</b>	The aim of this policy is to create socially mixed communities, catering for all sectors of the community by providing a choice of housing with respect to dwelling size and type.  The policy sets out what is meant by the term 'mixed and balanced community' within the North Somerset context.
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following sustainability objective: <ul style="list-style-type: none"> <li>SA Objective 2: Support communities that meet people's needs</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there would be a conflict with national policy, which requires LPAs to plan for a mix of housing, identifying what is required in particular locations. Without the policy, standard volume homebuilders' specifications would be likely to prevail.

<b>Policy reference and name</b>	<b>DM35: Nailsea housing type and mix</b>
<b>Previous policies superseded</b>	None

<b>(S&amp;PP Appendix A)</b>	
<b>Previous policies developed</b>	CS15: Mixed and balanced communities
<b>Relevant national policies</b>	NPPF, para. 50
<b>Reason/Justification for Policy</b>	The aim of this policy is to redress the current imbalance in property type in Nailsea and to create a vibrant and balanced community for future years.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objective:</p> <ul style="list-style-type: none"> <li>SA Objective 2: Support communities that meet people's needs</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, the range of new housing to be created at Nailsea would not be specified, potentially leading to a worsening of social imbalance. This in turn would be likely to increase opposition to new residential development there.

<b>Policy reference and name</b>	<b>DM36: Residential densities</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	None
<b>Relevant national policies</b>	NPPF, paras. 47, 58, 59
<b>Reason/Justification for Policy</b>	<p>The aims of this policy are:</p> <p>(1) to encourage a range of densities appropriate to its context and encourage higher densities at accessible locations; and</p> <p>(2) to respect lower densities particularly in rural locations and other sensitive areas.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>SA Objective 1: Improve health and wellbeing</li> <li>SA Objective 5: Maintain and improve environmental quality and assets</li> <li>SA Objective 6. Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there would be no guidance on setting appropriate densities. This could result in cramped, unattractive layouts that detract from local character or over-spacious layouts that do not represent an efficient use of land and that generate longer journeys.

<b>Policy reference and name</b>	<b>DM37: Residential development in existing residential areas</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	<p>RLP GDP/3: Promoting good design and sustainable construction</p> <p>RLP H/7: Residential development within settlement boundaries</p>
<b>Previous policies developed</b>	CS12: Achieving high quality design and place-making
<b>Relevant national</b>	NPPF, paras. 53, 58, 59

<b>policies</b>	
<b>Reason/Justification for Policy</b>	The aim of this policy is to ensure new residential development is not squeezed into inappropriate locations or gardens and ensure new development is in keeping with the character of the surrounding area.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there would be no guidance on the design of infill-type development. This could result in cramped, unattractive layouts that detract from local character.

<b>Policy reference and name</b>	<b>DM38: Extensions to dwellings</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP H/7: Residential development within settlement boundaries RLP T/6: Parking standards
<b>Previous policies developed</b>	CS11: Parking CS12: Achieving high quality design and place-making
<b>Relevant national policies</b>	NPPF, paras. 58, 59, 64
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to provide the criteria for judging the appropriateness of residential extensions, including the effect of the proposal on the existing house, the impact on the setting, street scene and local area, and the effect on the quality of life for the occupiers and neighbours.</p> <p>Policy CS12 provides a high level framework promoting quality in design. There remains a need to provide more specific policy / guidance in respect of small-scale development with particular regard to residential extensions.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objective:</p> <ul style="list-style-type: none"> <li>• SA Objective 5. Maintain and enhance environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there would be a greater risk that residential extensions will not have been designed in accordance with best practice and therefore fail to contribute towards improving the quality of an area. This would be contrary to the aim of the NPPF, para. 64. The policy provides criteria that enable compliance with the NPPF on this point to be tested.

<b>Policy reference and name</b>	<b>DM39: Sub-division of properties</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP H/6: Flats, conversions and housing in multiple occupation (HMO's)
<b>Previous policies developed</b>	CS15: Mixed and balanced communities

<b>Relevant national policies</b>	NPPF, para. 47
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to reduce the concentrations of one bed flats in areas where there are increasing social problems and restore more mixed and balanced communities in these areas.</p> <p>In accordance with the NPPF, para. 47, LPAs should set out their own approach to housing density to reflect local circumstances. The policy creates a new designation, the Areas of Restricted Subdivision. Outside these areas, the policy rolls forward and amends H/6.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1. Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 5. Maintain and enhance environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, it would be difficult to resist further unsuitable subdivision of residential properties. The NPPF gives little guidance on this, expecting LPAs to introduce policies of their own.



## Older and vulnerable people

4.8 This sub-section addresses the following policies:

- Policy DM40 – Retirement accommodation and supported independent living for older and vulnerable people
- Policy DM41 – Nursing and care homes for older people and other vulnerable people
- Policy DM42 – Accessible and adaptable housing
- Policy DM43 – Residential annexes

<b>Policy reference and name</b>	<b>DM40: Retirement accommodation and supported independent living for older and vulnerable people</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP H/11: Housing with care and/or support for vulnerable people
<b>Previous policies developed</b>	CS15: Mixed and balanced communities CS26: Supporting healthy living and the provision of health care facilities
<b>Relevant national policies</b>	NPPF, paras. 7, 17, 50, 156, 162
<b>Reason/Justification for Policy</b>	The aim of this policy is to support the provision of accommodation aimed at achieving various degrees of independent living for older or vulnerable people on all new major residential developments and support developments aimed at independent living elsewhere within certain criteria.
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following sustainability objectives: <ul style="list-style-type: none"> <li>• SA Objective 1: Improving health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, it would be less easy to ensure adequate, but not excessive, provision for the housing needs of the elderly. This could result in greater costs for government through increased demand for the services required by an ageing population.

<b>Policy reference and name</b>	<b>DM41: Nursing and care homes for older people and other vulnerable people</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP H/11: Housing with care and/or support for vulnerable people
<b>Previous policies developed</b>	CS15: Mixed and balanced communities CS26: Supporting healthy living and the provision of health care facilities
<b>Relevant national policies</b>	NPPF, paras. 7, 17, 50, 156, 162
<b>Reason/Justification</b>	The aim of this policy is to limit new care homes unless they replace

<b>for Policy</b>	an existing one and there is a continuing need, or there is insufficient provision locally to meet that type of specialist care.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improving health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, it would be less easy to ensure adequate, but not excessive, provision for the housing needs of the elderly or other vulnerable groups. This could result in greater costs for government through increased demand for the services required by an ageing or otherwise vulnerable population.

<b>Policy reference and name</b>	<b>DM42: Accessible and adaptable housing</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	CS2: Delivering sustainable design and construction
<b>Relevant national policies</b>	NPPF, para. 50, 58
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to create homes which provide greater choice and independent living over the long term.</p> <p>The policy updates CS2 to reflect changes to national policy and practice.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improving health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, it would be less easy to ensure provision of accessible and adaptable housing because this is no longer directly required by the national context. Local policies are therefore needed to fill the gap, reflecting the NPPF, para. 50.

<b>Policy reference and name</b>	<b>DM43: Residential annexes</b>
<b>Previous policies</b>	RLP H/7: Residential development within settlement boundaries

<b>superseded (S&amp;PP Appendix A)</b>	
<b>Previous policies developed</b>	CS12: Achieving high quality design and place-making
<b>Relevant national policies</b>	NPPF, para. 50
<b>Reason/Justification for Policy</b>	The aim of this policy is to support residential annexes where appropriate.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 1: Improving health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, it would be unclear which locations and built forms are acceptable for residential annexes. This could lead to a detrimental visual impact on the countryside.

## Dwellings in the countryside

4.9 This sub-section addresses the following policies:

- Policy DM44 – Replacement dwellings in the countryside
- Policy DM45 – The conversion or re-use of redundant rural buildings to residential use
- Policy DM46 – Rural workers dwellings

<b>Policy reference and name</b>	<b>DM44: Replacement dwellings in the countryside</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP H/8: Residential development in the countryside
<b>Previous policies developed</b>	Remitted CS33: Smaller settlements and countryside
<b>Relevant national policies</b>	NPPF, paras. 55, 58
<b>Reason/Justification for Policy</b>	The aim of this policy is to restrict isolated residential development in the countryside unless there are special circumstances such as replacement dwellings and protect the countryside from inappropriate sized dwellings that would harm the character of the area.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	The NPPF, para. 55 limits the circumstances in which new isolated homes in the countryside are appropriate but is silent on replacement dwellings. Without this policy, reduced control over residential development could lead to a detrimental visual impact on the countryside. There is a risk that the stock of smaller rural dwellings could be reduced, changing both the environmental and the social character of the countryside to a more suburban one.

<b>Policy reference and name</b>	<b>DM45: The conversion or re-use of redundant rural buildings to residential use</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP H/8: Residential development in the countryside
<b>Previous policies developed</b>	Remitted CS33: Smaller settlements and countryside
<b>Relevant national policies</b>	NPPF, paras. 28, 55
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to restrict isolated residential development in the countryside unless there are special circumstances such as the conversion of rural buildings.</p> <p>In considering the potential for conversion, the policy prioritises economic uses over housing.</p>
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following

	<p>sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, reduced control over residential development could lead to a detrimental visual impact on the countryside. It could also result in an unnecessary loss of opportunities to support economic development in the rural area.

<b>Policy reference and name</b>	<b>DM46: Rural workers dwellings</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP H/9: Rural workers dwellings
<b>Previous policies developed</b>	Remitted CS33: Smaller settlements and countryside
<b>Relevant national policies</b>	NPPF, para. 55
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to restrict isolated residential development in the countryside unless there are special circumstances such as essential rural workers dwellings.</p> <p>With the cancellation of much national policy on this matter, a local policy is needed to provide the tests for establishing 'essential need' (NPPF, para. 55) and for removing an occupancy condition.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, reduced control over residential development could lead to a detrimental visual impact on the countryside. Alternatively, it could be more difficult to establish an exceptional need, with negative consequences for the rural economy.

## Delivering a prosperous economy

4.10 This sub-section addresses the following policies:

- Policy DM47 – Proposals for economic development within towns and defined settlements
- Policy DM48 – Broadband
- Policy DM49 – Royal Portbury Dock
- Policy DM50 – Bristol Airport

<b>Policy reference and name</b>	<b>DM47: Proposals for economic development within towns and defined settlements</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP E/4: Proposals for new business developments within towns and defined settlements
<b>Previous policies developed</b>	CS20: Supporting a successful economy
<b>Relevant national policies</b>	NPPF, paras. 18 to 22, 58
<b>Reason/Justification for Policy</b>	This aim of this policy is to ensure that economic development is located in sustainable locations that minimise impacts on residential areas and are compatible with the district-wide approach to deliver an improved balance between jobs and homes.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, reduced control over economic development could result in poorly located and designed developments that harm the character or functioning of settlements. In villages, development could occur that was out of scale and would undermine regeneration plans at Weston-super-Mare.

<b>Policy reference and name</b>	<b>DM48: Broadband</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None: nearest equivalent is CF/5: Telecommunications development
<b>Previous policies developed</b>	CS20: Supporting a successful economy
<b>Relevant national policies</b>	NPPF, paras. 42 to 46
<b>Reason/Justification for Policy</b>	The aim of this policy is to ensure that new development is suitably connected to the internet with realistic future proof upgrades available and the provision of broadband is considered with all residential and employment applications.
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following

	<p>sustainability objectives:</p> <ul style="list-style-type: none"> <li>SA Objective 2: Support communities that meet people's needs</li> <li>SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, it is possible that a high standard of internet connectivity would nonetheless be provided by the market. The benefit the policy provides is to focus attention on the need for such connectivity, particularly in the planning of larger sites. The NPPF, para. 43 encourages such supportive policies. Without them, the uncertainty of provision would increase.

<b>Policy reference and name</b>	<b>DM49: Royal Portbury Dock</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP E/6: Proposals for development on safeguarded land at Court House Farm
<b>Previous policies developed</b>	CS24: Royal Portbury Dock
<b>Relevant national policies</b>	NPPF, para. 33
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to ensure that development of land safeguarded for port uses at Court House Farm takes account of environmental considerations and proposals for rail-based park-and-ride.</p> <p>The policy rolls forward E/6, which provides additional detail to support CS24, and re-iterates support for the Port.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>SA Objective 2: Support communities that meet people's needs</li> <li>SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there would be less certainty over the planning requirements associated with the development of land at Court House Farm for port uses.

<b>Policy reference and name</b>	<b>DM50: Bristol Airport</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP T/12: Bristol International Airport
<b>Previous policies developed</b>	CS23: Bristol Airport
<b>Relevant national policies</b>	NPPF, para. 33 Aviation Policy Framework (2013)
<b>Reason/Justification</b>	The aim of this policy is to ensure that, if further expansion of the

<b>for Policy</b>	<p>Airport is required, proposals demonstrate the satisfactory resolution of environmental issues, including the impact of growth on surrounding communities and surface access infrastructure.</p> <p>The policy rolls forward T/12, except for the off-airport car parking aspects now to be found in DM30. It makes provision for airport-related development that goes beyond the 'permitted development' rights for operational development. It thus supports the airport's economic and social role, while minimising harm to the environment.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	<p>Without this policy, there would be less certainty over the planning requirements associated with development at the airport. Operational development requiring an EIA – and which would therefore not be 'permitted development' – would need a planning application and in the Green Belt would need to demonstrate very special circumstances. This could delay or deter – for reasons unrelated to the need for an application – what would otherwise be acceptable development.</p>



## Agriculture

4.11 This sub-section addresses the following policies:

- Policy DM51 – Agricultural and land-based rural business development in the countryside
- Policy DM52 – Equestrian development

<b>Policy reference and name</b>	<b>DM51: Agricultural and land-based rural business development in the countryside</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP RD/1: Agricultural and forestry development and farm-based diversification
<b>Previous policies developed</b>	Remitted CS33: Smaller settlements and countryside
<b>Relevant national policies</b>	NPPF, para. 28
<b>Reason/Justification for Policy</b>	The aim of this policy is to support proposals for new agricultural buildings which are genuinely necessary and ensure that any new building which is permitted meets very high design standards and respects the landscape and its rural setting.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, reduced control over land-based rural business development could lead to a detrimental visual impact on the countryside. Alternatively, it could be more difficult to establish an exceptional need, with negative consequences for the rural economy.

<b>Policy reference and name</b>	<b>DM52: Equestrian development</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP CF/3: Cultural and community facilities in the countryside
<b>Previous policies developed</b>	<p>Guidelines for Horse Related Development for the Mendip Hills Area of Outstanding Natural Beauty</p> <p>CS4: Nature conservation</p> <p>CS5: Landscape and the historic environment</p> <p>CS27: Sport, recreation and community facilities</p>
<b>Relevant national policies</b>	NPPF, para. 28
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to protect the distinctive landscape, heritage and wildlife assets of North Somerset and ensure that any new building which is permitted meets very high design standards and respects the landscape and its rural setting.</p> <p>The policy rolls forward and expands the CF/3 content relating to</p>

	equestrian development.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	<p>Without this policy, reduced control over equestrian development could lead to a detrimental visual impact on the countryside. Alternatively, it could be more difficult to establish an exceptional need, with negative consequences for the rural economy.</p> <p>However, many aspects of this policy are duplicated by other policies. The specific aspects this policy addresses are cumulative impact, unobtrusive siting, preferred materials and the relationship to routes for riding activities.</p>

## Businesses in the countryside

4.12 This sub-section addresses the following policies:

- Policy DM53 – Employment development on greenfield sites in the countryside
- Policy DM54 – Employment development on previously developed land in the countryside
- Policy DM55 – Extensions, ancillary buildings or the intensification of use for existing businesses located in the countryside
- Policy DM56 – Conversion and reuse of rural buildings for employment development
- Policy DM57 – Conversion, reuse and new build of rural buildings for visitor accommodation in the countryside
- Policy DM58 – Camping and caravan sites
- Policy DM59 – Garden centres and shops in the countryside

<b>Policy reference and name</b>	<b>DM53: Employment development on greenfield sites in the countryside</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP E/7: Proposals for business development in the countryside
<b>Previous policies developed</b>	CS20: Supporting a successful economy CS27: Sport, recreation and community facilities Remitted CS33: Smaller settlements and countryside
<b>Relevant national policies</b>	NPPF, paras. 17, 28
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to prioritise the re-use of existing sites and buildings for employment uses in order to protect the character and appearance of the countryside.</p> <p>The aim refers to ‘the above uses’ but only employment in general is specified above the aim. The policy wording refers to ‘business use (B1, B2 or B8 use)’ although in the Use Classes Order only Class B1 is defined as ‘business use’. This wording could be reconsidered.</p> <p>Para. 28 of the NPPF promotes economic growth in rural areas in order to create jobs and prosperity, and expects this to be recognised in local plans. However, this needs to be reconciled with protection of the intrinsic character and beauty of the countryside under para. 17.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, para. 28 of the NPPF, relating to rural areas generally, would apply instead. There would be no specific guidance on the economic development that is acceptable outside settlement boundaries.

<b>Policy reference and name</b>	<b>DM54: Employment development on previously developed land in the countryside</b>
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<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP E/7: Proposals for business development in the countryside
<b>Previous policies developed</b>	CS20: Supporting a successful economy Remitted CS33: Smaller settlements and countryside
<b>Relevant national policies</b>	NPPF, paras. 17, 28
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to prioritise the redevelopment of redundant sites and buildings in the countryside for economic and community uses.</p> <p>The reasoned justification claims that the policy supports facilities such as schools and community halls but there is no reference to these in the policy, which is about 'business uses (B1, B2 and B8)' only. Community uses would be Class D1 or D2. This wording could be reconsidered.</p> <p>Para. 28 of the NPPF promotes economic growth in rural areas in order to create jobs and prosperity, and expects this to be recognised in local plans. However, this needs to be reconciled with protection of the intrinsic character and beauty of the countryside under para. 17. Para. 17 also encourages the re-use of previously developed land not of high environmental value.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, para. 28 of the NPPF, relating to rural areas generally, would apply instead. There would be no specific guidance on the economic development that is acceptable outside settlement boundaries.

<b>Policy reference and name</b>	<b>DM55: Extensions, ancillary buildings or the intensification of use for existing businesses located in the countryside</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP E/7: Proposals for business development in the countryside
<b>Previous policies developed</b>	CS20: Supporting a successful economy
<b>Relevant national policies</b>	NPPF, paras. 17, 28
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to support the expansion of rural businesses providing development is in keeping with the rural context.</p> <p>Para. 28 of the NPPF promotes economic growth in rural areas in order to create jobs and prosperity, and expects this to be recognised in local plans. However, this needs to be reconciled with protection of the intrinsic character and beauty of the countryside under para. 17. Para. 17 also encourages the re-use of previously developed land not of high environmental value.</p>

<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, para. 28 of the NPPF, relating to rural areas generally, would apply instead. There would be no specific guidance on the economic development that is acceptable outside settlement boundaries.

<b>Policy reference and name</b>	<b>DM56: Conversion and reuse of rural buildings for employment development</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP RD/2: Conversion and re-use of rural buildings
<b>Previous policies developed</b>	CS20: Supporting a successful economy
<b>Relevant national policies</b>	NPPF, paras. 17, 28
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to prioritise the redevelopment of redundant sites and buildings for employment uses.</p> <p>The reasoned justification claims that the policy will not apply to buildings less than 10 years old, whether agricultural or other, but the policy only applies this restriction to buildings for an agricultural use. This wording could be reconsidered.</p> <p>Para. 28 of the NPPF promotes economic growth in rural areas in order to create jobs and prosperity, and expects this to be recognised in local plans. However, this needs to be reconciled with protection of the intrinsic character and beauty of the countryside under para. 17. Para. 17 also encourages the re-use of previously developed land not of high environmental value.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, para. 28 of the NPPF, relating to rural areas generally, would apply instead. There would be no specific guidance on the economic development that is acceptable outside settlement boundaries.

<b>Policy reference and name</b>	<b>DM57: Conversion, reuse and new build of rural buildings for visitor accommodation in the countryside</b>
<b>Previous policies superseded</b>	RLP E/9: New or extended hotel accommodation and tourist facilities

<b>(S&amp;PP Appendix A)</b>	
<b>Previous policies developed</b>	CS22: Tourism strategy
<b>Relevant national policies</b>	NPPF, paras. 17, 28
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to support new, improved and replacement visitor accommodation in rural areas, in areas of demand, where development would be in keeping with the character and appearance of the countryside and would not have adverse highway effects.</p> <p>Para. 28 of the NPPF promotes economic growth in rural areas in order to create jobs and prosperity, including sustainable rural tourism, and expects this to be recognised in local plans. However, this needs to be reconciled with protection of the intrinsic character and beauty of the countryside under para. 17. Para. 17 also encourages the re-use of previously developed land not of high environmental value.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, para. 28 of the NPPF, relating to rural areas generally, would apply instead. There would be no specific guidance on the economic development that is acceptable outside settlement boundaries.

<b>Policy reference and name</b>	<b>DM58: Camping and caravan sites</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP E/10: Camping and caravan sites
<b>Previous policies developed</b>	CS22: Tourism strategy
<b>Relevant national policies</b>	NPPF, paras. 17, 28
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to support sustainable rural tourism which respects the character of the countryside.</p> <p>Para. 28 of the NPPF promotes economic growth in rural areas in order to create jobs and prosperity, including sustainable rural tourism, and expects this to be recognised in local plans. However, this needs to be reconciled with protection of the intrinsic character and beauty of the countryside under para. 17. Para. 17 also encourages the re-use of previously developed land not of high environmental value.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 3: Develop a diverse and thriving economy that</li> </ul>

	meets people's needs <ul style="list-style-type: none"> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> <li>• SA Objective 6: Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, para. 28 of the NPPF, relating to rural areas generally, would apply instead. There would be no specific guidance on the economic development that is acceptable outside settlement boundaries. Within the Green Belt and the AONB, national policy in NPPF paras. 87 to 90 and 115 to 116 would apply instead; this provides no specific guidance on camping and caravan sites.

<b>Policy reference and name</b>	<b>DM59: Garden centres</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP RT/7: Garden centres, nurseries and farm shops in the open countryside
<b>Previous policies developed</b>	CS21: Retail hierarchy and provision
<b>Relevant national policies</b>	NPPF, para. 28
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to control new retail development in the countryside, unless it is related to produce or garden-related goods.</p> <p>Para. 28 of the NPPF supports the sustainable growth and expansion of all types of enterprise in rural areas, and expects this to be recognised in local plans. However, this needs to be reconciled with protection of the intrinsic character and beauty of the countryside under para. 17.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 5: Maintain and improve environmental quality and assets</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, para. 28 of the NPPF, relating to rural areas generally, would apply instead. There would be no specific guidance on the economic development that is acceptable outside settlement boundaries.

## Retailing, town, district and local centres

4.13 This sub-section addresses the following policies:

- Policy DM60 – Town centres (Clevedon, Nailsea, Portishead and Weston-super-Mare)
- Policy DM61 – District Centres
- Policy DM62 – Local Centres
- Policy DM63 – Primary shopping areas
- Policy DM64 – Primary shopping frontages
- Policy DM65 – Development at the retail parks
- Policy DM66 – The sequential approach for retail development within or adjacent to town, district and local centres and retail parks
- Policy DM67 – Retail proposals outside of or not adjacent to town, district or local centres

<b>Policy reference and name</b>	<b>DM60: Town centres (Clevedon, Nailsea, Portishead and Weston-super-Mare)</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None. The following policies appear to cover similar matters, including the definition of the town centres: RLP RT/2: Rejuvenating Weston-super-Mare town centre RLP RT/3: The other town and district centres
<b>Previous policies developed</b>	CS21: Retail hierarchy and provision CS29: Weston-super-Mare town centre
<b>Relevant national policies</b>	NPPF, paras. 23 to 27
<b>Reason/Justification for Policy</b>	<p>The aim of this policy is to identify an area in the heart of each town where a range of town centre uses will, in principle, be supported and directed to. The aim is to ensure flexibility over uses and encourage activity which supports the economic, social and environmental well being of the town and its residents.</p> <p>Definition of the extent of town centres and of permitted uses within them is a requirement of the NPPF, para. 23. Policy CS21 lists North Somerset's town centres, but does not define their boundaries, a task it delegates to the S&amp;PP. Boundaries are defined by DM60 in association with the Proposals Map.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2. Support communities that meet people's needs</li> <li>• SA Objective 3. Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4. Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 5. Maintain and improve environmental quality and assets</li> <li>• SA Objective 6. Minimise consumption of natural resources.</li> </ul>
<b>What would be the effect of not having</b>	Without this policy and the areas it defines there would be ambiguity on where investment in town centre uses is being targeted and



<b>the Policy</b>	specifically a lack of clarity on where retail development would be considered acceptable in principle.
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<b>Policy reference and name</b>	<b>DM61: District Centres</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None. The following policies appear to cover similar matters, including the definition of the district centres: RLP RT/3: The other town and district centres RLP RT/4: District Centre at Locking Castle
<b>Previous policies developed</b>	CS21: Retail hierarchy and provision
<b>Relevant national policies</b>	NPPF, paras. 23 to 27
<b>Reason/Justification for Policy</b>	The aim of this policy is to define the district centres and their role in the hierarchy as supporting neighbourhoods with a wider range of goods and services than local centres.  Policy CS21 lists North Somerset's district centres, but does not define their boundaries, a task it delegates to the S&PP. Boundaries are defined by DM61 in association with the Proposals Map.
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following sustainability objectives: <ul style="list-style-type: none"> <li>• SA Objective 2. Support communities that meet people's needs</li> <li>• SA Objective 3. Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4. Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 5. Maintain and improve environmental quality and assets</li> <li>• SA Objective 6. Minimise consumption of natural resources.</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy and the areas it defines there would be ambiguity on where investment in town centre uses is being targeted and specifically a lack of clarity on where retail development would be considered acceptable in principle and up to what scale. There would also be difficulties in applying national permitted development rights for changes of use without a definition of 'key shopping area'.

<b>Policy reference and name</b>	<b>DM62: Local centres</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None. The following policy appears to cover similar matters: RLP RT/5: Local shopping
<b>Previous policies developed</b>	CS21: Retail hierarchy and provision
<b>Relevant national policies</b>	NPPF, paras. 23 to 27
<b>Reason/Justification for Policy</b>	The aim of this policy is to define the local centres and their role in the hierarchy as the focus for local shopping, services and facilities.

	Policy CS21 lists North Somerset's local centres, but does not define their boundaries, a task it delegates to the S&PP. Boundaries are defined by DM62 in association with the Proposals Map. Portishead (West Hill) is additional to the CS21 list and the Congresbury local centre is now divided into two parts.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2. Support communities that meet people's needs</li> <li>• SA Objective 3. Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4. Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 5. Maintain and improve environmental quality and assets</li> <li>• SA Objective 6. Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy and the areas it defines there would be ambiguity on where investment in town centre uses is being targeted and specifically a lack of clarity on where retail development would be considered acceptable in principle and up to what scale. There would also be difficulties in applying national permitted development rights for changes of use without a definition of 'key shopping area'.

<b>Policy reference and name</b>	<b>DM63: Primary shopping areas</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None. The RLP defines centres and primary shopping frontages but not primary shopping areas. Definition of the extent of primary shopping areas is a requirement of the NPPF, para. 23.
<b>Previous policies developed</b>	CS21: Retail hierarchy and provision CS29: Weston-super-Mare town centre
<b>Relevant national policies</b>	NPPF, paras. 23 to 27
<b>Reason/Justification for Policy</b>	The aim of this policy is to define the areas to act as the focus for new retail investment.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2. Support communities that meet people's needs</li> <li>• SA Objective 3. Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4. Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 5. Maintain and improve environmental quality and assets</li> <li>• SA Objective 6. Minimise consumption of natural resources</li> </ul>
<b>What would be the effect of not having</b>	Without this policy and the areas it defines there would be ambiguity on where investment in town centre uses is being targeted. There

<b>the Policy</b>	would also be difficulties in applying national permitted development rights for changes of use without a definition of 'key shopping area'.
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<b>Policy reference and name</b>	<b>DM64: Primary shopping frontages</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None. The following policies appear to cover similar matters, including the definition of the primary shopping frontages: RLP RT/2: Rejuvenating Weston-super-Mare town centre RLP RT/3: The other town and district centres
<b>Previous policies developed</b>	CS21: Retail hierarchy and provision CS29: Weston-super-Mare town centre
<b>Relevant national policies</b>	NPPF, paras. 23 to 27
<b>Reason/Justification for Policy</b>	The aim of this policy is to retain the vitality and viability of key shopping streets by retaining and enhancing active frontages.  Definition of the extent of primary and secondary shopping frontages is a requirement of the NPPF, para. 23. Policy CS21 lists North Somerset's town centres, but does not define their primary frontages, a task it delegates to the S&PP. These frontages are defined by DM64 in association with the Proposals Map.
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following sustainability objectives: <ul style="list-style-type: none"> <li>• SA Objective 2. Support communities that meet people's needs</li> <li>• SA Objective 3. Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4. Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 5. Maintain and improve environmental quality and assets</li> <li>• SA Objective 6. Minimise consumption of natural resources.</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy and the frontages it defines there would be ambiguity on where investment in town centre uses is being targeted.

<b>Policy reference and name</b>	<b>DM65: Development at the retail parks</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	CS21: Retail hierarchy and provision CS29: Weston-super-Mare town centre CS31: Clevedon, Nailsea and Portishead
<b>Relevant national policies</b>	NPPF, paras. 26, 27
<b>Reason/Justification for Policy</b>	The aim of this policy is to identify the types of uses which are appropriate at the retail parks.  These locations can accommodate large scale retail units which

	<p>cannot be accommodated in the primary shopping area and which might otherwise be lost to the town, provided that this does not result in a significant impact on the primary shopping area.</p> <p>A retail park area at Clevedon has been defined in addition to those previously identified at Weston-super-Mare.</p>
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2. Support communities that meet people's needs</li> <li>• SA Objective 3. Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4. Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 5. Maintain and improve environmental quality and assets</li> <li>• SA Objective 6. Minimise consumption of natural resources.</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy there would be ambiguity on where investment in town centre uses is being targeted.

<b>Policy reference and name</b>	<b>DM66: The sequential approach for retail development within or adjacent to town, district and local centres and retail parks</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	CS21: Retail hierarchy and provision CS29: Weston-super-Mare town centre
<b>Relevant national policies</b>	NPPF, paras. 24 to 27
<b>Reason/Justification for Policy</b>	The aim of this policy is to set out the sequential approach to the assessment of retail proposals in order to create a sustainable hierarchy of retail centres in accordance with national advice and to specify when an impact assessment will be required.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2. Support communities that meet people's needs</li> <li>• SA Objective 3. Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4. Meet people's needs for access to places and services with least damage to communities and the environment</li> <li>• SA Objective 6. Minimise consumption of natural resources.</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy there would be ambiguity on where investment in town centre uses is being targeted. This would be limited by the provisions of the NPPF, para. 26 but this envisages local thresholds being set.

<b>Policy reference and name</b>	<b>DM67: Retail proposals outside of or not adjacent to town, district or local centres</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	CS21: Retail hierarchy and provision CS29: Weston-super-Mare town centre
<b>Relevant national policies</b>	NPPF, paras. 24 to 27
<b>Reason/Justification for Policy</b>	The aim of this policy is to provide a policy framework for the assessment of retail proposals 'elsewhere in the district' (i.e. not within or adjacent to centres).
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there would be reduced control over retail development detached from centres and consequently a risk to the vitality and viability of those centres. The NPPF, para. 25 envisages that the sequential test would not apply to small scale rural development. The policy defines small scale as up to 200 m <sup>2</sup> .

## Ensuring safe and healthy communities

4.14 This sub-section addresses the following policies:

- Policy DM68 – Protection of sporting, cultural and community facilities
- Policy DM69 – Location of sporting, cultural and community facilities

<b>Policy reference and name</b>	<b>DM68: Protection of sporting, cultural and community facilities</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP CF/1: Provision of cultural and community facilities RLP CF/4: Safeguarding of existing and proposed sites and buildings
<b>Previous policies developed</b>	CS26: Supporting healthy living and the provision of health care facilities CS27: Sport, recreation and community facilities
<b>Relevant national policies</b>	NPPF, paras. 28, 70, 74
<b>Reason/Justification for Policy</b>	The aim of this policy is to protect existing and planned community facilities from alternative development where a community use is still viable, unless it involves the provision of a suitable replacement facility.
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following sustainability objectives: <ul style="list-style-type: none"> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 3: Develop a diverse and thriving economy that meets people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there is potential for the loss of community facilities, particularly in the current economic climate. The NPPF, para. 70 advises LPAs to guard against unnecessary losses.

<b>Policy reference and name</b>	<b>DM69: Location of sporting, cultural and community facilities</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	RLP CF/2: Cultural and community facilities within settlement boundaries RLP CF/3: Cultural and community facilities in the countryside
<b>Previous policies developed</b>	CS26: Supporting healthy living and the provision of health care facilities CS27: Sport, recreation and community facilities
<b>Relevant national policies</b>	NPPF, paras. 28, 70, 73
<b>Reason/Justification for Policy</b>	The aim of this policy is to ensure accessible and sustainably located sporting, cultural and community facilities.
<b>SA Objectives</b>	This policy therefore contributes directly and positively to the following sustainability objectives: <ul style="list-style-type: none"> <li>• SA Objective 1: Improve health and wellbeing</li> <li>• SA Objective 2: Support communities that meet people's needs</li> </ul>

	<ul style="list-style-type: none"> <li>SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, new facilities would not be guided to the most sustainable locations.

## Delivery

4.15 This sub-section addresses the following policies:

- Policy DM70 – Development Infrastructure
- Policy DM71 – Development contributions, Community Infrastructure Levy and viability

<b>Policy reference and name</b>	<b>DM70: Development Infrastructure</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	CS34: Infrastructure delivery and development contributions
<b>Relevant national policies</b>	NPPF, paras. 173 to 177
<b>Reason/Justification for Policy</b>	The aim of this policy is to ensure that infrastructure is adopted in a timely manner or long-term maintenance plans are in place for infrastructure which is not adopted.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the environment</li> </ul>
<b>What would be the effect of not having the Policy</b>	Without this policy, there would be a lack of certainty over arrangements for adopting new local infrastructure. Without adoption, long-term management responsibilities are not transparent and can lead to community tensions as described in the Plan.

<b>Policy reference and name</b>	<b>DM71: Development contributions, Community Infrastructure Levy and viability</b>
<b>Previous policies superseded (S&amp;PP Appendix A)</b>	None
<b>Previous policies developed</b>	CS34: Infrastructure delivery and development contributions
<b>Relevant national policies</b>	NPPF, paras 173 to 177
<b>Reason/Justification for Policy</b>	The aim of this policy is to ensure adequate contributions are secured through development to mitigate the impacts of development and that new development is supported by the necessary investment in infrastructure and services.
<b>SA Objectives</b>	<p>This policy therefore contributes directly and positively to the following sustainability objectives:</p> <ul style="list-style-type: none"> <li>• SA Objective 2: Support communities that meet people's needs</li> <li>• SA Objective 4: Meet people's needs for access to places and services with least damage to communities and the</li> </ul>



	environment
<b>What would be the effect of not having the Policy</b>	Without this policy, there would be a lack of certainty over arrangements for funding new local infrastructure.

## Appendix 1: 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	Main Report, paras. 1.15 to 1.17, 3.1	
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	Scoping Report, sections 3 and 4	
Annex 1 (c)	Provide information on the environmental characteristics of areas likely to be significantly affected	Scoping Report, section 3	
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	Scoping Report, section 4	
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	Scoping Report, Appendix A	
Annex 1 (f)	Provide information on the likely significant effects (see below), including on issues listed (see below)	Main Report, section 4 (Appraisal Tables)	
Annex 1 (f) (footnote 1): likely significant effects to include	Provide information on secondary effects		Secondary effects will be identified where possible but this is rare, given the high degree of uncertainty associated with some outcomes
	Provide information on cumulative effects		Cumulative effects will be identified where possible but this is rare, given the high

		<p>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.</p> <p>Particularly sensitive receptors include protected habitats: the effects of the S&amp;PP on the most important of these have been assessed under the Habitats Regulations.</p>
	Provide information on synergistic effects	Synergistic effects will be identified where possible but this is rare, given the high degree of uncertainty associated with some outcomes
	Provide information on short-term effects	All effects are assumed to be short to medium term unless there is evidence to the contrary. 'Short-term' is to be understood as in the early years of the period being planned for.
	Provide information on medium-term effects	All effects are assumed to be short to medium term unless there is evidence to the contrary. 'Medium-term' is to be understood as in the later years of the period being planned for.
	Provide information on long-term effects	All effects are assumed to be short to medium term unless there is evidence to the contrary. 'Long-term' is to be understood as extending beyond the period being planned for. National policy is assumed to endure for the long-term. It is also appropriate to consider Green Belt policy as long-term. Some climate change

			effects will also be long-term.
	Provide information on permanent effects		All effects are assumed to be permanent unless there is evidence that they are temporary.
	Provide information on temporary effects		All effects are assumed to be permanent unless there is evidence that they are temporary.
	Provide information on positive effects		These are indicated by listing the objectives to which the policy contributes directly and positively.
	Provide information on negative effects		These are indicated under the Reason / Justification heading.
Annex 1 (f): issues to include	Provide information on the likely significant effects on biodiversity, fauna and flora		Sub-objective 5.1
	Provide information on the likely significant effects on population and human health		Objectives 1, 2, 3, 4 and sub-objective 5.6
	Provide information on the likely significant effects on soil		Sub-objectives 5.3, 6.3, 6.5
	Provide information on the likely significant effects on water		Sub-objectives 5.6, 6.2, 6.5
	Provide information on the likely significant effects on air		Sub-objective 6.5
	Provide information on the likely significant effects on climatic factors		Objective 4 and sub-objective 6.1
	Provide information on the likely significant effects on material assets		Objective 3 and sub-objectives 6.3, 6.4
	Provide information on the likely significant effects on cultural heritage including architectural and archaeological heritage		Sub-objectives 5.4, 5.5
	Provide information on the likely significant effects on landscape		Sub-objective 5.2
	Provide information on the likely significant effects on the interrelationship between the above factors		The Appraisal Tables, in appraising each policy, refer to cross-cutting issues where relevant
Annex 1 (g)	Provide information on the measures envisaged to prevent, reduce, and as fully as possible offset any significant adverse effects on the environment of		The Appraisal Tables, in appraising each policy, make judgements on the extent to which it seeks to minimise negative effects. Where possible, they also suggest

	implementing the plan or programme		improvements to the Publication Version wording that would avoid or mitigate the effect identified.
Annex 1 (h)	Provide an outline of the reasons for selecting the alternatives dealt with	Scoping Report, paras. 7.2, 7.3	
	Provide a description of how the assessment was undertaken including any difficulties encountered in compiling the required information	Main Report, paras. 4.1, 4.2	
Annex 1 (i)	Provide a description of the measures envisaged concerning monitoring in accordance with Article 10	Scoping Report, paras. 7.12, 7.13  Main Report, para. 3.2	
Annex 1 (j)	Provide a non-technical summary of the information provided under the above headings	Non-technical summaries (Scoping Report and Main Report)	