



# **Pre-Submission North Somerset Local Plan Sustainability Appraisal Report**

## **North Somerset Council**

### **Final report**

Prepared by LUC

November 2023

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# Chapter 1

## Introduction

**1.1** North Somerset Council commissioned LUC in September 2021 to carry out Sustainability Appraisal (SA) of the new North Somerset Local Plan. The Local Plan will set out policies to guide development in North Somerset over the period 2024-2039. Once adopted, it will replace the current Local Plan which comprises the Core Strategy 2006-2026 as well as the Sites and Policies Plan Parts 1 and 2. This report relates to the Pre-Submission (Reg. 19) version of the North Somerset Local Plan 2039 (November 2023) and it should be read in conjunction with that document.

## The Plan Area

**1.2** North Somerset is a unitary district within South West England which covers around 39,080 hectares (151 square miles) of the County of Somerset. The population of North Somerset is 215,574 people [\[See reference 1\]](#). It is bordered by the local authority areas of Bristol City to the north east, Bath and North East Somerset to the east, Mendip to the south east and Sedgemoor to the south. The Bristol Channel borders North Somerset to the north and west. The location of North Somerset is presented in Figure 1.1 overleaf.

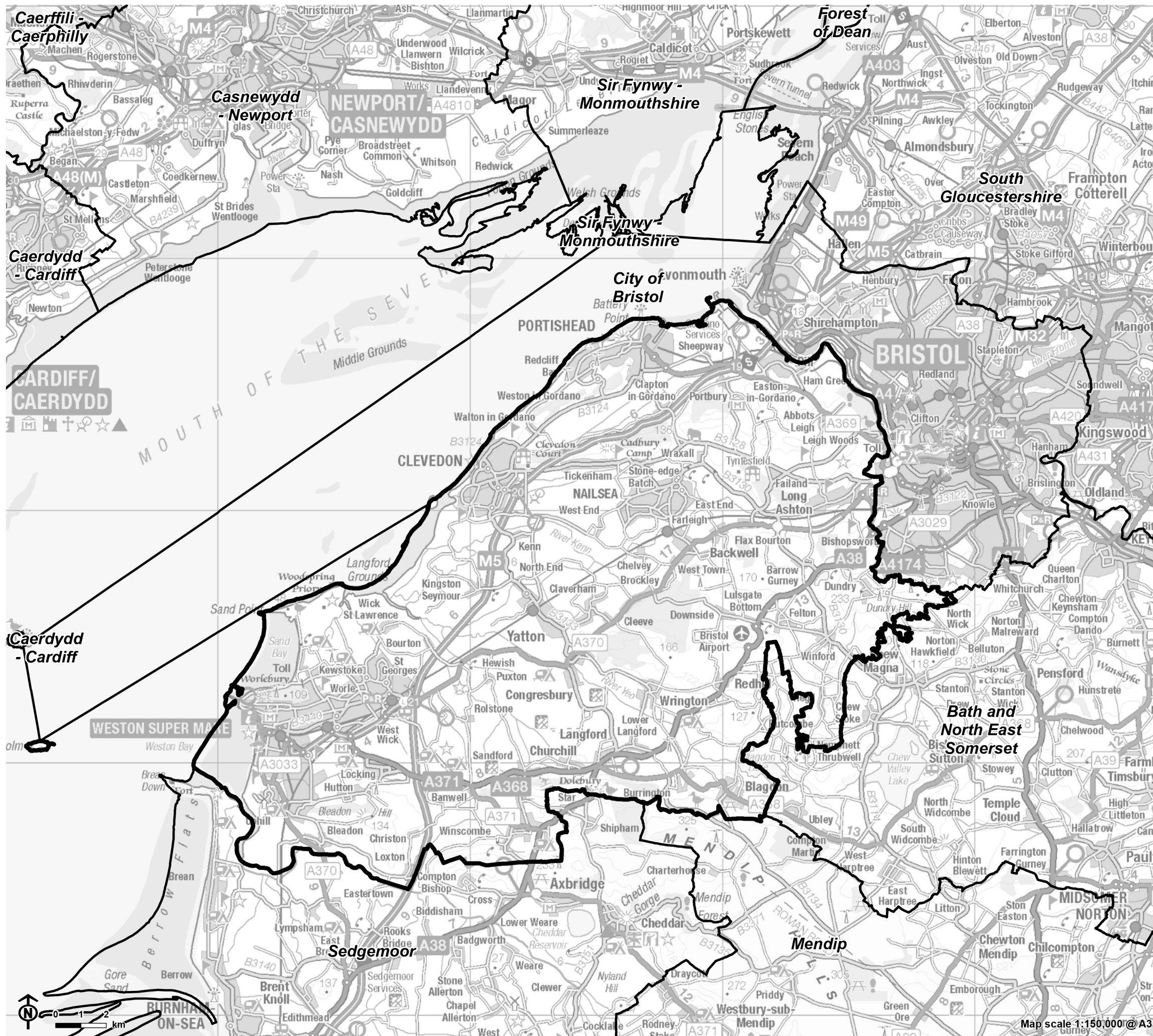
**1.3** The District contains Bristol International Airport, a deep-sea west coast port (Royal Portbury Dock), part of the Mendip Hills Area of Outstanding Natural Beauty (AONB), a large area of Green Belt stretching south-west from the edge of Bristol, and areas of low-lying levels and moors. The main settlements include the strategically significant town of Weston-super-Mare and the three smaller towns of Clevedon, Nailsea and Portishead. The M5 runs from north to south through the District and the mainline railway from Bristol to the South West also crosses North Somerset, where there are five stations.

**1.4** North Somerset contains a number of important employment areas, including the regionally important Junction 21 Enterprise Area, one of five Enterprise Areas in the West of England Local Enterprise Partnership (LEP) area. The highest concentration of jobs in North Somerset is found in the larger settlements [\[See reference 2\]](#). North Somerset also has an important economic relationship with Bristol, with a large daily outflow of commuters to the city.





Figure 1.1: Location of North Somerset



- North Somerset boundary
- Neighbouring local authority





## North Somerset Local Plan 2039

**1.5** In March 2020 North Somerset Council consulted on the Local Plan Pre-commencement Document [See reference 3] which was the first step in the process of preparing a Local Plan. That document explained that the Local Plan would include strategic policies to address housing requirements, climate change, the spatial strategy for development and regeneration, amongst other topics. Following this, in July 2020 the Council published its 'Challenges for the Future' [See reference 4] paper for consultation. This document included a number of open-ended questions with the aim of starting the discussion about which issues the Local Plan should address. This was followed by consultation in November 2020 on the 'Choices for the Future' [See reference 5] document. This document included a number of high-level options for how new housing, employment and community infrastructure could be delivered in the plan area. Each of these options was appraised in the accompanying SA Interim Report [See reference 6] which was prepared in-house by North Somerset Council.

**1.6** The Preferred Options version of the Local Plan was then prepared by the Council and published for consultation from March 2022. This comprised a full draft version of the Local Plan, including detailed strategic, locational and development management policies as well as land use allocations. The Preferred Options Local Plan was subject to SA by LUC, with the SA Report published alongside the Plan during the consultation period. The outcomes of that consultation, along with other factors, have fed into the preparation of the current Pre-Submission version of the Local Plan.

## Outline of the Pre-Submission Local Plan

**1.7** The current Pre-Submission (Regulation 19) Local Plan (November 2023) includes an overall Vision for the plan area which is accompanied by 12 Strategic Priorities. There are then 13 Strategic Policies (SP1-SP13) which set out the overall strategy for development over the plan period, followed by:

- 18 Locational Policies (LP1-LP18);

- 13 Design and Placemaking Policies (DP1-DP13);
- 7 Transport Policies (DP14-DP20);
- 13 Economic Development Policies (DP21-DP33);
- 9 Natural and Historic Environment Policies (DP34-DP42);
- 10 Life Prospects Policies (DP43-52);
- 10 Countryside Policies (DP53-DP62); and
- 1 Delivery Policy (DP63).

**1.8** The final section of the Local Plan then sets out a number of Schedules of Allocated Sites – these are sites which the Council proposes to allocate for the following uses:

- Large sites for residential development;
- Employment sites;
- Local Green Space; and
- Community facilities.

**1.9** The final three schedules list settlements which are proposed to have settlement boundaries applied or retained; town, district and local centres; and transport infrastructure, allocations and safeguarded routes.

## Sustainability Appraisal and Strategic Environmental Assessment

**1.10** Under the Planning and Compulsory Purchase Act 2004, SA is mandatory for Development Plan Documents. For these documents it is also necessary to conduct an environmental assessment in accordance with the Strategic Environmental Assessment (SEA) Regulations (as amended) [\[See reference 7\]](#). The SEA Regulations remain in force post-Brexit and it is a legal

requirement for the Local Plan to be subject to SA and SEA throughout its preparation.

**1.11** SA and SEA are tools used at the plan-making stage to assess the likely effects of the plan when judged against reasonable alternatives. SEA considers only the environmental effects of a plan, while SA considers the plan's wider economic and social effects in addition to its potential environmental impacts. SA should meet all of the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, so a separate SEA should not be required. An approach which satisfies the requirements for both SA and SEA is advocated in the Government's Planning Practice Guidance (PPG) [See **reference 8**]. Practitioners can comply with the requirements of the SEA Regulations through a single integrated SA process – this is the process that is being undertaken by North Somerset. From here on, the term 'SA' should therefore be taken to mean 'SA incorporating the requirements of the SEA Regulations'.

**1.12** The SA process comprises a number of stages, as shown below:

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.

Stage B: Developing and refining options and assessing effects.

Stage C: Preparing the Sustainability Appraisal Report.

Stage D: Consulting on the plan and the SA Report.

Stage E: Monitoring the significant effects of implementing the plan.

# Meeting the Requirements of the SEA Regulations

**1.13** The relevant sections of this SA Report that are considered to meet the SEA Regulations requirements are signposted below.

## Environmental Report

**1.14** This SA Report, which has been produced to accompany consultation on the Pre-Submission Local Plan, constitutes the 'environmental report' which fulfils the following SEA Regulations requirement:

- Regulation 12(1) and (2) and Schedule 2 – Where an environmental assessment is required by any provision of Part 2 of these Regulations, the responsible Authority shall prepare, or secure the preparation of, an environmental report in accordance with paragraphs (2) and (3) of this regulation. The report shall identify, describe and evaluate the likely significant effects on the environment of:
  - e) Implementing the plan or programme; and
  - f) Reasonable alternatives taking into account the objectives and geographical scope of the plan or programme.

**1.15** Chapter 1, Chapter 3, Appendix B and Appendix C fulfil the following SEA Regulations requirement:

- An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.
- The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
- The environmental characteristics of areas likely to be significantly affected.

- Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC on the conservation of wild birds and the Habitats Directive.
- The environmental protection objectives, established at international, Community or national 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.

**1.16** Chapter 4, Chapter 5 and Chapter 6 fulfil the following SEA Regulations requirement:

- The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive effects, and secondary, cumulative and synergistic effects, on issues such as:
  - Biodiversity;
  - Population;
  - Human health;
  - Fauna;
  - Flora;
  - Soil;
  - Water;
  - Air;
  - Climatic factors;
  - Material assets;
  - Cultural heritage, including architectural and archaeological heritage;
  - Landscape; and
  - The interrelationship between the issues referred to in sub-paragraphs (a) to (l).

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

**1.17** Chapter 2 and Appendix E fulfil the following SEA Regulations requirement:

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

**1.18** Chapter 7 fulfils the following SEA Regulations requirement:

- A description of the measures envisaged concerning monitoring in accordance with Regulation 17.

**1.19** A separate non-technical summary document has been prepared to accompany this report and this fulfils the following SEA Regulations requirement:

- A non-technical summary of the information is provided under paragraphs 1 to 9.

**1.20** The Environmental Report at each stage of the SA will adhere to the following SEA Regulations requirement:

- Regulation 12 (3) – The report shall include such of the information referred to in Schedule 2 to these Regulations as may reasonably be required, taking account of:
  - Current knowledge and methods of assessment;
  - The contents and level of detail in the plan or programme;
  - The stage of the plan or programme in the decision-making process; and

- The extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment.

## Consultation

**1.21** The SA Scoping Report was produced by North Somerset Council and consulted on from March 2020, with a revised version published alongside the ‘Challenges for the Future’ consultation in July 2020. The responses received are summarised in Appendix A and this fulfils the following SEA Regulations requirement:

- Regulation 12(5) – When deciding on the scope and level of detail of the information that must be included in the environmental report, the responsible Authority shall consult the consultation bodies.

**1.22** Consultation on the Preferred Options Local Plan document took place between March and April 2022, accompanied by the SA Report. The responses received are summarised in Appendix A. Consultation on the Pre-Submission Local Plan is taking place between November 2023 and January 2024 and is accompanied by this SA report. This fulfils the following SEA Regulations requirement:

- Regulation 13 – Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme.

**1.23** The Local Plan is not expected to have significant effects on other EU Member States and this fulfils the following SEA Regulations requirement:

- Regulation 14 – Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country.



## Taking the Environmental Report and the Results of the Consultations into Account in Decision-making (relevant extracts of Regulation 16)

**1.24** The following SEA Regulations requirement is to be addressed after the Local Plan is adopted:

- Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Reg. 14 must be informed and the following made available to those so informed:
  - The plan or programme as adopted;
  - A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report, the opinions expressed, and the results of consultations entered into have been taken into account, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and
  - The measures decided concerning monitoring.

## Monitoring

**1.25** Chapter 7 describes the measures that should be taken towards monitoring the likely significant effects of the Local Plan and this fulfils the following SEA Regulations requirement:

- Regulation 17(1) – The responsible Authority shall monitor the significant effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action.

## Structure of the SA Report

**1.26** This chapter has described the background to the production of the North Somerset Local Plan and the requirement to undertake SA. The remainder of this SA Report is structured into the following sections:

- Chapter 2 describes the approach that is being taken to the SA of the North Somerset Local Plan.
- Chapter 3 describes the relationship between the Local Plan and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of North Somerset and identifies the key sustainability issues facing the district.
- Chapter 4 presents the SA findings for the strategic options that have been considered for the Local Plan.
- Chapter 5 presents the SA findings for the reasonable alternative development site options that have been considered for inclusion in the Local Plan.
- Chapter 6 presents the findings of the SA for each component of the Pre-Submission Local Plan (November 2023) – the Vision and Strategic Priorities and the groups of policies, as well as describing the cumulative effects of the plan.
- Chapter 7 describes suggested indicators for monitoring the potential sustainability effects of the Local Plan.
- Chapter 8 presents the conclusions of the SA of the Pre-Submission North Somerset Local Plan and describes the next steps to be undertaken.
- Appendix A presents a summary of the consultation comments received in relation to the SA Scoping Report, the SA Interim Report and the Preferred Options SA Report and explains how they have been addressed.
- Appendix B presents a review of international, national and local plans, policies and programmes of relevance to the SA.
- Appendix C presents baseline information for North Somerset.

## Chapter 1 Introduction

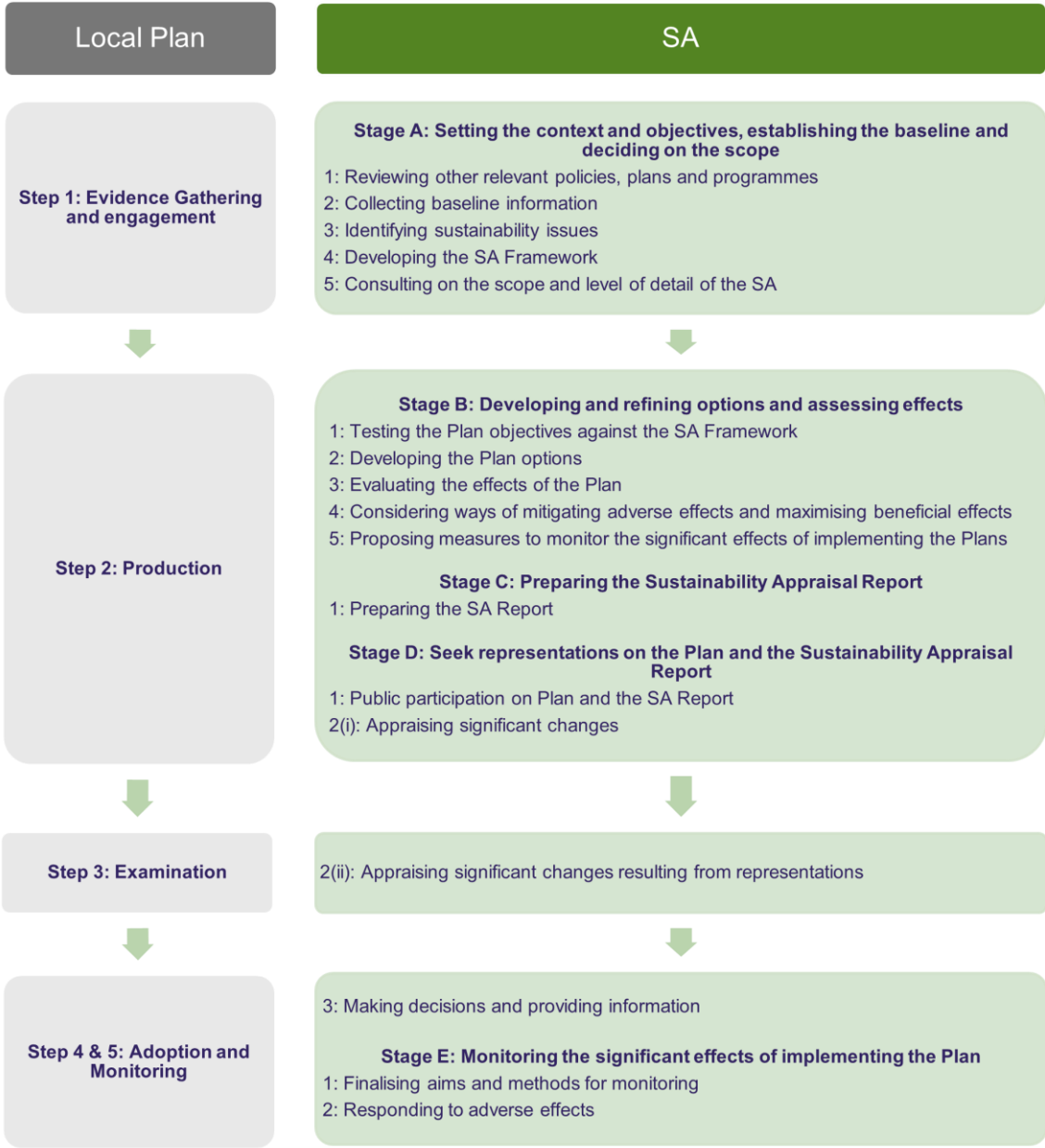
- Appendix D presents the criteria and assumptions that have been used to ensure consistency in the SA of the reasonable alternative site options.
- Appendix E presents an audit trail of the site options that have been considered for allocation in the Pre-Submission Local Plan and provides the Council's reasons for selecting or rejecting each one.

## Chapter 2

# Methodology

**2.1** In addition to complying with legal requirements, the approach being taken to the SA of the North Somerset Local Plan 2039 is based on current good practice and the guidance on SA/SEA set out in the Government's Planning Practice Guidance (PPG). This calls for SA to be carried out as an integral part of the plan-making process. Figure 2.1 overleaf sets out the main stages of the plan-making process and shows how these correspond to the SA process.

Figure 2.1: Corresponding stages in plan-making and SA



2.2 The sections below describe the approach that has been taken to the SA of the North Somerset Local Plan to date and provide information on the subsequent stages of the process.

## SA Stage A: Scoping

**2.3** The Scoping stage of SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues and using these to inform the appraisal framework as follows.

### Review Other Relevant Policies, Plans and Programmes to Establish Policy Context

**2.4** A Local Plan is not prepared in isolation; rather it is prepared within the context of other policies, plans and programmes. The SEA Regulations require the Environmental Report to describe the relationship of the plan with other relevant plans and programmes. It should also be consistent with environmental protection legislation and support the attainment of sustainability objectives that have been established at the international, national, and regional/sub-regional levels.

**2.5** A review was therefore undertaken of other policies, plans, and programmes at the international, national, regional and sub-regional levels that were considered to be relevant to the scope of the North Somerset Local Plan. This review was initially prepared by the Council and presented in the SA Scoping Report [See reference 9]. This review has been updated throughout the SA process since, including as part of the preparation of this report, and is presented in Chapter 3 and Appendix B.

## Collect Baseline Information to Establish Sustainability Context

**2.6** Information on existing environmental, social and economic conditions in the plan area provides the baseline against which the plan's effects can be assessed in the SA and monitored during the plan's implementation.

**2.7** Baseline information can also be combined with an understanding of drivers of change that are likely to persist regardless of the plan to understand the likely future sustainability conditions in the absence of the plan.

**2.8** The SEA Regulations require the Environmental Report to describe relevant aspects of the current state of the environment and how they are likely to evolve without the plan. An understanding of this likely future, together with the assessed effects of the plan itself, allows the SA to report on the likely cumulative effects of the plan, which is another requirement of the SEA Regulations.

**2.9** The SEA Regulations require an assessment of effects in relation to the following 'SEA topics': biodiversity, population, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape, and the inter-relationship between these. Baseline information was therefore collected in relation to the SEA topics as well as additional sustainability topics covering broader socio-economic issues such as housing, access to services, crime and safety, education and employment. This reflects the integrated approach that is being taken to the SA and SEA processes.

**2.10** As part of the preparation of this SA Report, the baseline information for North Somerset which was originally presented in the SA Scoping Report, and more recently in the SA Report for the Preferred Options Local Plan, has been reviewed and updated. The updated baseline information for the district is presented in Appendix C.

## Identify Key Sustainability Issues

**2.11** The review of baseline information also allows the identification of existing sustainability issues, including problems as required by the SEA Regulations.

**2.12** Key sustainability issues facing North Somerset and an analysis of their likely evolution without the new Local Plan are detailed in Chapter 3. Key sustainability issues for North Somerset were originally identified in the SA Scoping Report. These issues were reviewed as part of the SA Interim Report and were again reviewed and revised during preparation of the Preferred Options SA Report in light of the updated policy review and baseline information. No further changes have been made since then.

## Develop the SA Framework

**2.13** The relevant sustainability objectives identified by the review of other policies, plans, and programmes, together with the key sustainability issues facing the district identified by the collection and review of baseline information, helped to inform the development of a set of sustainability objectives (the 'SA framework') against which the effects of the Local Plan would be assessed.

**2.14** Development of the SA framework is not a requirement of the SEA Regulations but is a recognised way in which the likely sustainability effects of a plan can be transparently and consistently described, analysed and compared. The SA framework comprises a series of sustainability objectives and supporting criteria that are used to guide the appraisal of the policies and proposals within a plan.

**2.15** The SA framework for the North Somerset Local Plan was informed initially by a review of the SA framework that was previously used to appraise the adopted Core Strategy. That SA framework was then updated in light of the review of relevant policies, plans and programmes as well as the baseline



information for the plan area. The SA objectives also take into account the types of issues that are capable of being affected by the land use planning system.

**2.16** On appointment to undertake the remaining stages of the SA on behalf of North Somerset Council, LUC undertook a further review of the SA framework. This review was undertaken to ensure that the consultation comments on the SA Scoping Report and SA Interim Report were appropriately reflected, and to ensure that the key sustainability issues facing the District were covered by the SA objectives.

**2.17** The current SA framework for the North Somerset Local Plan is presented in Chapter 3. Two minor amendments have been made to the SA objectives since the Preferred Options consultation (SA objectives 3.2 and 3.6) as a result of consultation comments received.

## Consult on the Scope and Level of Detail of the SA

**2.18** Public and stakeholder participation is an important element of the SA and wider plan-making processes. It helps to ensure that the SA Report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development.

**2.19** The SEA Regulations require the statutory consultation bodies (the Environment Agency, Historic England, and Natural England) to be consulted “when deciding on the scope and level of detail of the information that must be included” in the SA Report. The scope and level of detail of the SA is governed by the SA framework. The consultation undertaken on the Scoping Report has therefore incorporated consultation with the statutory consultees on the SA framework. This consultation on the SA Scoping Report was undertaken between March and April 2020.

**2.20** Appendix A lists the comments that were received on the scope of the SA during this period of consultation and describes how each one was addressed in the final SA Scoping Report which was published in July 2020. In light of the comments received, a number of amendments were made to the review of policies, plans, and programmes, the baseline information, key sustainability issues and the SA framework.

## SA Stage B: Developing and Refining Options and Assessing Effects

**2.21** Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.

**2.22** In relation to the SA report, Part 3 of the SEA Regulations 12 (2) requires that:

“The report must identify, describe and evaluate the likely significant effects on the environment of—

- (a) implementing the plan or programme; and
- (b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”

**2.23** Schedule 2 (h) of the SEA Regulations requires that the Environmental Report includes a description of:

- “(h) an outline of the reasons for selecting the alternatives dealt with”

**2.24** The SEA Regulations require that the alternative policies considered for inclusion in a plan that must be subject to SA are 'reasonable', therefore alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework (NPPF)).

**2.25** The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified by the SA for each option, such that it is not possible to rank them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

## Alternative Spatial Options

**2.26** The Choices for the Future consultation document (November 2020) set out four alternative spatial approaches for the Local Plan. These were considered by the Council to be the principal reasonable alternatives for meeting the housing need identified over the plan period in terms of outlining a mix of possible places, where different scales of development could take place. These were subject to SA by the Council, with the findings first presented in the SA Interim Report (November 2020) and again in the Preferred Options SA Report (January 2022). This work is described in more detail in Chapter 4, which also re-presents the SA findings for those options.

**2.27** Further SA work was undertaken by LUC during summer 2023 in relation to reasonable alternative spatial strategies. North Somerset District Council had worked up seven alternative spatial options comprising alternative scenarios for the delivery of the Local Plan housing target. There are a number of 'baseline sites' which are a constant under all seven scenarios. The options involve drawing on alternative groups of additional site options to meet the overall housing target. These options were subject to SA by LUC and the findings

provided to North Somerset Council in order that they could be taken into account in preparing the Pre-Submission Local Plan. That work is now presented in Chapter 4 of this report.

## Alternative Site Options

**2.28** Reasonable alternative options for the residential and employment sites to be allocated through the Local Plan have been identified by North Somerset Council. This has drawn upon site information captured through the Strategic Housing Land Availability Assessment (SHLAA) and sites submitted to a call for sites carried out in the summer of 2020. This included sites submitted for residential and/ or employment uses. All sites identified in the SHLAA have been assessed, with the only sites not considered being those entirely subject to Primary Constraints as identified through the SHLAA work undertaken. The SA findings for the reasonable alternative site options that had been considered to date were presented in the SA Report for the Preferred Options Local Plan. Since that consultation, a number of additional site options have been identified by North Somerset Council and these have also been subject to SA. The SA findings for the full suite of reasonable alternative site options are presented in Chapter 5.

## SA Stage C: Preparing the Sustainability Appraisal Report

**2.29** This SA Report describes the process that has been undertaken to date in carrying out the SA of the North Somerset Local Plan 2039. It sets out the SA findings for the policy approaches and proposed site allocations in the Pre-Submission Local Plan as well as the reasonable alternative options considered. Likely significant effects, both positive and negative, have been presented, taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects.

**2.30** The SA findings are set out in Chapters 4-6 of this SA Report.

## **SA Stage D: Consultation on the Local Plan and the SA Report**

**2.31** Information about consultation on the SA that has already taken place at earlier stages of plan-making has been provided above. North Somerset Council is now inviting comments on the Pre-Submission Local Plan 2039. This SA Report is being published on the Council's website at the same time as the Council is consulting on the Pre-Submission Local Plan document, so that the two documents can be read in parallel. Consultation comments received on this SA Report will be taken into account at the next stage of plan-making. Consultation responses received in relation to earlier versions of the Local Plan are recorded in Appendix A.

## **SA Stage E: Monitoring Implementation of the Local Plan**

**2.32** Recommendations for monitoring the likely significant social, environmental and economic effects of implementing the Local Plan are included in Chapter 7 of this SA Report.

## **Appraisal Methodology**

**2.33** Reasonable alternative options for the policies and site allocations to be included in the Local Plan have been appraised against the SA objectives in the SA framework (see 'The SA Framework' section in Chapter 3), with symbols being attributed to each option to indicate its likely effects on each SA objective as shown in Figure 2.2 below. Where a potential positive or negative effect is uncertain, a question mark was added to the relevant symbol (e.g. +? or -?) and

the symbol was colour coded in line with the potential positive, negligible or negative effect (e.g. green, yellow, orange, etc.).

**2.34** The likely effects of options need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. The appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown in Figure 2.2. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or policy on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective.

**Table 2.1: Key to symbols and colour coding used in the SA**

Symbol and Colour Coding	Description
++	Significant positive effect likely.
++/-	Mixed significant positive and minor negative effects likely.
+	Minor positive effect likely.
+/-	Mixed minor effects likely.
++/--	Mixed significant effects likely.
-	Minor negative effect likely.
--/+	Mixed significant negative and minor positive effects likely.
--	Significant negative effect likely.
0	Negligible effect likely.
?	Likely effect uncertain.
N/A	Not applicable.

## The Use of Site Assessment Criteria and Uncertainty

**2.35** SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of the site options, detailed site assessment criteria were developed and applied. The criteria applied related specifically to each type of site option (i.e. residential, employment, mixed use, etc.). The site assessment criteria set out clear parameters within which certain SA effects would be identified, based on factors such as the distance of site options from features such as biodiversity designations, public transport links and areas of high landscape sensitivity. The criteria are presented in Appendix D of this SA Report. They were applied mainly through the use of Geographical Information Systems (GIS) data.

**2.36** The criteria were originally worked up by the Council and were presented in the SA Interim Report after being initially consulted on as part of the SA Scoping Report. Upon commission, LUC reviewed the criteria to ensure there are no gaps, where site options would not be covered by any of the criteria. This review also considered consultation comments that had been received on the criteria at the Interim SA stage. Changes were also made to simplify the approach to judging the accessibility from sites to services and facilities. Reference in the accessibility table (Table D.1 in Appendix D) (which supports the site assessment criteria) is made to 'easy walking distance'. Research by the Institute of Highways and Transportation was used to identify these distances to various services and facilities.

**2.37** In relation to assessing the potential for new residents to access jobs from sites considered for allocation, information presented in the West of England Employment Land Spatial Needs Assessment [See reference 10] was used to identify the areas of highest business concentration as proxy. The assessment shows that the highest concentrations of businesses are found within North Somerset in Weston-super-Mare, Portishead, Clevedon and Nailsea. The Centre of Bristol also contains a high number of businesses in close proximity to North Somerset District.

**2.38** The assessment of the potential impacts of development on the setting of the historic environment in the district has been informed by input from North Somerset's historic environment officer. This involved the application of a 'RAG' rating to site options as follows:

- Red – Development is expected to result in harm to the setting of one or more heritage asset(s) with little chance of mitigation through masterplanning.
- Amber – Development has the potential to result in harm to the setting of one or more heritage asset(s) but it is expected that this harm could be mitigated with careful masterplanning.
- Green – Development is expected to result in no harm to smaller level of harm in relation to the setting of heritage assets. Where a small level of harm is expected, it is expected that this could easily be mitigated with good masterplanning.

**2.39** Each rating was then assigned an equivalent effect for the SA as per the site assessment criteria in Appendix D. Adopting a precautionary approach, where a combined rating was given by an officer (for example 'red/amber'), the SA effect recorded was based on the worst-case outcome (in this case the SA effect would be based on the 'red' rating).

**2.40** Since the site options were appraised at the Preferred Options stage, the site assessment criteria for SA objective 1.1 (ensure a range of job opportunities are easily accessible without having to use a car) have been amended to no longer consider broadband coverage at each site. This was because of limitations associated with the data available and the fact that improvements are likely to be made on a regular basis, particularly as part of new developments. All reasonable alternative site options have now been appraised in Chapter 5 against the revised site assessment criteria for SA objective 1.1.



## Difficulties and Data Limitations

**2.41** The SEA Regulations, Schedule 2(8) require the Environmental Report to include:

“...a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.”

**2.42** A number of difficulties and limitations arose in the course of the SA as follows:

- There was a need to appraise a large number of site options consistently. In order to address this issue, detailed site assessment criteria relating to each of the SA objectives were developed and applied during the appraisal of site options (as described above).
- Some of the data which are available at the national and District levels are based on the reporting of the 2011 Census. This data allows for comparisons to be made between the district and national performance in relation to number of indicators; however it recognised that data is now relatively old considering the timings of the national census. Emerging data from the 2021 Census have been used where available.
- The site assessment criteria presented in Appendix D of this SA report include a number of distance-based criteria used to estimate likely effects of site options. Reference is made to ‘easy walking distance’ in the appraisal assumptions. Research by the Institute of Highways and Transportation was used to identify these distances to various services and facilities. Distances in the appraisal were measured as a straight-line distance from the edge of the site option to existing services and facilities, and therefore actual walking distances could be greater. To recognise the potential for walking distances to be greater, when applying the Institute of Highways and Transportation distances for the appraisal of site options to each of the relevant distances a 10% buffer was applied to account for the

potential difference between the straight line distance and the actual distance involved in a journey.

- Similarly, straight line distances were used to define areas within which varying levels of harm to environmental receptors were assumed to exist. In reality, the risk of harmful effects will sometimes depend on non-linear pathways (such as watercourses for water pollution effects) and will depend on the particular vulnerabilities of specific receptors. Nevertheless, the assumptions used were judged proportionate to the level of detail of a Local Plan and were considered to provide a consistent basis for assessing all of the site options.
- Spatial analysis was based on straight line walking distances. Examination of actual distances via the rights of way network was not possible since digital data were not available to indicate the access points of services and facilities or the likely entry and exit points from the site options.
- Where site options are close to the district boundary, the spatial analysis was potentially affected by the fact that some spatial data required for proximity-based assessments were not available for neighbouring districts, or for part of them.
- The level of detail of the site options appraisal work was commensurate with the level of detail of the Local Plan document. As such, not every local characteristic could be investigated for each site option. For example, in relation to potential effects of the site options on biodiversity assets, it was necessary to base the identified effect on proximity to designated biodiversity sites only. While it is recognised that in some cases sites might be close to high value non-designated assets, the strategic nature of the SA meant that it was not possible to investigate this potential for each site option and the likely effect was based on designated sites only. This approach was considered to be the best way of ensuring consistency and a comparable level of detail in each site appraisal.
- The rate at which emissions from private vehicles will change over the course of the plan period as a result of technological improvements cannot be predicted or realistically factored into judgements about air quality and carbon emissions.

- The available GIS data for agricultural land classification did not distinguish between Grade 3a (considered to be best and most versatile agricultural land) and 3b (not considered to be best and most versatile agricultural land). This resulted in some uncertainty in the scores, as set out in the assumptions (see Appendix D).
- The Council was not able to provide a greenfield/brownfield classification for each site option. While it is noted that satellite imagery can be used to identify brownfield sites, this approach may result in misidentification of sites as greenfield where they should be considered brownfield. This is most notably the case where a site has previously been developed but has fallen into disuse and vegetation has grown back. Therefore, the decision was taken to use the location of sites within designated settlement boundaries in the district as a proxy to identify brownfield sites. This approach also considered designated open spaces within the settlement boundaries. Any sites within the settlement boundaries which were identified to lie within designated open spaces were not identified as brownfield.
- The Council was not able to provide RAG ratings for all site options in relation to the potential effects of development on the setting of the historic environment. Where sites were not covered by the assessment work undertaken by the Council's historic environment officers, uncertain effects have been recorded.

## Chapter 3

# Sustainability Context

**3.1** Schedule 2 of the SEA Regulations requires information on the following (numbering relates to the specific numbered list in Schedule 2):

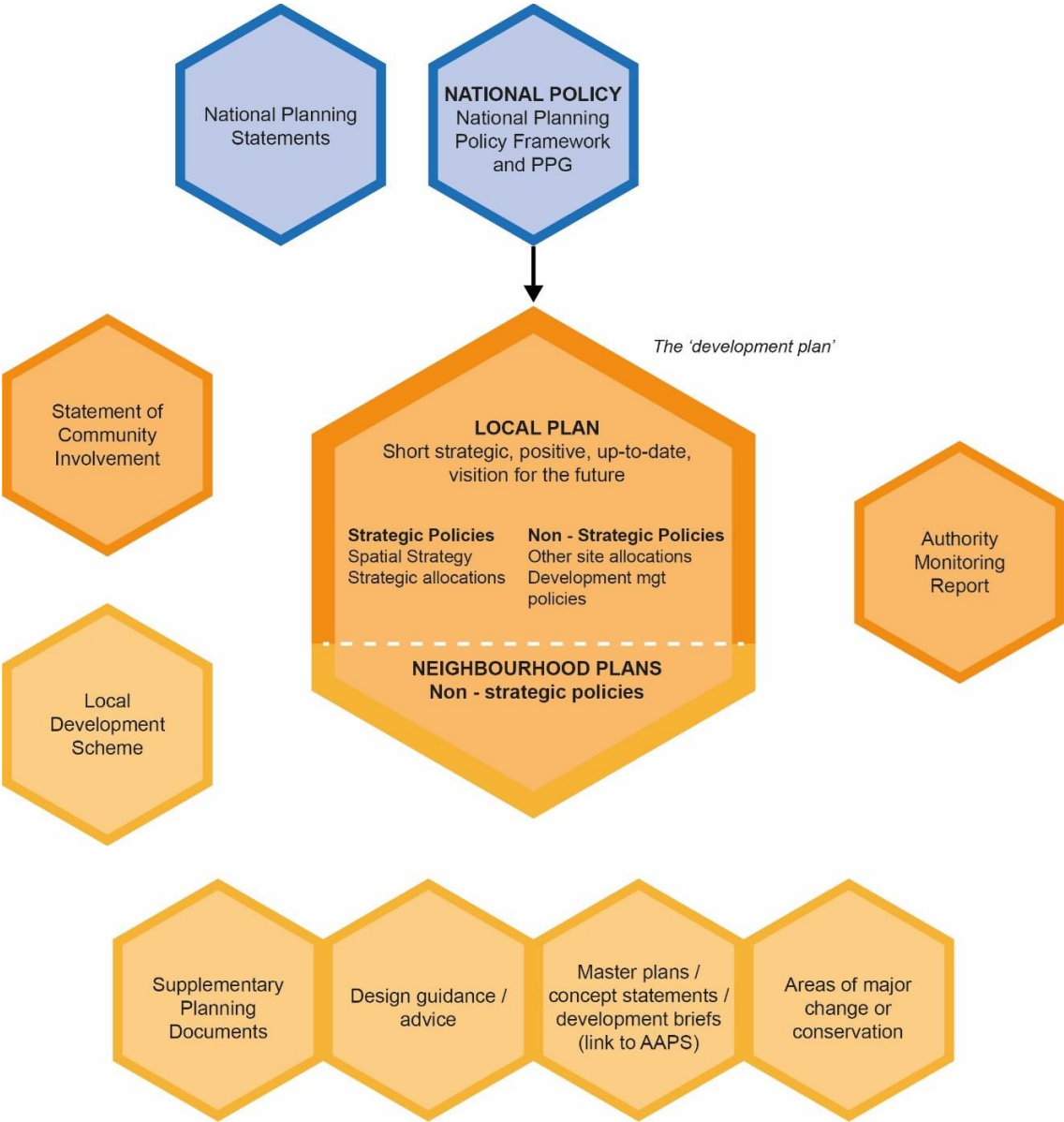
- 1. “an outline of the contents and main objectives of the Plan and its relationship with other relevant plans or programmes” and
- 5. “the environmental protection objectives established at International, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation”.

**3.2** An outline of the Pre-Submission Local Plan consultation document was provided in Chapter 1. The other reporting requirements are met in this chapter.

## Relationship with Other Relevant Plans or Programmes

**3.3** The North Somerset Local Plan is not prepared in isolation and must be in conformity with a range of international and national plans and programmes as shown below in Figure 3.1. The new Local Plan will eventually replace the Core Strategy 2006-2026 and the Sites and Policies Plan (Parts 1 and 2). The Local Plan for the district also comprises any ‘made’ Neighbourhood Plans within the District North Somerset [See reference 11] and is supported by other documents such as the Statement of Community Involvement, Local Development Scheme, Authority Monitoring Report and Supplementary Planning Documents, also shown in Figure 3.1.

**Figure 3.1: Relationship between the North Somerset Local Plan and other relevant plans or programmes**



## Policy Context

**3.4** The policy context in which the North Somerset Local Plan is being prepared informs consideration of what constitute reasonable alternative policy options for that document as well as the framework of sustainability objectives

against which it will be appraised. It should be noted that the policy context is inherently uncertain as the current framework outlined here is likely to change in response to a number of key factors:

- **Brexit** – Following the United Kingdom’s (UK) departure from the European Union (EU) on 31st January 2020, it entered a transition period which ended on 31st December 2020. Directly applicable EU law now no longer applies to the UK and the UK is free to repeal EU law that has been transposed into UK law.
- **COVID-19** – The COVID-19 pandemic has led to far-reaching changes to society in the UK and around the world. Which of these changes will continue in the long term is unknown and will depend on a variety of factors. Potential implications for planning and development include Government measures to re-start the economy via support for housebuilding and infrastructure development, changes to permitted development rights, increased remote working and reduced commuting and related congestion and air pollution, increased prioritisation of walking and cycling over public transport; and increasing pressure to ensure satisfactory living standards are set and enforced.
- **The Levelling Up and Regeneration Act** – The Levelling Up White Paper recognised that opportunities across the UK are unevenly distributed. Accordingly, the paper presented levelling up as strategy for allowing everyone to flourish, live longer, and follow more fulfilling lives. In order to encourage a sustained rise in living standards and well-being, a series of policies and measures were identified. Collectively the programme seeks to boost productivity, pay, employment and living standards by growing the private sector. It also seeks to improve public services and restore a sense of community, local pride and belonging. The Levelling-up and Regeneration Act received royal assent in October 2023. Key changes for planning include measures to increase the speed of plan making, to introduce a suite of national development management policies, and a new levy charge on development that will be non-negotiable. It also sets out a more judgement-based system for assessing the level of collaboration between authorities in their plan-making activities and identifies the proposal for introducing a streamlined ‘environmental outcomes report’. Such a report will eventually replace existing processes

surrounding Strategic Environmental Assessments (SEA), Habitats Regulations Assessments (HRA), and Environmental Impact Assessments (EIA).

**3.5** It is also possible that UK and sub-national climate change policy may change as public awareness and prioritisation of the threat of climate change grows, as illustrated by the increasing number of local authorities, including North Somerset Council, that have declared a climate emergency.

## International

**3.6** Former EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') were transposed into the Strategic Environmental Assessment (SEA) Regulations [\[See reference 12\]](#) and Habitats Regulations [\[See reference 13\]](#). Following the UK's departure from the EU, these Regulations still apply and require environmental assessment processes to be undertaken in relation to the North Somerset Local Plan. These processes should be undertaken iteratively and integrated into the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.

**3.7** There were also a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which are transposed into UK law through Acts, Regulations and national-level policy. The UK has now fully left the EU and therefore EU Directives no longer apply to the UK. The relevant Regulations are summarised in Appendix B.



## National

**3.8** There is an extensive range of national policies, plans and programmes that are of relevance to the North Somerset Local Plan and the SA process. A pragmatic and proportionate approach has been taken with regards to the identification of key national policies, plans and programmes, focusing on those that are of most relevance. A summary of the main objectives of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) of relevance to the North Somerset Local Plan and the SA is provided below. In addition, the main sustainability objectives of other national plans and programmes which are of most relevance to the Local Plan and the SA are summarised in Appendix B.

## The National Planning Policy Framework and Planning Practice Guidance

**3.9** The NPPF [[See reference 14](#)] is the overarching planning framework which provides national planning policy and principles for the planning system in England. The NPPF was originally published in March 2012 and has been updated several times since with the most recent update being published in September 2023. Since the updates that were made in 2021, the NPPF places an increased focus on design quality. This includes for sites as well as for places as a whole. The terminology included in the Framework on protecting and enhancing the environment and promoting a sustainable pattern of development has been revised. Furthermore, revisions are included in relation to policies which address opting out of permitted development, the use of masterplans and design codes and the important contribution of trees in new developments. The revisions made in September 2023 focus on policy relating to onshore wind.

**3.10** The Local Plan must be consistent with the requirements of the NPPF, which states:



“Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

**3.11** The PPG [See reference 15] provides guidance for how the Government’s planning policies for England are expected to be applied. Sitting alongside the NPPF, it provides an online resource that is updated on a regular basis for the benefit of planning practitioners.

**3.12** The overarching nature of the NPPF means that its implications for the SA relate to multiple topics which this report seeks to address. Considering the importance of the NPPF to the English planning system, the relevance of the Framework and its implications for the plan making process and the SA is provided in more detail below.

**3.13** Climate change adaption and mitigation, energy efficiency and waste minimisation measures for new development including through the promotion of renewable energy schemes are also supported through the NPPF. One of the core planning principles is to “support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.” Furthermore, local planning authorities should adopt a proactive approach to mitigate and adapt to climate change, taking full account of flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.

**3.14** Although Local Plans can no longer require levels of the Code for Sustainable Homes, they can promote the Home Quality Mark to support residents in understanding the quality and performance of new build homes and can also set targets for developers to provide for a given percentage of energy

used by a new development to come from on-site renewable or low carbon technologies. Local Plan policies can further support the development of renewable energy technologies where appropriate, in line with climate change mitigation strategies and targets.

**3.15** The SA can consider the contribution the alternatives make in terms of contribution to climate change mitigation as well as climate change adaptation.

**3.16** In relation to health and wellbeing, healthy, inclusive and safe places which promote social integration, are safe and accessible, and enable and support healthy lifestyles are supported through the Framework.

**3.17** One of the core planning principles is to “take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”. It is identified in the document that “a network of high quality open spaces and opportunities for sport and recreation is important for the health and well-being of communities”. Furthermore, the retention and enhancement of local services and community facilities in villages, such as local shops, meeting places, sports, cultural venues and places of worship is supported. Importantly, Local plans should also “contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible”. Additionally, larger scale developments such as new settlements or significant extensions to existing villages and towns are required by the NPPF to be guided by policies set within a vision that looks at least 30 years ahead [See reference 16]. The need for policies to be reflective of this longer time period is to take account of the likely timescale for delivery.

**3.18** The delivery of new housing is considered to support local communities by meeting housing needs and addressing shortages. The Local Plan can have a significant influence on addressing inequalities including those relating to health and will need to consider the appropriate siting of new development, particularly large development sites that are likely to include new service and facility provisions. The Local Plan can ensure that new development is located in areas which can improve accessibility for existing as well as new residents and ensure that future development does not exacerbate existing inequalities. The SA

process can support the identification and refinement of options that can contribute to reducing inequalities and support the development of policy approaches that cumulatively improve the wellbeing of local communities.

**3.19** The NPPF sets out the approach Local Plans should have in relation to biodiversity states that Plans should “identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation”. Plans should also promote conservation, restoration and enhancement of priority habitats and species, ecological networks and measurable net gains for biodiversity. A strategic approach to maintaining and enhancing networks of habitats and green infrastructure is to be supported through planning policies.

**3.20** The Local Plan, through its review of the spatial strategy, should seek to maximise any opportunities arising for local economies, communities and health as well as biodiversity. This should be inclusive of approaches which are supportive of enhancing the connectivity of green infrastructure and promoting the achievement of biodiversity net gain. The SA process should support the identification and maximisation of potential benefits through the consideration of alternatives and assessment of both negative and positive significant effects.

**3.21** In relation to landscape, the NPPF sets the planning principles of recognising the intrinsic beauty and character of the countryside as well as protecting and enhancing valued landscapes. Reference is included with regards this purpose at National Parks, The Broads and Areas of Outstanding Natural Beauty.

**3.22** The Local Plan should be supportive of an approach to development which would protect the landscape character of the District. Where appropriate it should also seek to protect the individual identities of the District’s settlements, with regard for the potential coalescence. The SA should identify those alternatives which contribute positively to landscape character.

**3.23** The NPPF states that in relation to the historic environment plans should “set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats”. Where appropriate, plans should seek to sustain and enhance the significance of heritage assets and local character and distinctiveness, while viable uses of assets should be considered. Plans should take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring. They should also consider the contribution the historic environment can make to the character of a place. The Framework places a focus on making ‘beautiful’ and ‘sustainable’ places. The use of plans, design policy, guidance and codes is encouraged. The SA provides an opportunity to test alternatives in terms of the contribution they can make to the protection and enhancement of the historic environment.

**3.24** The Local Plan can take forward a spatial strategy which helps to limit adverse impacts on designated and non-designated heritage assets, including any potential archaeological finds in line with heritage protection and enhancement plans. The SA has a role to play by identifying which alternatives could offer opportunities to secure the protection and enhancement of assets as well as those which might have significant impacts in terms of their appropriate use and setting.

**3.25** The NPPF states that new and existing development should be prevented from contributing to, being put at an unacceptable risk from, or being adversely affected by, pollutions including water pollution and air quality. Inappropriate development in areas at risk of flooding should be avoided. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account implications for water supply. Furthermore, strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient infrastructure provision for water supply and wastewater.

**3.26** The Local Plan presents an opportunity to consider incorporating targets for water efficiency and the level of water consumption and grey water recycling in any new development. The Local Plan also can ensure that development is sited away from areas of high flood probability and that appropriate water drainage is in place in line with flood risk strategies. The SA process should

seek to identify and address potential negative effects on the water environment, including implications relating to wastewater.

**3.27** The NPPF states that planning system should protect and enhance soils in a manner commensurate with their statutory status or quality, while also encouraging the reuse of previously developed land.

**3.28** Plans can seek to ensure the appropriate protection of soil quality, including best and most versatile agricultural land. Further to this, plans should ensure that new development does not conflict with current mineral operations as well as long-term mineral resource plans. The SA process should inform the development of the Local Plan by helping to identify alternatives which would avoid the areas of highest soil quality and best and most versatile agricultural land, as well as those which would promote the use of brownfield land.

**3.29** The Framework sets out that in terms of economic growth the role of the planning system is to contribute towards 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. There is also a requirement for the planning system to identify and coordinate the provision of infrastructure. Furthermore, planning policies should address the specific locational requirements of different sectors.

**3.30** Local planning authorities should incorporate planning policies which “support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation”. Local Plans are required to “set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration”.

**3.31** The Local Plan should seek to maximise the potential benefits of nearby strategic growth, whilst at the same time ensuring the vitality and viability of smaller localised economies, through the review of the spatial strategy. Ensuring that local town centres and services and facilities at settlements in the

plan area are maintained and enhanced is also important and will also provide support for local communities. The SA process can support the development of the Local Plan to ensure that its policies are considerate of impacts on the economy in the District. The process can also be used to demonstrate that impacts on the viability of town centres in the area and surrounding areas have been considered.

**3.32** The NPPF encourages local planning authorities to consider transport issues from the earliest stages of plan making so that: opportunities to promote sustainable transport are identified and pursued; the environmental impacts of traffic and transport infrastructure can be identified and assessed; and opportunities from existing or proposed transport infrastructure and changing transport technology and usage are realised. The framework also states that the planning system should actively manage growth patterns in support of these objectives.

**3.33** Growth will inevitably increase traffic on the roads which also has implications for air quality, and the Local Plan and SA process can seek to minimise effects of this nature through an appropriate spatial strategy, identifying where mitigation may be needed and requiring the necessary transport provisions and contributions from new development. The Local Plan as supported by the SA should seek to identify opportunities to maximise the potential for alternative modes of transport to the car and reduce the need to travel, therefore reducing emissions, through the consideration of alternatives and assessment of significant effects. This includes potential opportunities that may arise as a result of the delivery of new infrastructure.

## Other National Policies, Plans and Programmes

**3.34** Numerous other policies, plans and programmes at the national level are of relevance to preparation of the Local Plan and the SA. Unlike the NPPF, most of the documents focus on a specific topic area which the SA will consider. There will be some overlap between SA topics covered by these plans and programmes where those documents contain more overarching objectives.

However, the plans and programmes considered to be of most relevance for the SA have been grouped by the topics they most directly seek to address, and green boxes below each topic heading summarise the implications of the national PPPs (including the NPPF) for the Local Plan and SA.

### Climate Change Adaption and Mitigation, Energy Efficiency and Waste Minimisation

**3.35** The relevant national PPPs under this topic are:

- Carbon Budget Delivery Plan (2023)
- Powering up Britain (2023)
- The Environment Improvement Plan (2023)
- British Energy Security Strategy (2022)
- UK Climate Change Risk Assessment (2022)
- The Environment Act (2021)
- Net Zero Strategy: Build Back Greener (2021)
- Department for Transport, Decarbonising Transport: Setting the Challenge (2020)
- Defra and the Environment Agency, Understanding the risks, empowering communities, building resilience: The National Flood and Coastal Erosion Risk Management Strategy for England (2020)
- 25 Year Environment Plan (2018)
- Defra, The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the country resilient to a changing climate (2018)
- The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting (2018)
- UK Climate Change Risk Assessment (2017)



- HM Government, The Clean Growth Strategy (2017)
- Ministry of Housing, Communities and Local Government, National Planning Policy for Waste (NPPW) (2014)
- Defra, Waste Management Plan for England (2013)
- The Energy Efficiency Strategy (2012)
- National Flood and Coastal Erosion Risk Management Strategy for England (2020)
- The UK Low Carbon Transition Plan: National Strategy for Climate and Energy (2009)
- The UK Renewable Energy Strategy (2009)

### Implications for the North Somerset Local Plan and SA

The Local Plan should consider setting out policies to achieve climate change mitigation and adaptation while also encouraging development which would help to minimise carbon emissions. This can be done through siting development in areas where sustainable transport patterns can be best achieved and encouraging development to make use of more sustainable sources of energy. The Local Plan should also contain policies to encourage appropriate use of Sustainable Drainage Systems (SuDS) and to ensure that surface water is discharged as high up the drainage hierarchy as possible. Policies should also be included to promote the handling of waste in line with the waste hierarchy.

The SA can test policy options in relation to the contributions they make towards these aims. It should also appraise the contribution individual sites can make to limiting carbon emissions (including through the uptake of more sustainable sources of energy). Sites should also be considered in terms of the impact they will have in terms of promoting climate change



adaptation as well as reducing flood risk and the amount of waste that goes to landfill.

## Health and Well-being

**3.36** The relevant national PPPs under this topic are:

- Green Infrastructure Framework (2023)
- White Paper Levelling Up the United Kingdom (2022)
- A fairer private rented sector White Paper (2022)
- National Design Guide (2021)
- Build Back Better: Our Plan for Health and Social Care (2021)
- COVID-19 mental health and wellbeing recovery action plan (2021)
- Using the planning system to promote healthy weight environments (2020), Addendum (2021)
- The Charter for Social Housing Residents: Social Housing White Paper (2020)
- Planning for the Future White Paper (2020)
- Homes England Strategic Plan 2018 to 2023 (2018)
- Planning Policy for Traveller Sites (2015)
- Ministry of Housing, Communities and Local Government, Planning Policy for Traveller Sites (2015)
- Fair Society, Healthy Lives (2011)
- Public Health England, PHE Strategy 2020-25
- HM Government, Laying the foundations: housing strategy for England (2011)

## Implications for the North Somerset Local Plan and SA

The Local Plan needs to consider the need for infrastructure as this has a significant impact on the environment and it should be prepared to ensure that the population has access to sustainable low carbon infrastructure and services and facilities and that there is sufficient capacity within them to serve the increased population. This should include healthcare, education and open space. Development should be located in areas where facilities are most accessible, issues of overcapacity would be less likely to result, and active modes of travel might be promoted. Policies included in the Local Plan can also help to facilitate the supply of healthy local food. The provision of an appropriate level of housing over the plan period will help address issues of disparity in terms of access to decent housing in the plan area. The provision of new housing should be considerate of local needs with regards to housing size, tenure and type, including the needs of Travellers.

Policy options considered for the Local Plan can be tested through the SA in relation to the contributions they make towards these aims. The SA should also appraise the contribution the development strategy can make to health and wellbeing. This should be considered in relation to the ability to support the delivery of new infrastructure and facilities which might benefit public health, as well as accessibility to existing infrastructure and facilities of this nature. The capacity of existing facilities may also need to be considered. Consideration should also be given to the strategy's ability to deliver the required number of new homes, including affordable homes.

## Environment (biodiversity/geodiversity, landscape and soils)

**3.37** The relevant national PPPs under this topic are:

- The Environment Improvement Plan (2023)
- Working with Nature (2022)
- Establishing the Best Available Techniques for the UK (UK BAT) (2022)
- The Environment Act 2021
- Defra, A Green Future: Our 25 Year Plan to Improve the Environment (2018)
- Defra, Biodiversity offsetting in England Green Paper (2013)
- Defra, Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)
- Defra, Safeguarding our Soils – A Strategy for England (2009)
- England Biodiversity Strategy Climate Change Adaptation Principles (2008)

**3.38** The Environment Act 2021 also comprises part of the environmental policy context for the preparation of the Local Plan and undertaking of the SA. The Act seeks to improve air and water quality, tackle waste, increase recycling, halt the decline of species, and improve our natural environment. The Act introduces a mandatory requirement for 10% biodiversity net gain to be achieved at most developments.

### Implications for the North Somerset Local Plan and SA

The Local Plan should be prepared to limit the potential for adverse impacts on biodiversity and geodiversity as well as important landscapes (including those that are designated) and higher value soils. The plan area contains a

number of nationally important biodiversity sites which will need to be protected through planning policy. The plan should also take into account non-designated landscapes identified to be particularly sensitive to development and non-designated habitats which form part of wider ecological networks. The plan also presents opportunities to promote the achievement of net gain in biodiversity. Measures may include the incorporation of new green-blue corridors, to support the passing of wildlife and water through new developments, and will also help to reduce higher rates of surface water runoff. These aims may be supported through the appropriate update of the spatial strategy. It can also be used to encourage the re-use of brownfield land and protect more valuable agricultural soils from development. Benefits may be achieved by directing development to less sensitive locations. Updated planning policy can also be used to achieve habitat connectivity through the provision of new green infrastructure.

It will be the role of the SA to test the policy options in terms of the effect they will have on biodiversity sites and habitats as well as valued landscapes. The effects of these options in relation to promoting the development of brownfield land and limiting the loss of valuable agricultural soils should also be appraised. The findings of the HRA and landscape character assessment work should inform the appraisal of the options where appropriate.

## Historic Environment

**3.39** The relevant national PPPs under this topic are:

- The Heritage Alliance, Heritage 2020
- Historic England, Corporate Plan 2018-2021

- Historic England, Sustainability Appraisal and Strategy Environmental Assessment: Historic England Advice Note 8 (2016)

### Implications for the North Somerset Local Plan and SA

The potential impact of new development on the historic environment, including local character as well as designated and non-designated heritage assets and their respective settings should also inform the preparation of the Local Plan. Particular regard may be given to protecting heritage assets which have been identified as being 'at risk' (both at the national and local level). The update of the spatial strategy should be considered in relation to its potential impacts in relation to these issues.

The SA should appraise options for the Local Plan in terms of the potential for effects on the historic environment. It should identify those locations at which development would have the greatest potential to adversely impact the historic environment, as informed by heritage impact assessment work for the Local Plan.

## Water and Air

**3.40** The relevant national PPPs under this topic are:

- National Chalk Streams Strategy Chalk Stream Strategy (2021)
- Managing Water Abstraction (2021)
- Meeting our future water needs: a national framework for water resources (2020)
- The Waste (Circular Economy) (Amendment) Regulations (2020)
- Defra, Clean Air Strategy (2019)

- The Road to Zero (2018)
- Our Waste, Our Resources: A strategy for England (2018)
- The UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations (2017)
- Environment Agency, Managing Water Abstraction (2016)
- Defra, Water White Paper (2012)
- Defra, Clean Air Strategy (2012)
- The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)

### Implications for the North Somerset Local Plan and SA

The Local Plan should consider setting out policies to promote the efficient use of water and limit all types of pollution including water pollution. It should also seek to limit pressure on the wastewater treatment (WwT) infrastructure and water supply. Options for the spatial strategy should take account of areas which have highest sensitivity in relation to these issues, including Source Protection Zones (SPZ) and Air Quality Management Areas (AQMA). To limit the potential for air quality issues to be intensified as development is delivered over the plan period the Local Plan should also factor in the contribution development options can make to achieving modal shift and limiting the need for residents to travel.

The contribution policy options can make to achieving these aims can be tested through the SA. Options can be considered in relation to particular sensitivities of the WwT infrastructure and other identified areas (such as SPZs and AQMAs).

## Economic Growth

3.41 The relevant national PPPs under this topic are:

- The Growth Plan (2022)
- Build Back Better: Our Plan for Growth (2021)
- Agricultural Transition Plan 2021 to 2024
- Agriculture Act 2020
- UK Industrial Strategy: Building a Britain fit for the future (2018)
- LEP Network response to the Industrial Strategy Green Paper Consultation (2017)
- National Infrastructure Delivery Plan 2016-2021 (2016)

### Implications for the North Somerset Local Plan and SA

The Local Plan should set out policies to support the projected level of economic growth required over the plan period. This should include support for sustainable employment growth to benefit all members of the community as to reduce disparity in the plan area. Policies to support the level of infrastructure required for the economy to function successfully should also be set out. Local economic growth should be considered in the light of wider economic growth of the wider West of England LEP area. Policies should be supportive of economic growth that is located to enable local people to be able to access the new employment opportunities. Local Plan policies may also seek to promote the viability of the Town, District and Local Centres.

The SA can test options in relation to the contribution they can make to achieving these aims. Options should be appraised in terms of the

contribution they can make to meeting the employment land requirements of the District as well as the access residents would have to the employment opportunities delivered.

## Transport

**3.42** The relevant national PPPs under this topic are:

- Cycling and Walking Investment Strategy Report to Parliament (2022)
- Decarbonising Transport: A Better, Greener Britain (2021)
- Decarbonising Transport: Setting the Challenge (2020)
- Department for Transport, The Road to Zero (2018)
- Department for Transport, Transport Investment Strategy (2017)
- Highways England Sustainable Development Strategy and Action Plan (2017)

### Implications for the North Somerset Local Plan and SA

The potential for reducing the need to travel, limiting congestion and associated benefits for air quality and climate change as well as public health should inform the preparation of the policies for the Local Plan. The Local Plan can also be supportive of more sustainable modes of transport. Furthermore, the selection of options for the updated spatial strategy should be informed by issues such as the potential for access to new and existing public transport nodes and active transport routes and specific highways capacity issues. The selection of options should also be informed by the proximity of development to essential services and facilities which is likely to influence the need for residents to regularly travel long distances.



The SA should be used to test options in terms of the contribution they can make to making transport choices more sustainable in the District. This includes the contribution they make to the uptake of more sustainable transport options, such as walking and cycling and public transport.

## Sub National

**3.43** Below the national level there are further plans and programmes which are of relevance to the Local Plan and SA process. These plans and programmes sit mostly at the sub-regional, county and district levels. Details of those plans and programmes which are of most relevance at this level are provided in Appendix B.

## Surrounding Development Plans

**3.44** Development in North Somerset will not be delivered in isolation from those areas around it. Given the interconnection between North Somerset and the surrounding areas there is potential for cross-boundary and in-combination effects where development is proposed through development plans in neighbouring authorities. As such, a summary of the Local Plans for the following local authority areas which surround North Somerset is also provided in Appendix B:

- City of Bristol
- Bath and North East Somerset
- Mendip
- Sedgemoor

**3.45** Appendix B also includes a summary of the transport and minerals and waste plans which, together with the relevant Local Plan documents, comprise the development plans for these authorities.

## Baseline Information

**3.46** Baseline information provides the context for assessing the sustainability of proposals in the Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. Baseline data must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records that are sufficient to identify trends.

**3.47** Schedule 2 of the SEA Regulations requires that the Environmental Report includes descriptions of:

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

(3) The environmental characteristics of areas likely to be significantly affected.”

**3.48** Schedule 2(6) of the SEA Regulations requires the likely significant effects of the plan on the environment to be assessed in relation to: biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage including architectural and archaeological heritage; landscape; and the inter-relationship between these. As an integrated SA and SEA is being carried out, baseline information relating to other ‘sustainability’ topics has also been included, for example, information about housing, social inclusiveness, transport, energy, waste and economic growth.

**3.49** Information on existing environmental, social and economic conditions in the plan area provides the baseline against which the plan’s effects can be assessed in the SA and monitored during the plan’s implementation. Baseline information can also be combined with an understanding of drivers of change

that are likely to persist regardless of the Local Plan to understand the likely future sustainability conditions in the absence of the local plan.

**3.50** The baseline information for North Somerset is presented in Appendix C.

## Key Sustainability Issues

**3.51** Key sustainability issues for North Somerset were originally identified in the SA Scoping Report (final version, July 2020). These issues were reviewed as part of the SA Interim Report (November 2020) and were again reviewed and revised during the preparation of the Preferred Options SA Report (January 2022) in light of the updated policy review and baseline information. No further updates have been made during the preparation of this SA Report and the key issues are presented below.

**3.52** It is a requirement of the SEA Regulations that consideration is given to the likely evolution of the environment in the plan area (in this case North Somerset District) if the Local Plan was not to be implemented. This analysis is also presented below under the 'Likely Evolution of the Issue without the Plan' heading within each key sustainability issue.

**3.53** The information in below shows that, in general, the current trends in relation to the various social, economic and environmental issues affecting the plan area would be more likely to continue without the implementation of the new Local Plan, although the policies in the adopted Core Strategy and Sites and Policies Plan Parts 1 and 2 would still go some way towards addressing many of the issues. In most cases, the new Local Plan offers opportunities to directly and strongly affect existing trends in a positive way, through an up-to-date plan which reflects the requirements of the NPPF.

## Inequality

### Objective

- Better and more sustainable access to jobs, services, facilities and amenities for all.

### Scale of Challenge

**3.54** There is a specific need to address inequality, where access to local jobs and services, is worse for some (principally in the older urban parts of the District) than for most residents of the District. Weston-super-Mare contains a number of LSOAs which are within the 10% most deprived in England. This is evident across most domains most notably including 'income deprivation', 'employment deprivation', 'education', 'skills and training', 'crime', 'income deprivation affecting older people' and 'income deprivation affecting younger people'. The other main settlements in North Somerset contain some smaller areas of deprivation, however, there are also areas which fall within the 10% least deprived in the country, demonstrating the existence of disparity in the District.

### Likely Evolution of the Issue without the Plan

- Moderate/Major

**3.55** Continuation of current trend, although other strategies and initiatives may well impact on this trend.

**3.56** The growth strategy in the new Local Plan could help ensure that a high proportion of residents are able to access nearby jobs and services and facilities. Where new development could support the delivery of service provision it could be considered in relation to areas of identified greatest need.

Development management policies in the plan could help to prevent the unnecessary loss of viable employment land and existing services and facilities.

## Economic Prosperity

### Objective

- Safeguarding and increasing jobs and productivity, meeting the future needs of businesses for additional land and premises.

### Scale of Challenge

**3.57** Despite containing some of the Region's key drivers for economic growth (including Junction 21 Enterprise Area, Bristol Airport and Royal Portbury Dock) North Somerset presently sees a high level of out-commuting, particularly to the Bristol urban area. Planning has an important role to play to maintain a ready supply of sites and premises to meet local requirements for business expansion and inward investment. This will be important to enable the Council to take the pro-active steps towards restoring a closer balance between employment and housing in a manner that would not conflict with the longer-term objectives.

### Likely Evolution of the Issue without the Plan

- Major

**3.58** Without a strategy to help achieve the right balance between the distribution of housing and employment across all settlements in North Somerset, it is unlikely that out-commuting from the District can be reduced. This is likely to be influenced by the increased potential and trend for home working in light of the COVID-19 pandemic.

**3.59** The growth strategy in the new Local Plan could help ensure that a high proportion of residents are able to access nearby jobs. Development management policies in the plan could help to prevent the unnecessary loss of viable employment land. It could also help to support homeworking in the plan area by requiring the design of development to support related activities.

## Town Centre Decline

### Objective

- Protection of town centres/retail centres. Their role as economic drivers and centres of job provision should be protected. District and local centres provide accessible facilities for their communities.

### Scale of Challenge

**3.60** Town centres face pressures both from the rise of online retailing and provision of out-of-town shopping centres. Of the District's towns, only Nailsea currently does not exceed the target for primary retail frontage areas in nonretail use. This trend can be attributed to continuing economic downturn as well as the external pressures on town centre locations. While not specific to the sustainability context for North Somerset, the COVID-19 pandemic has influenced the use of town centre locations across the country.

### Likely Evolution of the Issue without the Plan

- Moderate

**3.61** Town Centre vitality is influenced by factors outside of the role of planning policy restrictions. However, without a positive strategy supported by appropriate development management policies that support the viability of town

centre locations, the potential for supporting increased use and improved performance of these areas is less likely to be achieved.

**3.62** The growth strategy in the new Local Plan could help to increase footfall to the District's centres by allocating appropriate development in close proximity to these areas with good access by public and active modes to these locations. The achievement of higher densities at these locations and as well as requiring positive public realm improvements could also help to address this issue. The Core Strategy already sets out policy to help protect the viability of town centre locations through the delivery of an appropriate scale and mix of uses, and the new Local Plan should seek to build on this approach.

## Ageing Population

### Objective

- Improve health and well-being across the district.

### Scale of Challenge

**3.63** There are health issues arising from the fact that in North Somerset older people make up a larger proportion of the population than regionally and nationally and the working age population is correspondingly smaller than both regional and national numbers.

**3.64** There are also disparities between life expectancy ages across the District. The life expectancy at birth for both men and women is reported to be lower in parts of Weston-super-Mare as well as in parts of Clevedon, to a lesser extent. Furthermore, parts of the District (most notably areas of Weston-super-Mare and to a lesser extent Clevedon and Portishead) perform poorly in relation to the Health Deprivation and Disability Domain as per the IMD 2019.

## Likely Evolution of the Issue without the Plan

- Moderate

**3.65** In line with the national trend towards an increasingly older population, a continuation of the current trend is likely.

**3.66** However, the new Local Plan presents an opportunity to help ensure that older people in the plan area can improve and maintain a higher quality of health. This can be achieved by supporting access to healthcare and other community services and facilities to directly help support public and provide indirect support in relation to preventing social isolation. The growth strategy in the new Local Plan could help ensure that where new development could support the delivery of service provision it is considered in relation to areas of identified greatest need. Development management policies in the plan could help to prevent the unnecessary loss existing services and facilities.

## Meeting Housing Need

### Objective

- Meeting local communities needs for housing, including affordable housing.

### Scale of Challenge

**3.67** Significant housing growth required over the plan period. The house price to earnings ratio of 8.68 for the District demonstrates the need for new homes (including those to be delivered as affordable homes) in the plan area.



## Likely Evolution of the Issue without the Plan

- Major

**3.68** An expired plan increases the potential for speculative development which is not where most needed within the District. Furthermore, the District's requirement for affordable housing may not be provided.

**3.69** By incorporating an updated growth strategy, the new Local Plan provides opportunities to direct new housing development to areas of most need. The allocation of a range of site sizes will support affordable housing delivery as well as supporting development which can achieve faster completion rates at smaller sites.

## Oversubscribed Health and Community Facilities

### Objective

- Need for new health and community facilities other than to meet future housing growth.

### Scale of Challenge

**3.70** Improved access to health and community services for the existing population is required.

## Likely Evolution of the Issue without the Plan

- Moderate

**3.71** Continuation of current trend of over-subscribed services, although other strategies and initiatives may well impact on this trend.

**3.72** The growth strategy in the new Local Plan could help ensure that where new development could support the delivery of service provision it could be considered in relation to areas of identified greatest need. Development management policies in the plan could help to prevent the unnecessary loss existing services and facilities.

## Climate Emergency

### Objective

- High levels of greenhouse gas saving needed to help mitigate climate change. Likely to affect biodiversity and have socio-economic impacts.

### Scale of Challenge

**3.73** The District has declared a climate change emergency and needs to achieve reductions in its carbon emissions to meet its recommended climate change targets based on the commitments in the United Nations Paris Agreement. Presently the District performs better than the neighbouring areas of Sedgemoor and Mendip in terms of carbon emissions per capita, but worse than Bath and North East Somerset and Bristol. The scale of proposed development could generate significant additional GHG emissions, making it harder to reach emissions reduction targets.

### Likely Evolution of the Issue without the Plan

- Major

**3.74** Failure to respond to the changing baseline conditions in the District could lead to higher levels of development in less sustainable locations. This, in turn, could lead to an unsustainable increase in carbon emissions associated with new development.

**3.75** The new growth strategy in the Local Plan provides opportunities to make use of the most sustainable locations in the plan area for development to support reduced need to travel in the plan area. New development management policies also provide an opportunity to respond more effectively to the climate change emergency through support for more sustainable design measures and construction methods as well as development that would incorporate renewable and low carbon energy infrastructure (including electric vehicles). The new Local Plan could also include policy to require that development is more adaptative to the effects of climate change. This may include increased support for the incorporation of new green infrastructure.

## Car-based Travel

### Objective

- Reduce the need to travel by car. Out-commuting impacting on congestion/air quality and emissions at motorway junctions and on key routes in urban/rural areas creating pinch points particularly in peak hours.

### Scale of Challenge

**3.76** A high proportion of people out-commute for employment to Bristol and surrounding areas largely by car. Large parts of the District are rural in nature where public transport, walking and cycling links are usually sparser.

**3.77** There is a need to ensure that acceptable distances to and the frequency of public transport is enforced.

## Likely Evolution of the Issue without the Plan

- Moderate/Major

**3.78** Additional growth will lead to increased congestion/deterioration in air quality.

**3.79** The growth strategy of the new Local Plan should seek to direct development to the more sustainable locations of the District as to limit the need to travel and support the viability of public transport. The new growth strategy could also help ensure that where new development could support the delivery of service provision it is considered in relation to areas of identified greatest need as to reduce the need to travel from more isolation locations in the District. This approach could also be used to support existing rural services currently identified as potentially being lost due to issues relating to viability. It will also be important to ensure a supply of viable new employment sites and the protection of existing important employment sites in the plan area as to limit any increased need for out-commuting. The development management policies of the new Local Plan provide an opportunity to encourage car free environments by supporting an appropriate mix of uses at large sites and the incorporation of development management policies that limit car dependency.

## Flood Risk

### Objective

- Address flooding and flood risk including issues with coastal change and increased risk due to climate change.

### Scale of Challenge

**3.80** Parts of the larger settlements contain or are in close proximity to substantial areas of flood risk from rivers or the sea. These are areas ranging

from high to low risk. Climate change will mean that the potential for flooding is likely to increase. This means that in the District there is a conflict between flood risk and the level of employment/housing growth required.

## Likely Evolution of the Issue without the Plan

- Moderate/Major

**3.81** Continuation of the current trend, although the extent to which new development is at risk has been reduced by national planning policy elevating the issue of flood risk.

**3.82** As well as the opportunities the new growth strategy may present in terms limiting new development within the areas of highest flood risk, new development management policies in the Local Plan could require development to be designed to be adaptive to climate change. This includes measures relating to flood risk, the incorporation of green infrastructure (in addition to SuDS) which is likely to help support the safe infiltration of surface water.

## Pollution

### Objective

- Improve air quality and reduce all types of pollution.

### Scale of Challenge

**3.83** Planning has an important role to play in ensuring that new development does not lead to lessening of environmental quality and to ensure that development is not introduced into areas of existing poor environmental quality unless it improves them. While there are no AQMAs in North Somerset, the

main routes towards Bristol City lead to the Bristol AQMA. A high proportion of these journeys is made by car.

## Likely Evolution of the Issue without the Plan

- Major

**3.84** Continuation of current trend, although other strategies and initiatives may well impact on this trend. Continued high levels of out commuting and reliance on travel by car is likely to mean that this remains relevant although the emergence of more efficient and improved vehicular technologies will help to address this issue.

**3.85** The growth strategy of the new Local Plan should seek to direct development to the more sustainable locations of the District as to limit the need to travel and support the viability of public transport. When allocating new development sites, the plan should also consider areas most affected by adverse air quality, water quality and noise (including that from the strategic road and rail networks). The inclusion of new development management policies could also support the delivery of development which addresses existing pollution issues and supports necessary infrastructure provisions (such as supporting the remediation of contaminated land and infrastructure for wastewater).

## Biodiversity and Landscape Character Areas Protection

### Objective

- Protect, conserve and enhance internationally, nationally and locally recognised biodiversity, landscape character area (including Mendip Hill AONB).

## Scale of Challenge

**3.86** There is a potential threat to native species from invasive non-native species. Effective biosecurity practices are required to prevent this threat.

**3.87** There are significant areas of both statutory and non-statutory nature conservation sites across the District. This includes part of the Severn Estuary SPA, SAC and Ramsar site, Avon Gorge Woodlands SAC and North Somerset and Mendip Bats SAC and the zones of consultation associated with this designation. There is scope for the improvement of some of the designated and undesignated biodiversity sites in the plan area.

**3.88** Some landscape character areas in North Somerset are under threat of decline.

## Likely Evolution of the Issue without the Plan

### ■ Major

**3.89** Continuation of current trend, although other strategies and initiatives will also have a critical influence on future patterns. The Environment Act forms an important context of preserving and enhancing biodiversity as new development is provided given the requirement for the 10% biodiversity net gain. The Mendip Hills AONB Management Plan will also be of importance to conserve and enhance the designated landscape.

**3.90** The growth strategy of the new Local Plan provides opportunities to direct developments to areas of least sensitivity in biodiversity and landscape terms. Furthermore, new development management policies could provide support for the achievement of biodiversity net gain and the incorporation of design to limit address impacts on local landscape character. The delivery of joined up green infrastructure through a strategic approach is likely to be of great benefit to achieving improvements in relation to both biodiversity and landscape character.

# Protection and Enhancement of North Somerset's Heritage Assets

## Objective

- To conserve the significance of North Somerset's cultural heritage and finite heritage assets and their setting, and ensure their potential contribution to social, economic, and environmental objectives are realised.

## Scale of Challenge

**3.91** The District has many listed buildings, archaeological sites and conservation areas. Many heritage assets in the plan area are undesignated. The District presently has three buildings and structures, two places of worship and two archaeological entries on the Heritage at Risk Register.

**3.92** There are potential risks associated with significant growth from, for example, strategic infrastructure associated with sizeable development, a discordant scale, massing and height of development in historic centres. These types of development can result in: a loss or erosion of landscape/townscape character; an adverse impact on the historic integrity and setting of historic settlements; a direct and or indirect impact upon individual heritage assets and their settings; traffic congestion, air quality, noise or light pollution and other problems affecting the historic environment.

## Likely Evolution of the Issue without the Plan

- Major

**3.93** Continuation or an increase in historic areas, monuments and buildings on the at-risk register. Without updated policy to respond to changing baseline



conditions in the District there is reduced potential for planning to support a realisation of the historic environment's potential to support economic, social and environmental objectives.

**3.94** The growth strategy of the new Local Plan provides opportunities to deliver the highest levels of development where there is more limited potential for impacts on heritage assets. This approach might also consider the potential for bringing disused heritage assets back into suitable sustainable use. Furthermore, new development management policies should require developments to be considerate of the historic environment and existing character of North Somerset.

## Pressure on Greenfield Sites/Protection of Open Space

### Objective

- Pressure on the countryside/greenfield, open space and recreation sites from planned development.

### Scale of Challenge

**3.95** Planning policy for the District needs to enforce the prioritisation and use of vacant previously developed/brownfield sites.

**3.96** While much of the population within the large settlements of the District have good access to public open spaces, there is also a need to protect open spaces for recreation and support the provision of new recreation facilities within new development.

## Likely Evolution of the Issue without the Plan

### ■ Major

**3.97** Major brownfield opportunities in the District are now reaching exhaustion. Furthermore, there is a potential for threats to green open space designations from the scale of development required in the District over the plan period.

**3.98** Given that supplies of brownfield land in the District are nearing exhaustion, it is likely that a large proportion of development will need to occur on greenfield sites. However, the growth strategy of the new Local Plan allows for opportunities to provide a majority of new residents with good access to the more substantial areas of public open space in the District. New sites can also be allocated to provide new high quality public open space and recreation facilities where there is greatest existing need. The new development management policies in the Local Plan should continue the approach of resisting loss of open space and recreation facilities.

## The SA Framework

**3.99** As described in Chapter 2, the relevant objectives established via the review of plans, policies, and programmes and the key sustainability issues identified by the baseline review informed development of a framework of sustainability objectives, the SA framework, against which the plan has been assessed. The SA framework for North Somerset is presented overleaf.

**3.100** The context for the appraisal of options for the Local Plan against each of the SA objectives is set by the sub-objectives or decision-making criteria presented in the 'Decision-making Criteria (SA will look for...)' section for each SA objective. These criteria provide a guide for the appraisal of options, identifying issues relating to the SA objective that should be considered where relevant. Given the large number of issues relating to each SA objective, it is not possible to list all those that are related and relevant and therefore the decision-making criteria should not be considered to be prescriptive or

exhaustive. In effect the criteria act as a starting point for the identification of effects and the appraisal work considers wider issues as appropriate.

**3.101** As part of the review of the site assessment criteria that underpin the appraisal of the site options considered for the Local Plan, a small number of changes were made to some of the SA objectives in the SA framework after it was presented in the Scoping Report and the SA Interim Report. This included the removal of SA objective 1.2: Locate development where there is a demand for new employment particularly where there is a known sector demand, which was included in the SA Interim Report in 2020. The decision was made to remove this SA objective given that reliable evidence was not available to appraise elements of the Local Plan in relation to this issue. In addition, the issue of demand for employment land is considered to be outside of the scope of the SA. Minor wording changes to other SA objectives were also made at the Preferred Options stage following the review of consultation comments received in response to the SA Interim Report (see Appendix A).

### SA Objective 1.1: Ensure a range of job opportunities are easily accessible without having to use a car

#### Decision-making Criteria (SA will look for...)

##### Positive Effect (+/++)

- Development near Weston-super-Mare, Bristol, Clevedon, Nailsea or Portishead town centres and major employment areas, offering a wide range of jobs and near train stations or on a range of frequent bus routes to employment areas.

### Negative Effect (-/--)

- Development which is distant from a range of employment opportunities and dependent on the car to access a range of employment options.

### Relevant SEA Topic(s)

- Population
- Human Health
- Climate

SA Objective 1.2: Provide opportunities to improve economic well-being and reduce inequalities by providing good access to education and training opportunities

### Decision-making Criteria (SA will look for...)

#### Positive Effect (+/++)

- Development that provides access to good quality jobs, education and training opportunities for all.

#### Negative Effect (-/--)

- Development that does not provide good access to jobs, education and training.

## Relevant SEA Topic(s)

- Population
- Human Health

SA Objective 1.3: Promote the optimal use of land which supports regeneration, maximise re-use of previously developed (brownfield) land and protects the rural economy

## Decision-making Criteria (SA will look for...)

### Positive Effect (+/++)

- Development on previously developed land/brownfield sites.
- Development where optimal use can be made of land by building at higher density.
- Protect Best and Most Versatile (BMV) Agricultural Land for agricultural use through development on land of low BMV classification (Grade 3b-5).

### Negative Effect (-/--)

- Development on open space/greenfield/sites.
- Development on high Agricultural Land Value (ALV) classification (grade 1-3a).
- Loss of local food growing land of demonstrable value.

## Relevant SEA Topic(s)

- Soil
- Flora and Fauna
- Biodiversity

SA Objective 1.4: Promote development which requires a deliverable level of high-quality and sustainable infrastructure

## Decision-making Criteria (SA will look for...)

### Positive Effect (+/++)

- High land value areas.
- Areas where funding for major infrastructure projects is secured e.g. Infrastructure providing wider benefits/unlocking economic growth.

### Negative Effect (-/--)

- Areas of low viability.
- Areas in need of major infrastructure works but funding is unlikely to be secured e.g. railway crossings, major flood mitigation required, major transport infrastructure required.

## Relevant SEA Topic(s)

- Material Assets

SA Objective 2.1: Boost housing delivery and meet the housing need identified within the plan period

### **Decision-making Criteria (SA will look for...)**

#### Positive Effect (+/++)

- Development that can meet specific needs and/or more general housing needs in the short-term.

#### Negative Effect (-/--)

- Development that is likely to require a longer lead in time for development.

### **Relevant SEA Topic(s)**

- Population

SA Objective 2.2: Deliver affordable or specialist housing where it is most needed to meet the needs of North Somerset's population

### Decision-making Criteria (SA will look for...)

#### Positive Effect (+/++)

- Development that contributes to meeting the needs identified at the areas most in need.

#### Negative Effect (-/--)

- Development that does not contribute to meeting affordable needs where most needed.

### Relevant SEA Topic(s)

- Population
- Human Health



SA Objective 2.3: Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities

### Decision-making Criteria (SA will look for...)

#### Positive Effect (+/++)

- Development within a reasonable distance of a wide range of facilities. Multi-purpose community facilities, primary and secondary schools, higher education establishments supermarkets, and doctor's surgery.

#### Negative Effect (-/--)

- Development beyond a reasonable distance and with no public transport to community facilities.

### Relevant SEA Topic(s)

- Population
- Human Health
- Climate

## SA Objective 2.4: Enhancing community cohesion and community facilities provision including cultural facilities

### Decision-making Criteria (SA will look for...)

#### Positive Effect (+/++)

- Development which adds to the retail and leisure services and facilities within a town centre.
- Development which would create a demonstrable increase in footfall and potential use of a centre.
- Good access to cultural services e.g. museums, libraries, theatres.

#### Negative Effect (-/--)

- Development which has the potential to remove retail and leisure services and facilities from a town centre.
- Physical barriers to integration.

### Relevant SEA Topic(s)

- Population
- Human Health
- Cultural Heritage

SA Objective 2.5: Achieve healthy living opportunities promoting good access to healthcare centres, open spaces, Public Rights of Way, walking and cycling opportunities, and outdoor leisure activities

### Decision-making Criteria (SA will look for...)

#### Positive Effect (+/++)

- Development in a location providing access to suitable (quantity and quality) of public open space.
- Development on or adjacent to primary walking network/PRoW routes.
- Appropriate development at coastal locations.

#### Negative Effect (-/--)

- Development in a location lacking access to suitable (quantity and quality) of public open space.
- Development on public open space which reduces quantity, quality and accessibility.
- Development outside PRoW network.

### Relevant SEA Topic(s)

- Human Health
- Population
- Landscape

## SA Objective 3.1: Reduce carbon emissions by supporting appropriate decentralised renewable energy generation

### Decision-making Criteria (SA will look for...)

#### Positive Effect (+/++)

- Development which integrates renewable energy, where there is an identified potential renewable energy source nearby.
- Development with the potential to provide new heat network (high density) or has the potential to links into existing heat networks.

#### Negative Effect (-/--)

- Development which is likely to use non-renewable forms of energy generation and has little potential to connect into or provide a new heat network (dispersed settlement scenarios).
- Development which is likely to have a damaging effect on sensitive landscapes and on ecology.

### Relevant SEA Topic(s)

- Climate
- Material Assets

SA Objective 3.2: Contribute to reducing vulnerability to tidal and fluvial flooding, without increasing flood risk elsewhere. Also minimise surface water flood risk and harm to water quality and availability

### Decision-making Criteria (SA will look for...)

#### Positive Effect (+/++)

- Development in flood zone 1/2.
- Development proposed in areas of lowest flood risk.
- Development which mitigates existing flood risk from tidal or fluvial sources.
- Development which infiltrates surface water through sustainable drainage methods.
- Development which protects and improves the ecological and chemical status of freshwater, transitional waters and coastal waters.

#### Negative Effect (-/--)

- Development in flood risk zone 3a/b.
- Highly vulnerable development in flood risk zone 3a.
- Any other development in areas of flood risk.
- Flood defences and mitigation measures that would have negative effects on flooding elsewhere.

- Development which creates water quality issues, particularly in Groundwater Source Protection Zones.

## Relevant SEA Topic(s)

- Water
- Climate
- Human Health
- Material Assets

SA Objective 3.3: Reduce the need to travel by car to minimise environmental impacts of unsustainable forms of travel, including transport related carbon emissions and air pollution. Ensure good access to infrastructure that promotes travel by active modes (walking and cycling)

## Decision-making Criteria (SA will look for...)

### Positive Effect (+/++)

- Development allows for walking and cycling for accessibility.
- Development within reasonable distance of rail station.
- Development within reasonable distance of bus stops which offer a range of route options.

- Development with access to multiple bus routes.

### Negative Effect (-/--)

- Development does not promote walking or cycling for accessibility.
- Development outside reasonable distance of rail station.
- Development outside reasonable distance to bus stops or with poor route provision.
- Development outside cycling network.

### Relevant SEA Topic(s)

- Climate
- Human Health
- Air

SA Objective 3.4: Minimise impact on and where appropriate enhance sensitive landscapes

### Decision-making Criteria (SA will look for...)

#### Positive Effect (+/++)

- Developments which enhance the visual attractiveness of the area, creating quality placed and contributing to townscape, landscape, and /or character of the settlement.

- Sites unlikely to cause any significant adverse impact on either the general landscape or townscape.

### Negative Effect (-/--)

- Developments which detract from visual attractiveness of the area.
- Development likely to lead to loss of, change or harm to townscape or landscape or character of a settlement.

## Relevant SEA Topic(s)

- Landscape

SA Objective 3.5: To conserve and enhance historic places, heritage assets and their setting

## Decision-making Criteria (SA will look for...)

### Positive Effect (+/++)

- Development that is likely to safeguard, protect, and where appropriate enhance, the significance of any affected heritage asset, historic townscape or landscape.

### Negative Effect (-/--)

- Development likely to harm the significance of an affected heritage assets or its setting.



## Relevant SEA Topic(s)

- Cultural Heritage

SA Objective 3.6: Protect and enhance Biodiversity, Geodiversity and Green Infrastructure and allow its adaptation to climate change, particularly with respect to protected habitats and species

## Decision-making Criteria (SA will look for...)

### Positive Effect (+/++)

- Development that integrates/preserves or enhances existing local sites/habitats or features.
- Development that maintains/enhances the connectivity and integrity of Wildlife Networks.
- Development which allows adaptation to climate change through the connection of habitats (wildlife corridors).
- Development which provides new or improved wildlife/habitats.
- Development which enhances existing Green Infrastructure corridors and linked assets.
- Development that takes opportunities to provide new/strengthen existing Green Infrastructure corridors.

## Negative Effect (-/--)

- Development on or adjacent to national and local sites (including Wildlife Corridors) that creates potential for harm.
- Development that would fragment the connectivity and Integrity of Wildlife Networks.
- Development that severs existing Green Infrastructure corridor.
- Development that leads to loss of individual Green Infrastructure assets on existing corridors in the Strategic Network.

## Relevant SEA Topic(s)

- Biodiversity
- Flora and Fauna

## Chapter 4

# Sustainability Appraisal Findings for the Strategic Options

**4.1** The Choices for the Future consultation document (November 2020) set out four alternative spatial approaches for the Local Plan. These were considered by the Council at the time to be the principal reasonable alternatives for meeting the housing need identified over the plan period in terms of outlining a mix of possible places, where different scales of development could take place. However, it was noted that these are not definitive and there will be other variations – it was recognised that the preferred approach may in fact be a hybrid containing several different elements outlined in these alternatives.

**4.2** The four approaches were diagrammatically represented in the Choices for the Future document and were subject to SA by North Somerset Council, with the findings being reported in the November 2020 SA Interim Report. The four approaches were:

- Retain Green Belt
- Urban Focus
- Transport Corridors
- Greater Dispersal

**4.3** Each broad spatial approach comprised a number of places or locations that could be considered for growth through the preparation of the Local Plan. Evidence from the Strategic Housing Land Availability Assessment (SHLAA), including the availability of land and overall distribution of sites was used to inform the capacity bands applied to each location. The places identified within each approach were subject to high-level appraisal using the assessment criteria within the SA framework. Broad assumptions were made about potential capacity.

**4.4** To ensure that a broad assessment was completed of each place, the assessment included both all land within settlement boundaries (where these were present) and also land surrounding the location, which is well-related to the place being assessed.

**4.5** In order to achieve consistency in the assessment, the decision-making criteria set out in the SA framework (see 'The SA Framework' in Chapter 3) were applied. As described in Chapter 2, the effects identified range from ++, which indicates very good compliance or a significant contribution to a sustainability objective through to - - which indicates very poor performance or potential to undermine a sustainability objective. Where no effects were identified, neutral symbols were used (0) and unknown impacts were also identified (?).

**4.6** When undertaking the assessment, consideration was given to the potential scale of development at each location and this was reflected within the effects identified, but only where this had the potential to make a difference to meeting the sustainability objective. An example of this is where very large-scale development has the potential to deliver new infrastructure, services and facilities at a location.

**4.7** It was acknowledged that there were some difficulties encountered during the assessment procedure. This was in part due to data availability. This included data relating to the demand for affordable housing, which was used to assess SA objective 1.3– (provides opportunities to improve economic wellbeing and reduce inequalities). Also, it was recognised that evidence on renewable energy generation was currently limited to solar and wind technology and assumptions about heat network viability.

## SA Findings for the Spatial Approaches

**4.8** The SA was completed in two phases. The first phase was the high-level assessment of all the places or locations that had been identified within the different approaches. The second phase was a broad assessment of how the

different approaches compared to each other. This two-phase appraisal was completed by the Council to help inform decision making as plan-making progresses, not as a way of identifying the best or preferred approach.

**4.9** The purpose of this assessment was to provide a high-level summary of how the four approaches may contribute to the range of sustainability objectives identified. This assessment was conducted on the broad locations or places within each spatial approach, rather than an assessment of individual sites or development proposals. As the purpose of the assessment was to compare the broad approaches, the SA results should not be used to identify the sustainability credentials of individual places, based on the effects identified within the assessment. SA of individual locations/sites has since been carried out separately, as described in Chapter 5 of this report.

**4.10** The results of the high-level sustainability assessment of the places identified within the broad spatial approaches are presented in Table 4.1 to Table 4.4 at the end of this section. It should be noted that at the time the appraisal was carried out, the SA framework still included SA objective 1.2 which has now been removed from the framework, as explained earlier in this report. The numbering of subsequent objectives is also therefore different from the current SA framework.

**4.11** The assessment provides an indication of where places may perform better than others against a sustainability objective. The reasons why a place may perform better will be due to a range of factors, which will include the distance to existing services and facilities. Where places have good accessibility to services and facilities by active travel (e.g. have pavements, cycle lanes) or sustainable travel modes (good bus service, rail station access), these locations will perform better under sustainability assessment as they reduce the likelihood of car use. The assessment also indicates the physical characteristics and constraints at a given location. This is identified through GIS assessment. An example of this is where a place contains or is in proximity to significant heritage constraints. This could include listed buildings, conservation areas and perhaps scheduled monuments. All of these could be affected by new development. This place would therefore perform poorly against the

objective '3.5 To conserve and enhance historic places, heritage assets and their settings'.

## Assessment of Spatial Approaches Against the Sustainability Objectives

**4.12** Whilst the assessment of places within the different spatial approaches (Table 4.1 to Table 4.4) provides an overall summary of the SA assessment, it is quite difficult to make a comparison between the spatial approaches just using the results as presented. To allow further analysis, the results from the initial assessment were analysed and a written description of the SA findings provided. This was the second phase of the assessment process.

**4.13** This further analysis was achieved by assessing the proportion of places within each approach that were found to have positive, negative or neutral effects, and noting how this compared to the other broad spatial approaches. Through doing this, it was possible to assess how well each approach performed under each sustainability objective. The results from this assessment are presented in the 'Assessment of Each Approach under the Sustainability Objectives' section at the end of this chapter.

**4.14** Using the analysis presented in the 'Assessment of Each Approach under the Sustainability Objectives' section, a high-level summary comparison of the different spatial approaches against the 16 sustainability objectives can be made. These summaries are presented below.

### **Objective 1.1: Ensure a range of job opportunities are easily accessible without having to use a car**

4.15 It would appear that this objective is best met by Approach 2, which locates growth within easy access of the principal centres of Weston and Bristol, followed by those which include locations at the towns (Approach 3). Approaches 1 and 4 perform less well where growth in a number of places would rely on the car for access to job opportunities.

### **Objective 1.2: Locate development where there is a demand for new employment particularly where there is a known sector demand**

4.16 Approach 2, which provides a significant scale of growth accessible to jobs, performs well where employment demand is likely to be focused at Weston and Bristol, then the towns and other locations such as the port and airport. Approach 3 performs less well than 2 where development is located in smaller settlements, which are not judged to have demand for new employment. Approach 1 which avoids Green Belt locations and therefore, employment demand at Bristol, port and airport, and approach 4 which includes a wider range of sites but with a smaller scale of growth at each, perform less well than approach 2 or 3.

### **Objective 1.3: Provides opportunities to improve economic wellbeing and reduce inequalities**

4.17 The urban focus Approach 2 performs best where development is concentrated at the principal locations of Weston and Bristol, alongside opportunities provided at the other towns. Approach 3 provides an increased

likelihood of accessing opportunities through sustainable travel modes, so performs better than approach 1. The dispersed approach 4 is assessed as performing least well for this objective.

### **Objective 1.4: Promote the optimal use of land which supports regeneration, maximise re-use of previously developed (brownfield) land and protects BMV and the agricultural economy**

**4.18** All of the approaches have identified locations for development which are associated with existing large settlements, where brownfield regeneration or urban renewal is possible. Because of this, all perform well under this objective. However, those approaches with locations in the countryside (1, 3 and 4) contain places with land identified as high probability of being Best and Most Versatile agricultural land quality and so perform less well because of this.

### **Objective 1.5: Promote development which requires a deliverable level of high quality and sustainable infrastructure**

**4.19** All approaches generate the need for significant infrastructure investment. The objective is best met by Approach 2 which concentrates growth at Weston and SW Bristol. Whilst this is still likely to require a significant package of investment, this could have wider benefits to existing Weston residents and possible Mass Transit use at Bristol. The other approaches, which require several infrastructure schemes, run an increased risk of some of these not being funded or delivered.



## **Objective 2.1: Boost delivery and meet the housing need identified within the plan period**

**4.20** Whilst Approaches 2 and 3 perform better in terms of addressing housing need, as they concentrate development at larger-scale sites, delivery could be delayed given, for example due to the need for master planning and infrastructure provision. In contrast the dispersed Approach 4 and more spread Approach 1 would boost delivery by providing a wide range of development opportunities, but most locations would not address the housing need.

## **Objective 2.2: Deliver affordable or specialist housing where it is most needed**

**4.21** Approach 2 performs best where development is concentrated at Weston and SW Bristol where affordable housing is most needed. Approach 3 performs well for the same reasons. It is noted that all development should provide a proportion of affordable housing.

## **Objective 2.3: Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities**

**4.22** Approaches 2 and 3 which focus growth at the urban areas and therefore have better access to a wider range of community, educational, town centre and healthcare facilities performed best. Approach 1 and 4 contain places with limited and in some cases poor access to a range of facilities, so does not perform as well overall as the other approaches.

## **Objective 2.4: Enhancing community cohesion and community facilities provision**

**4.23** The urban focused Approaches 2 & 3 perform best due to both the larger scale of the development proposed and their potential integration with existing urban areas. In contrast the higher proportion of smaller scale growth in Approaches 1 and 4 would be less likely to support a wide range of community facilities.

## **Objective 2.5: Achieve healthy living opportunities – access to Open Spaces, Public Rights of Way, walking and cycling opportunities, Outdoor leisure and cultural activities**

**4.24** Approaches 1 and 3 perform well where most places have good accessibility. Approach 2 also performs well where development is concentrated in urban areas, providing good accessibility to healthy living opportunities and these can be accessed both by active travel and sustainable travel options. Approach 4 is likely to benefit from closer connections to outdoor leisure pursuits but is assessed as least likely to have reasonable accessibility to the full range of healthy living opportunities, which includes cultural facilities, such as theatres.

## **Objective 3.1: Supports decentralised renewable energy generation – (assessed just for wind or solar & heat networks)**

**4.25** Approach 2 performs best where large and very-large scale development are likely to mean heat network development is more viable and Approach 3 performs well for the same reason. The places in Approach 2 also benefit from

having identified potential for wind and solar development. The dispersed nature with smaller scale of development in Approach 4 may make heat networks less viable. However, it is recognised that technologies such as heat pumps are advancing and are likely to become increasingly viable with widespread use in the near future. Further assessment may be required at later stages of the SA, when new data on the full range of renewable energy resources becomes available.

### **Objective 3.2: Contribute to reducing vulnerability to tidal & fluvial flooding, without increasing flood risk elsewhere. Also minimise surface water flood risk and harm to water quality and availability**

**4.26** SW Bristol is largely identified as Flood Zone 1 and Approach 2 identifies very large-scale development here. Approach 3 contains large scale development at Nailsea, which contains areas of flood zone 3, but it is possible to accommodate development avoiding this. Approaches 1 and 4 contain several places which include areas in Flood Zone 3. It is noted that it is possible for all approaches to deliver the required scale of development outside of Flood Zone 3.

### **Objective 3.3: Reduce the need to travel by car**

**4.27** Approaches 2 and 3 has been identified as having the best potential to reduce the need to travel by car, with facilities, services and public transport options available. All of the other approaches contain places which do not have good accessibility to facilities and services and are more likely to lead to car use.

### **Objective 3.4: Minimise impact on and where appropriate enhance treasured landscape/townscape such as the Mendip Hills AONB**

**4.28** All of the approaches have the potential for adverse impacts on landscape and townscapes. There are pros and cons with each approach. However, 4 performs poorly, with the potential to impact on high sensitivity landscapes at more locations.

### **Objective 3.5: To conserve and enhance historic places, heritage assets and their settings**

**4.29** Approach 1 performs well under this objective because it provides opportunities to reduce existing detrimental impacts on heritage assets. Approach 2 performs equally well where large scale development takes place at locations with few identified heritage constraints. Approaches 3 and 4 contain places with a greater range of heritage constraints.

### **Objective 3.6: Protect and enhance Biodiversity, Geodiversity and Green Infrastructure, particularly with respect to protected habitats and species**

**4.30** Approach 2, which concentrates development in the existing towns and near to Bristol has been identified as having a lower potential to impact on biodiversity, habitats and species. Most of the places within approach 1 are also identified as having a low potential for impact. Approach 3 is identified as having

## **Chapter 4** Sustainability Appraisal Findings for the Strategic Options

greater potential for adverse impact on bats and designated sites and approach 4 has mixed effects but tends to include more potential for adverse impacts.

Table 4.1: SA findings for the alternative spatial approach – 1: Retain Green Belt

Places	1.1	1.2	1.3	1.4	1.5	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
WSM	++	++	++	++	-	+/-	++	++	++	++	+	+/-	++	++	-	+/?
Nailsea	+	++	+	+/-	-	++/-	+	++	++	++	++	-	++	+/-	-	-
Backwell	+	+/-	+/-	-/?	-	++/-	+	++	++	++	++	++	++	+/-	--	-
Banwell	++	-/?	-	+/-	++	+/-	++	+	0	+	++	+	-	--	+	0/?
Claverham	-	-/?	+	--	++	+/-	-	--	--/+	+	++	++	-	-	0	--/+
Churchill	0	-/?	-	--	+	+/-	+	+	+	+	++	++	+	+/-	--	+
Congresbury	-	-/?	+/-	-/?	+	+/-	+	+	+	+	++	+/-	+	-	-	--/+
Sandford	0	-/?	-	-/?	++	+/-	+	+/-	0	+	++	++	-	+/-	0	0/?
Winscombe	-	--	+/-	--	++	+/-	+	+	0	+	+	++	+/-	--	0	+/?
Wrington	0	-/?	-	-/?	+	+/-	+	+/-	+	+	++	+/-	-	-	--	+/?
Yatton	0	+/-	++	-/?	+/-	+/-	+	+/?	+	+	++	-	++	+/-	-	--/+
Locking	++	-/?	+/-	-/?	+/-	+/-	+	+/-	0	+	+/-	-	-	--	+	+
Hutton	++	-	+/-	-/?	+/-	+/-	+	+/-	0	+	0	+/-	-	-	-	+
Bleadon	+	--	+/-	-/?	+/-	+/-	+	--	0	+	0	+/-	+/-	-	0	-
East of WSM	++	+	-/?	+/-	+	++/-	++	++	+	++	++	+	++	0	0	+/?
North of Churchill	0	-/?	-/?	-/?	-	++/-	+	--	+	++	++	++	-	0	0	+

**Table 4.2: SA findings for the alternative spatial approach – 2: Urban Forces**

Places	1.1	1.2	1.3	1.4	1.5	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
WSM	++	++	++	++	--	+/-	++	++	++	++	+	+/-	++	++	-	+/?
Nailsea	+	++	+	+/-	+	++/-	+	++	++	++	++	-	++	+/-	-	++/-
Portishead	+	++	+/-	+/?	++	++/-	+	++	++	++	0	+/-	++	++	-	++/-
East of WSM	++	+	-/?	+/-	+	++/-	++	++	+	++	++	+	++	0	0	+/?
South West Bristol	++	++	+	+/-	-	++/-	++	++	++	++	+/-	++	+/?	--	0	0/?

**Table 4.3: SA findings for the alternative spatial approach – 3: Transport Corridors**

Places	1.1	1.2	1.3	1.4	1.5	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
Nailsea	+	++	+	+/-	-	++/-	+	++	++	++	++	-	++	+/-	-	-
Portishead	+	++	+/-	+/?	+/-	+/-	+	++	++	++	0	+/-	++	+/-	-	0
Backwell	+	+/-	+/-	-/?	-	++/-	+	++	++	++	++	++	++	+/-	--	-
Easton-in-Gor	0	+/-	+/-	-	+/-	++/-	++	++/-	+	+	+/-	++	+	-	0	++
Flax Bourton	+	?/+	+/-	--	-	+/-	+	+/-	+	+	0	++	+/-	+	-	++
Long Ashton	++	+/-	+/-	-/?	++	++/-	+	+/-	+/-	+	0	++	+	--	--	-
Yatton	0	+/-	++	-/?	+/-	+/-	+	+/?	0	+	++	-	++	+/-	-	--/+
Abbots Leigh	-	?	+/-	--	-	+/-	+	+/-	0	+	0	++	+	--	+	/?
East of WSM	++	++	-/?	+/-	+	++/-	++	++	++	++	++	+	++	0	0	+/?
South West Bristol	++	++	+	+/-	-	++/-	++	++	+	++	+/-	++	+/?	--	0	0



**Table 4.4: SA findings for the alternative spatial approach – 4: Greater Dispersal**

Places	1.1	1.2	1.3	1.4	1.5	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
WSM	++	++	++	++	-	+/-	++	++	++	++	+	+/-	++	++	-	+/?
Nailsea	+	++	+	+/-	+	+/-	+	++	++	++	++	-	++	+/-	-	+/?
Portishead	+	++	+/-	+/?	++	+/-	+	++	++	++	0	+/-	++	++	-	++/-
Backwell	+	+/-	+/-	-/?	-	+/-	+	++	0	++	++	++	++	+/-	--	-
Banwell	++	-/?	-	-/?	++	+/-	++	+	0	+	++	+	-	--	+	0/?
Claverham	-	-/?	+	--	++	+/-	+	--	0	+	++	++	-	-	0	--/+
Churchill/ Lower Langford	0	-/?	-	--	+	+/-	+	+/-	0	+	++	++	+	+/-	--	+
Congresbury	-	-/?	+/-	-/?	+	+/-	+	+/-	0	+	++	+/-	+	-	-	--/+
Dundry	++	-/?	--	-/?	++	+/-	+	--	0	+/-	0	++	--	--	+	-
Easton-in-Gordano	0	+/-	+/-	-	+/-	+/-	++	++/-	0	+	+/-	++	+	-	0	+
Flax Bourton	+	?/+	+/-	--	-	+/-	+	+/-	0	+	0	++	+/-	+	-	+
Long Ashton	++	+/-	+/-	-/?	++	+/-	+	+/-	+/-	+	0	++	+	--	--	0
Sandford	0	-/?	-	-/?	++	+/-	+	+/-	0	+	++	++	-	+/-	0	0/?
Winscombe	-	--	+/-	--	++	+/-	+	+	0	+	+	++	+/-	--	0	+/?
Wrington	0	-/?	-	-/?	+	+/-	+	+/-	0	+	++	+/-	-	-	--	+/?
Yatton	0	+/-	++	-/?	+/-	+/-	+	+/?	0	+	++	-	++	+/-	-	--/+
Abbots Leigh	-	+/-	+/-	--	-	+/-	+	+/-	0	+	0	++	-	--	+	0/?
Failand	-	--	+/-	-	++	+/-	+	--	0	+/-	0	++	-	-	0	0
Portbury	+	+/-	+/-	--	++	+/-	+	--	0	+	+/-	++	--	+	+	0/?
Tickenham	+	--	+/-	-/?	+/-	+/-	+	--	0	+	0	-	-	-	+	-
Locking	++	-/?	+/-	-/?	+/-	+/-	+	+/-	0	+	+/-	-	-	--	+	+
Hutton	++	-	+/-	-/?	+/-	+/-	+	+/-	0	+	0	+/-	-	-	-	+

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Places	1.1	1.2	1.3	1.4	1.5	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
Bleadon	+	--	+/-	-/?	+/-	+/-	+	--	0	+	0	+/-	+/-	-	0	-
East of WSM	++	+	-/?	+/-	+	++/-	++	++	+	++	++	+	++	0	0	+/?
North of Churchill	0	-/?	-	-/?	-	++/-	+	--	+	+	++	++	-	0	0	+
South West Bristol	++	+/-	+	+/-	-	++/-	++	++	+	++	+/-	++	+/?	--	0	0/?

## Assessment of Each Approach under the Sustainability Objectives

### **Objective 1.1: Ensure a range of job opportunities are easily accessible without having to use a car**

#### Spatial Approach 1: Retain Green Belt

- While just over half of the places in this approach are judged to have good or very good access job opportunities without using a car, the remainder are judged to have poor or limited access reflecting their distance away from key centres of employment. This approach does not include places close to Bristol where there is a wide range of employment.

#### Spatial Approach 2: Urban Focus

- All the places in this option are judged as having good or very good access to job opportunities.

#### Spatial Approach 3: Transport Corridors

- Most places in this approach are judged to have good access to job opportunities. But it does not perform as well where a proportion of the growth is located at Abbots Leigh, Easton-in-Gordano and Yatton, which do not have the range of jobs found at Weston and Bristol.

## Spatial Approach 4: Greater Dispersal

- While most places are judged to have good or very good access, a significant proportion of the rest have poor or limited access to job opportunities. The smaller places in this approach do not offer the range of job opportunities likely to reduce reliance on commuting.

## **Objective 1.2: Locate development where there is a demand for new employment particularly where there is a known sector demand**

### Spatial Approach 1: Retain Green Belt

- This approach provides for development well related to potential employment demand at the main towns of Weston and Nailsea. But many of the more peripheral locations included in the approach are unlikely to attract any significant employment beyond meeting local needs or associated with existing businesses. Business growth is likely to be constrained in the northern part of the District, such as at the port or airport and locations well-related to Bristol.

### Spatial Approach 2: Urban Focus

- This approach places development at the main towns where there is strong potential for future employment demand. Very large-scale development near Bristol has potential to attract some new demand particularly from business wanting good connections into the city and the strategic road network. The absence of more peripheral locations in this approach is beneficial for this objective.

### Spatial Approach 3: Transport Corridors

- This approach does not perform as well with more development at Backwell, Easton-in Gordano and Yatton, which have less potential to generate employment. Very large-scale development near Bristol has potential to attract some new demand particularly from business wanting good connections into the city and the strategic road network. The absence of more peripheral locations in this approach is beneficial for this objective.

### Spatial Approach 4: Greater Dispersal

- The dispersed nature of this approach means that there are a mix of places, some of which could attract high demand for business, notably the towns and other locations, but the scale of growth at each location would be small potentially reducing the potential for mixed-use development including business use. Most locations are very peripheral and unlikely to attract future demand of any scale beyond potentially meeting local needs and being attributed to existing businesses.

## **Objective 1.3: Provides opportunities to improve economic well-being and reduce inequalities**

### Spatial Approach 1: Retain Green Belt

- Weston-super-Mare, Nailsea, plus Yatton provide relatively good accessibility to employers and educational opportunities, with the potential for these to be accessed by active travel modes. However, this approach also contains places which do not have good accessibility. It also contains large scale development at East of Weston-super-Mare and North of Churchill, where it is difficult to assess, as currently there are few opportunities, but the scale of development proposed would provide new job opportunities.

## Spatial Approach 2: Urban Focus

- Weston-super-Mare and Nailsea provide relatively good accessibility to employers and educational opportunities, with the potential for these to be accessed by active travel modes. The very large-scale development is proposed at South West Bristol would provide both good accessibility to a wide range of employment in Bristol and also likely to provide a range of new job opportunities. However, large scale development proposed at East of Weston-super-Mare is difficult to assess, as currently there are few opportunities.

## Spatial Approach 3: Transport Corridors

- Portishead and Yatton provide relatively good accessibility to employers and educational opportunities, with the potential for these to be accessed by active travel modes. It also contains large-scale development at South West Bristol which would provide both good accessibility to a wide range of employment in Bristol and could provide new opportunities. However, this approach also contains places which do not have good accessibility and large-scale development at East of Weston-super-Mare, where it is difficult to assess, as currently there are few opportunities.

## Spatial Approach 4: Greater Dispersal

- Weston-super-Mare, Nailsea, Yatton and Claverham provide relatively good accessibility to employers and educational opportunities, with the potential for these to be accessed by active travel modes. However, this approach also contains many places which will not offer good accessibility to a range of job and educational opportunities. Also, this option contains both North of Churchill and East of Weston-super-Mare, which are difficult to assess, as currently there are few opportunities, but the scale of development is likely provide new job opportunities.

## **Objective 1.4: Promote the optimal use of land which supports regeneration, maximise re-use of previously developed (brownfield) land and protects BMV and the agricultural economy**

### Spatial Approach 1: Retain Green Belt

- Growth at Weston and Nailsea can help support urban regeneration on brownfield sites, but locations and scale of development elsewhere does not. Three places have been identified as containing best and most versatile agricultural land quality.

### Spatial Approach 2: Urban Focus

- Growth close Weston and Bristol could help support regeneration of brownfield sites. But development in these locations would also include some greenfield sites. However, these sites have not identified as having a high probability of being best and most versatile agricultural land quality.

### Spatial Approach 3: Transport Corridors

- Growth at Portishead and Nailsea could help to generate brownfield sites, but growth in these locations would include some greenfield sites. but these are not identified as having a high probability of being best and most versatile agricultural quality. Two places in this approach do contain land identified as best and most versatile agricultural land quality.

### Spatial Approach 4: Greater Dispersal

- The dispersed nature of this approach has the least potential for supporting regeneration as most growth would be in locations remote from urban areas. This approach includes greenfield site locations and 6 of these are identified as best and most versatile agricultural land quality.

## **Objective 1.5: Promote development which requires a deliverable level of high quality and sustainable infrastructure**

### Spatial Approach 1: Retain Green Belt

- Weston, Nailsea, Backwell and North of Churchill could all require significant infrastructure investment. Weston has mixed land values and dependent on the quantum and location of development could require strategic transport and flooding investment. Whilst some of the other locations may not require significant infrastructure investment in those villages with flood risk areas this would depend on actual location.
- There are unknown infrastructure requirements associated with development at East of Weston-super-Mare and North of Churchill.

### Spatial Approach 2: Urban Focus

- Growth at Weston poses issues in this approach because of the likely need for strategic transport improvements (especially at J21) and possible flood mitigation. Also, the low viability in parts of the town. There are unknown infrastructure requirements associated with development at South West Bristol. However, by concentrating development in two main locations resources could be better managed.

### Spatial Approach 3: Transport Corridors

- There are unknown infrastructure requirements associated with development at South West Bristol. In addition, there would be new infrastructure requirements associated with higher potential development numbers at Nailsea and possible flooding infrastructure requirements at Portishead.



## Spatial Approach 4: Greater Dispersal

- Growth at Weston poses issues in this approach because of the likely need for strategic transport improvements (especially at J21) and possible flood mitigation. Also, the low viability in parts of the town. Smaller scale development proposed in many other places may negate the need for some of the large-scale infrastructure projects when assessed individually. The cumulative impacts of the transport network, the need to share facilities across a wider geographical area and difficulties of servicing a more dispersed population will require a spread of infrastructure investment which would require funding.
- There are unknown infrastructure requirements associated with development at South West Bristol, East of Weston-super-Mare and North of Churchill.

## **Objective 2.1: Boost delivery and meet the housing need identified within the plan period**

### Spatial Approach 1: Retain Green Belt

- This approach with a wide range of development opportunities, could benefit from quicker delivery and therefore boost overall delivery over the plan period. However, the smaller scale of development would not boost delivery as much as if the large-scale developments could be delivered.

### Spatial Approach 2: Urban Focus

- The large and very large-scale development scales proposed under these locations may pose issues with deliverability.

### Spatial Approach 3: Transport Corridors

- The large and very large-scale development scales proposed under these locations may pose issues with deliverability.

### Spatial Approach 4: Greater Dispersal

- This approach with a wide range of development opportunities, could benefit from quicker delivery and therefore boost overall delivery over the plan period. However, the smaller scale of development would not boost delivery as much as if the large-scale developments.

## **Objective 2.2: Deliver affordable or specialist housing where it is most needed**

### Spatial Approach 1: Retain Green Belt

- This approach with smaller scale development throughout the District is less likely to provide the scale of affordable housing where it is most in need – principally identified as Weston through IMD statistics.

### Spatial Approach 2: Urban Focus

- This approach with development concentrated at Weston and South West Bristol is most likely to provide affordable housing where it is most needed.

### Spatial Approach 3: Transport Corridors

- This approach with very large-scale development at South West Bristol but significant growth also at the towns is still likely to provide affordable housing where it is most needed, but not as likely as approach 2.

## Spatial Approach 4: Greater Dispersal

- This approach with smaller scale development dispersed across the District is less likely to provide the scale of affordable housing where it is most needed.

## **Objective 2.3: Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities**

### Spatial Approach 1: Retain Green Belt

- Most places in this approach have reasonable access, but a minority of places are judged to have limited access to a wide range of facilities and services. North of Churchill does not perform well as currently would not achieve good access.

### Spatial Approach 2: Urban Focus

- This approach performs strongly because most of the growth is at Weston and Bristol with good access to a wide range of community, educational, town centre and healthcare facilities.

### Spatial Approach 3: Transport Corridors

- This approach performs strongly because most of the growth is at the towns and South West Bristol and East of Weston-super-Mare are likely to provide good access to a wide range of community, educational, town centre and healthcare facilities.

## Spatial Approach 4: Greater Dispersal

- This approach has mixed results, with over half of the places not achieving good access to services and facilities, but significant development at East of Weston-super-Mare and South West Bristol are likely to achieve good access. North of Churchill does not perform well as currently would not achieve good access.

## Objective 2.4: Enhancing community cohesion and community facilities provision

### Spatial Approach 1: Retain Green Belt

- However, many places within this approach have a neutral score as the small scale of development that may be achievable wouldn't be enough to create new facilities.

### Spatial Approach 2: Urban Focus

- All places in this approach, given the scale of development envisaged score positively.

### Spatial Approach 3: Transport Corridors

- Most places in this approach with the large scale of development envisaged score positively. However, Long Ashton, Yatton and Abbots Legh are unlikely to have the same potential to enhance provision.

### Spatial Approach 4: Greater Dispersal

- Most places within this approach with small scale of development that may be achievable have a neutral score. But this approach does also contain

places where a larger quantum of development is proposed, and these perform well.

## **Objective 2.5: Achieve healthy living opportunities – access to open spaces, Public Rights of Way, walking and cycling opportunities, outdoor leisure and cultural activities**

### **Spatial Approach 1: Retain Green Belt**

- This approach performs well, where development is proposed in existing towns, East of Weston-super-Mare and North of Churchill which are assessed to currently have or have the potential to provide good accessibility to a range of open spaces and cultural activities with the benefit of cycle paths. The main villages are judged to have reasonable access where they lack cycle paths and cultural activities.

### **Spatial Approach 2: Urban Focus**

- All places in this approach, apart from Long Ashton are judged to have good accessibility to healthy living opportunities. Long Ashton will not benefit from the range of cultural activities offered by the principal towns but will still have reasonable access.

### **Spatial Approach 3: Transport Corridors**

- Most places in this approach have good accessibility to healthy living opportunities and the villages are judged to have reasonable opportunities. As these villages are within existing travel corridors, a range of sustainable travel options will be available.

## Spatial Approach 4: Greater Dispersal

- Most of the places in this approach are judged to have at least reasonable accessibility. Dundry and Failand have limited access to the wider opportunities provided in the other locations.

## **Objective 3.1: Supports decentralised renewable energy generation – (accessed just for wind or solar and heat networks) RERAS study 2021**

## Spatial Approach 1: Retain Green Belt

- Many places in this approach are identified as being located within/ adjacent to areas with solar and wind potential. However, the scale of development at many of the locations is likely to make heat network development less viable.

## Spatial Approach 2: Urban Focus

- This approach with large scale development indicates a greater potential to support heat network development.

## Spatial Approach 3: Transport Corridors

- Large scale development at South West Bristol likely to have greater potential to support heat network development. There are fewer places in this approach are identified as being located within/adjacent to areas with solar and wind potential.

## Spatial Approach 4: Greater Dispersal

- The dispersed nature of this approach may mean that heat networks are less viable. But, many of the places in this approach are identified as being located within/adjacent to areas with solar and wind potential.

### **Objective 3.2: Contribute to reducing vulnerability to tidal and fluvial flooding, without increasing flood risk elsewhere. Also minimise surface water flood risk and harm to water quality and availability**

## Spatial Approach 1: Retain Green Belt

- There are more places in this approach which are more susceptible to flood risk, based on the Flood Zones within or near to their location. However, North of Churchill and East of Weston-super-Mare are not identified as of high flood risk.

## Spatial Approach 2: Urban Focus

- The very large-scale development proposed at South West Bristol makes this approach preferable in terms of flood risk as most of the land here is identified as Flood Zone 1.

## Spatial Approach 3: Transport Corridors

- The very large-scale development proposed at South West Bristol makes this approach preferable in terms of flood risk as most of the land here is identified as Flood Zone 1. However, large development is proposed for Nailsea, which contains land in the higher flood risk zones.

## Spatial Approach 4: Greater Dispersal

- There are more places in this approach, which are more susceptible to flood risk, based on the Flood Zone within or near to their location. However, East of Weston-super-Mare, North of Churchill and South West Bristol are all identified as having lower flood risk potential.

## Objective 3.3: Reduce the need to travel by car

### Spatial Approach 1: Retain Green Belt

- Whilst the existing towns in this approach provide opportunities to reduce the need to travel by car, there are also many places which do not have the necessary public transport/active travel required. North of Churchill is currently not well connected to existing travel corridors providing suitable approaches.

### Spatial Approach 2: Urban Focus

- This approach with development concentrated at existing towns and close to Weston and Bristol has a good potential to reduce the need to travel by car.

### Spatial Approach 3: Transport Corridors

- This approach with development concentrated at existing towns and close to Weston and Bristol has a good potential to reduce the need to travel by car. Places which are on travel corridors (Abbots Leigh and Flax Bourton) suggest that car use is likely to be one of the travel modes used. However, this would only account for a small percentage of the overall planned development.



## Spatial Approach 4: Greater Dispersal

- There are more places in this approach which do not have the necessary public transport provision to reduce the need to travel by car. North of Churchill is currently not well connected to existing travel corridors providing suitable approaches.

## **Objective 3.4: Minimise impact on and where appropriate enhance treasured landscape/townscape such as the Mendip Hills AONB**

### Spatial Approach 1: Retain Green Belt

- This approach is judged to have the potential to have severe impacts on landscape and townscape with development at Banwell, Winscombe and Locking and to a lesser extent at Claverham, Congresbury, Hutton and Bleadon. But brownfield development at existing towns can reduce the overall impact.

### Spatial Approach 2: Urban Focus

- This approach with Nailsea and South West Bristol has been identified as having a greater potential to adversely affect landscape. Development at the Weston and Portishead reduces potential for overall impact on landscape and townscape.

### Spatial Approach 3: Transport Corridors

- This approach contains more places with potential to impact land/townscape and only Flax Bourton is identified with little landscape sensitivity. It identifies Long Ashton, Abbots Leigh and SW Bristol to have potential for significant impact and to a lesser extent Easton in Gordano.

## Spatial Approach 4: Greater Dispersal

- This approach has the potential to impact on landscape with more locations of high sensitivity, including Banwell, Dundry, Long Ashton, Winscombe, Abbots Leigh, Locking and at South West Bristol. Other villages are judged to be sensitive so could also be detrimentally impacted.

## **Objective 3.5: To conserve and enhance historic places, heritage assets and their settings**

### Spatial Approach 1: Retain Green Belt

- This approach has mixed results. It does contain Banwell and Locking, where development has the potential to lessen the current impact on Heritage assets. Some places in this approach are identified to pose little potential to impact heritage assets, however just as many places are identified as having the potential to have a negative impact on heritage assets.

### Spatial Approach 2: Urban Focus

- This approach may have less impact where large scale development at East of Weston-super-Mare and South West Bristol have limited heritage assets. However, Long Ashton, Nailsea and Portishead are identified as having significant heritage constraints.

### Spatial Approach 3: Transport Corridors

- This approach contains Long Ashton and Backwell which have been identified as having potential for a range of heritage impacts. However, this Approach may have less overall impact, where large scale development at East of Weston-super-Mare and South West Bristol have limited heritage assets.

## Spatial Approach 4: Greater Dispersal

- This approach contains Backwell, Churchill, Long Ashton and Wrington, which have been identified as having significant heritage constraints. Also, the principal towns are identified as having the potential to have a negative impact on heritage assets. However, as development is dispersed, this approach also contains places where potential impacts are assessed to be far more severe.

## **Objective 3.6: Protect and enhance Biodiversity, Geodiversity and Green Infrastructure, particularly with respect to protected habitats and species**

### Spatial Approach 1: Retain Green Belt

- Some places within this approach have relatively higher potential for adverse impact regarding ecological and/or geological designations. However, most of the places within this approach have low potential for adverse impact.

### Spatial Approach 2: Urban Focus

- This approach appears to have the least potential for adverse impact. This is largely because in some places there is significant inclusion of brownfield development and most of the biodiversity/geodiversity is associated with greenfield locations outside of the urban areas. This results in positive performance reflecting relatively good potential for avoiding adverse impacts.

### Spatial Approach 3: Transport Corridors

- This approach has more potential for adverse impact, particularly reflecting larger scale development (and not just brownfield) at Nailsea and Backwell, with the potential for greater impact on bats and designated sites.

### Spatial Approach 4: Greater Dispersal

- Some places within this approach have relatively high potential for adverse impact regarding ecological/geological designations. A number of places also had neutral or slight negative scores reflecting likelihood of potential impact taking account of scale of development and designated sites.

## Further Work on Strategic Options

**4.31** As explained in Chapter 2, during Summer 2023 LUC carried out a further round of SA work in relation to strategic options for the Local Plan. North Somerset Council identified seven alternative spatial options comprising alternative scenarios for the delivery of the Local Plan housing target. There are a number of ‘baseline sites’ which are a constant under all seven scenarios. The options involve drawing on alternative groups of additional site options to meet the overall housing target. These options were subject to SA and the findings presented to the Council during Summer 2023, so that they could be taken into consideration when preparing the Pre-Submission Local Plan.

**4.32** The options are:

- Option 1: Baseline sites plus SHLAA potential next to towns (excluding Green Belt and flood zones)
- Option 2: Baseline sites plus SHLAA potential next to villages (excluding Green Belt and flood zones)
- Option 3: Baseline sites plus urban sites at higher flood risk

## Chapter 4 Sustainability Appraisal Findings for the Strategic Options

- Option 4: Baseline sites plus Green Belt sites
- Option 5: Baseline sites plus all SHLAA potential towns and villages (excluding Green Belt and flood zones)
- Option 6: Baseline sites plus SHLAA potential next to towns (excluding flood zones) + Green Belt
- Option 7: Baseline sites plus SHLAA potential next to towns (excluding Green Belt) + flood zones

**4.33** An appraisal of these alternative options is provided below by SA objective.

**Table 4.5: SA of alternative spatial options for the North Somerset Local Plan**

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
1.1: Access to jobs	++	-	++	+	+	+	++
1.2: Economic wellbeing	+	-	++	-	+	+	+
1.3: Optimal use of land	-	--	++	--	-	-	-
1.4: Infrastructure	0	0	0	0	0	0	0
2.1: Housing	+	++	+	++	++	++	+
2.2: Affordable housing	+	++	+	++	++	++	+
2.3: Access to facilities	+	-	++	-	+	+	+
2.4: Community cohesion	+	0	+	+	+	+	+
2.5: Healthy living	+	+	+	+	+	+	+
3.1: Renewable energy	0	0	0	0	0	0	0
3.2: Flooding and water quality	-	-	--	-	-	-	--
3.3: Reduce car use	++	+	+	+	++	+	+

**Chapter 4** Sustainability Appraisal Findings for the Strategic Options

SA Objective	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7
3.4: Landscape/townscape	-	--	0	--	--	--	-
3.5: Heritage	-	-	--	-	-	-	--
3.6: Biodiversity	--	--	--	-	--	--	--

## SA Objective 1.1: Ensure a range of job opportunities are easily accessible without having to use a car

**4.34** In North Somerset, the majority of job opportunities are focussed at the towns, particularly Weston-super-Mare but also Clevedon, Portishead and Yatton, with some in the rural areas. Option 1 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt and flood zones)) and Option 3 (baseline sites plus urban sites at higher flood risk) are likely to have significant positive effects on this objective, as most of the sites comprising those options are located in the urban area of Weston super-Mare and the other towns and, particularly under Option 1, there are relatively few sites included in the rural areas which tend to be less accessible in terms of job opportunities, especially for people without access to a car. Option 7 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt) + flood zones) would deliver a similar pattern of development, with most sites reasonably close to the main centres of employment, so would also have a significant positive effect.

**4.35** While Option 6 (Baseline sites plus SHLAA potential next to towns (excluding flood zones) + Green Belt) would deliver some development at the towns, the fact that sites would also come forward in the Green Belt under that option means that a minor rather than significant positive effect is likely as access to jobs in North Somerset would be less good. However, the Green Belt sites which are located in the east of the District would provide good access to jobs in Bristol. This also applies to Option 4 (Baseline sites plus Green Belt sites).

**4.36** Option 2 (Baseline sites plus SHLAA potential next to villages (excluding Green Belt and flood zones)) would deliver less development within Weston-super-Mare and the other towns, with most sites located further south and east and so further from the main centres of employment. While many of the sites included in that option are well-connected via road, they are further away from



the main employment areas within North Somerset and so are likely to require higher levels of car use for commuting. A minor negative effect may therefore result from this option.

**4.37** Option 5 (Baseline sites plus all SHLAA potential towns and villages (excluding Green Belt and flood zones)) would deliver a reasonable proportion of sites close to where the majority of job opportunities are but would also involve some more rural sites which offer less good access to employment, so overall the option would have a minor positive effect on this objective.

## SA Objective 1.2: Provide opportunities to improve economic wellbeing and reduce inequalities by providing good access to education and training opportunities.

**4.38** The majority of the schools and colleges in North Somerset, particularly beyond primary school level, are focussed at the towns of Weston-super-Mare, Nailsea, Clevedon and Portishead. Therefore, the options that would direct most development to the urban areas of North Somerset perform best against this SA objective, providing the most convenient access to education opportunities particularly for those without access to a car.

**4.39** The options that focus most development at the towns are Option 1 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt and flood zones)) and Option 3 (Baseline sites plus urban sites at higher flood risk), plus to a lesser extent Option 5 (Baseline sites plus all SHLAA potential towns and villages (excluding Green Belt and flood zones)), Option 6 (Baseline sites plus SHLAA potential next to towns (excluding flood zones) + Green Belt) and Option 7 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt) + flood zones). These options would therefore have positive effects on this SA objective. Option 3 may have a significant positive effect as sites are more centrally located within the towns.

**4.40** Option 2 (Baseline sites plus SHLAA potential next to villages (excluding Green Belt and flood zones)) and Option 4 (Baseline sites plus Green Belt sites) perform less well against this objective as they would involve more development coming forward in rural areas and away from the main towns. While access to primary schools is generally good across North Somerset, access to secondary and tertiary education opportunities would be less good for more people under those options, although it is noted that reasonable access to schools and colleges in south Bristol may be possible from the Green Belt sites included in Option 4. This also applies to Option 6.

### **SA Objective 1.3: Promote the optimal use of land which supports regeneration, maximise re-use of previously developed (brownfield) land and protects the rural economy**

**4.41** Option 3 (Baseline sites plus urban sites at higher flood risk) would have a significant positive effect on this objective as it incorporates sites within the urban area and avoids development in rural areas. Soils in those areas are classified as urban and so the option helps to avoid the loss of high quality agricultural land and urban sites are more likely to involve the redevelopment of brownfield land and provide opportunities for regeneration. While Options 1, 5, 6 and 7 involve sites next to towns, they are more on the fringes and less likely to be brownfield land. Those options also incorporate sites which are on high quality or potentially high quality (Grades 2 or 3) agricultural land, particularly around Nailsea.

**4.42** Option 2 (Baseline sites plus SHLAA potential next to villages (excluding Green Belt and flood zones)) and Option 4 (Baseline sites plus Green Belt sites) are likely to involve a particularly high amount of greenfield land take and so perform less well against this SA objective.

## SA Objective 1.4: Promote development which requires a deliverable level of high-quality and sustainable infrastructure

**4.43** It is not possible to differentiate between the options in relation to this SA objective at this stage as discussions about the potential infrastructure requirements at various sites and in various locations are still at an early stage.

## SA Objective 2.1: Boost housing delivery and meet the housing need identified within the plan period

**4.44** The seven options will all have positive effects on boosting housing delivery and meeting the housing needs identified within the plan period, as all will deliver a similar overall scale of housing. However, Options 1, 3 and 7 focus housing development more narrowly at the towns, so may not meet rural housing needs. Minor rather than significant positive effects are therefore likely for those options.

## SA Objective 2.2: Deliver affordable or specialist housing where it is most needed to meet the needs of North Somerset's population

**4.45** All of the options will help to meet the need for affordable and specialist housing at least to some extent, as development proposals at the individual sites will need to comply with the affordable housing policies in the Local Plan. All options would deliver development at Weston-super-Mare where there is recognised need for affordable housing. There is also a particular need for

affordable housing in the south of the District, around the Mendip Hills AONB; therefore the options that incorporate sites in that area may have particular positive effects. Most of the options would deliver a reasonable amount of development sites either within or close to the Mendip Hills AONB, as there are baseline sites in that area which feature in all seven options. Options 2 (Baseline sites plus SHLAA potential next to villages (excluding Green Belt and flood zones)) and 5 (Baseline sites plus all SHLAA potential towns and villages (excluding Green Belt and flood zones)) would deliver additional sites in that area and so may be more likely to have positive effects associated with affordable housing provision. There is also a need for affordable housing to the south west of Bristol; therefore the options that would deliver the Green Belt sites in that area may also have particularly positive effects – this applies to Options 4 (Baseline sites plus Green Belt sites) and 6 (Baseline sites plus SHLAA potential next to towns (excluding flood zones) + Green Belt).

## SA Objective 2.3: Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities

**4.46** The performance of the options against this SA objective mirrors that described under SA objective 1.2 (education) above as community, town centre and healthcare facilities are also located mainly in the towns. Therefore, the options that incorporate sites with the best access to the towns would generally perform best against this objective.

**4.47** The options that focus most development at the towns are Option 1 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt and flood zones)) and Option 3 (Baseline sites plus urban sites at higher flood risk), plus to a lesser extent Option 5 (Baseline sites plus all SHLAA potential towns and villages (excluding Green Belt and flood zones)), Option 6 (Baseline sites plus SHLAA potential next to towns (excluding flood zones) + Green Belt) and Option 7 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt) + flood zones). These options would therefore have positive effects on this

SA objective. Option 3 may have a significant positive effect as sites are more centrally located within the towns so offer particularly good access on foot or via sustainable transport.

**4.48** Option 2 (Baseline sites plus SHLAA potential next to villages (excluding Green Belt and flood zones)) and Option 4 (Baseline sites plus Green Belt sites) perform less well against this objective as they would involve more development coming forward in rural areas and away from the main towns. Access to services and facilities would be less good for more people under those options, although it is noted that reasonable access to services in south Bristol may be possible from the Green Belt sites included in Option 4. This also applies to Option 6.

## SA Objective 2.4: Enhancing community cohesion and community facilities provision including cultural facilities

**4.49** Similar to objective 2.3 above, the options delivering development at Weston Super-Mare, Clevedon and Nailsea are most effective in meeting this objective because this is where most of the cultural facilities in North Somerset are located. Therefore, Options 1 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt and flood zones)) and Option 3 (Baseline sites plus urban sites at higher flood risk), as well as Option 5 (Baseline sites plus all SHLAA potential towns and villages (excluding Green Belt and flood zones)), Option 6 (Baseline sites plus SHLAA potential next to towns (excluding flood zones) + Green Belt) and Option 7 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt) + flood zones) perform well against this objective. As noted under SA objective 2.3 above, the options that incorporate Green Belt sites may result in people at those sites having good access to cultural facilities in Bristol City – this is the case for Options 4 (Baseline sites plus Green Belt sites) and 6 (Baseline sites plus SHLAA potential next to towns (excluding flood zones) + Green Belt).

## SA Objective 2.5: Achieve healthy living opportunities promoting good access to healthcare centres, open spaces, Public Rights of Way, walking and cycling opportunities, and outdoor leisure activities

**4.50** The options that incorporate more sites at the towns would generally provide the best access to healthcare facilities, which are mainly concentrated in the urban areas. Those options would also offer the best opportunities for walking and cycling day to day as journeys to school, work and for accessing services would be shorter and less likely to be undertaken routinely by car. Therefore, Options 1 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt and flood zones)) and Option 3 (Baseline sites plus urban sites at higher flood risk), as well as Option 5 (Baseline sites plus all SHLAA potential towns and villages (excluding Green Belt and flood zones)), Option 6 (Baseline sites plus SHLAA potential next to towns (excluding flood zones) + Green Belt) and Option 7 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt) + flood zones) should perform well against this objective. However, access to Public Rights of Way and opportunities for outdoor leisure and recreation activities are good in more rural areas as well, therefore all options perform broadly positively against this objective.

## SA Objective 3.1: Reduce carbon emissions by supporting appropriate decentralised renewable energy generation

**4.51** The achievement of this objective will depend on the specific proposals that come forward at individual sites and will not be influenced by the overall distribution of housing development within the District. All options will therefore have negligible effects.

### SA Objective 3.2: Contribute to reducing vulnerability to tidal and fluvial flooding, without increasing flood risk elsewhere. Also minimise surface water flood risk and harm to water quality and availability

**4.52** Much of North Somerset is low-lying and in Flood Zones 2 and 3, including extensive areas of fluvial floodplain. The south and west of the District are particularly constrained in relation to flood risk. All seven options would deliver housing development within Flood Zone 3; therefore all could have negative effects to some extent. Most of the options exclude the SHLAA potential sites which are in areas of high flood risk so may have minor negative effects; however Option 3 (Baseline sites plus urban sites at higher flood risk) and Option 7 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt) + flood zones) include those sites so would have significant negative effects.

### SA Objective 3.3: Reduce the need to travel by car to minimise environmental impacts of unsustainable forms of travel, including transport related carbon emissions and air pollution. Ensure good access to infrastructure that promotes travel by active modes (walking and cycling)

**4.53** The options that incorporate more sites at the towns would generally provide the best opportunities for walking and cycling day to day as journeys to



school, work and for accessing services would be shorter and less likely to be undertaken routinely by car. Access to sustainable transport links are also better in the urban areas, with the District's railway stations being located at Nailsea and Backwell, Weston Milton, Worle, Weston-super-Mare and Yatton. Portishead and Clevedon are not, however, served by rail stations. While bus stops are distributed throughout North Somerset, those in the urban areas are likely to be served more frequently.

**4.54** Option 3 (Baseline sites plus urban sites at higher flood risk) and Option 7 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt) + flood zones) include sites at Clevedon and Portishead which, despite being well-served by buses and offering good opportunities to walk and cycle day to day, are not served by rail and so the option would have a minor rather than significant positive effect.

**4.55** Options 4 (Baseline sites plus Green Belt sites) and 6 (Baseline sites plus SHLAA potential next to towns (excluding flood zones) + Green Belt) incorporate Green Belt sites which are more rural; however are located close to Bristol and so should offer good opportunities for incorporating sustainable transport links.

### SA Objective 3.4: Minimise impact on and where appropriate enhance sensitive landscapes

**4.56** While the effects of new development on the landscape will largely depend on the specific locations and design of individual sites and the incorporation of landscape mitigation, likely effects from the overall distribution of development can be considered by taking into account how much development the options would direct to the most sensitive areas of North Somerset. The southern part of North Somerset lies within the Mendip Hills AONB, while Landscape Sensitivity Assessment work has shown that the fringes of the towns tend to be highly sensitive in landscape terms. Most of the east of the District is designated



as Green Belt – while this is a policy designation and does not necessarily equate to those areas being the highest quality landscapes, any options which direct development to the Green Belt could have impacts in terms of altering the character of the Green Belt or the extent to which the Green Belt purposes are achieved.

**4.57** Most of the options would deliver a reasonable amount of development at sites either within or close to the Mendip Hills AONB, as there are baseline sites in that area which feature in all seven options. Options 2 (Baseline sites plus SHLAA potential next to villages (excluding Green Belt and flood zones)) and 5 (Baseline sites plus all SHLAA potential towns and villages (excluding Green Belt and flood zones)) would deliver additional sites in that area and so may be particularly likely to have negative effects on the AONB and its setting.

**4.58** The options that would deliver sites in the Green Belt are Options 4 (Baseline sites plus Green Belt sites) and 6 (Baseline sites plus SHLAA potential next to towns (excluding flood zones) + Green Belt). Significant negative effects on landscape character may therefore be particularly likely under those options.

**4.59** Conversely, focussing most development within the existing urban area under Option 3 (Baseline sites plus urban sites at higher flood risk) may be the approach that is most likely to avoid negative effects on the landscape. Under that option the sites at the towns are more within the built-up area rather than around the fringes which tend to be more sensitive.

## SA Objective 3.5: To conserve and enhance historic places, heritage assets and their settings

**4.60** Designated heritage assets are distributed fairly broadly across North Somerset although the concentrations of listed buildings are greatest in Weston-super-Mare, Clevedon and Portishead. There are a number of

Registered Parks and Gardens in the east of the District as well as one at Clevedon. Therefore, none of the seven options would avoid heritage features and negative effects are likely to occur as a result of development under any of the options. Given the particular concentration of listed buildings in Weston-super-Mare, the options that would focus more development in the built up area of the town may have significant negative effects – this is the case for Options 3 (Baseline sites plus urban sites at higher flood risk) and 7 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt) + flood zones). Most of the options direct development away from the Registered Parks and Gardens in the east of the District; however Options 4 (Baseline sites plus Green Belt sites) and 6 (Baseline sites plus SHLAA potential next to towns (excluding flood zones) + Green Belt) would involve some sites coming forward in that area.

## **SA Objective 3.6: Protect and enhance Biodiversity, Geodiversity and Green Infrastructure and allow its adaptation to climate change, particularly with respect to protected habitats and species**

**4.61** North Somerset contains numerous designated biodiversity sites and is particularly constrained around the coastline where the Severn Estuary SAC, SPA and Ramsar site extends along the full length of the District's coast. Further inland, a number of SSSIs are located in close proximity around Nailsea and Yatton. The effects of the options on this objective can be indicated by the extent to which they would direct development to these more sensitive and constrained areas.

**4.62** Most of the options do not deliver much or any development close to the internationally designated Severn Estuary sites; however Options 3 (Baseline sites plus urban sites at higher flood risk) and 7 (Baseline sites plus SHLAA potential next to towns (excluding Green Belt) + flood zones) would both deliver sites in close proximity to those designations, at Weston-super-Mare and

Clevedon particularly. There is therefore potential for those options to have significant negative effects on this objective, particularly as they also involve some sites close to the SSSIs further inland, especially Option 7.

**4.63** Options 1, 2, 5 and 6 all direct development away from the most sensitive coastal areas, although would deliver sites in close proximity to SSSIs which could be adversely affected by development. Those options could therefore also have significant negative effects on this SA objective.

**4.64** Option 4 performs least poorly against this SA objective, directing development further from both internationally and nationally designated sites.

## Summary and Conclusions

**4.65** There are some broad similarities between all of the options and how they perform in relation to the SA objectives due to the inclusion of the same baseline sites within all options. Option 3 is probably the most distinct option compared to the others, in that it most closely focusses development at the towns and avoids development at the villages or the Green Belt. This results in perhaps more significant effects (both positive and negative) than are seen for the other options. While this approach brings some notable advantages in terms of providing access to jobs, services and facilities, and providing good opportunities for sustainable transport use, it also means that the potential benefits of new development (such as affordable housing provision) would not be experienced in rural areas and the option also involves delivering sites that will be at high risk of flooding.

**4.66** The options that include Green Belt sites (Options 4 and 6) have broadly mixed effects – while development in those locations would be further from the jobs, services and facilities of North Somerset, the Green Belt sites are reasonably well-connected to south west Bristol. Similarly, while those sites may be associated with adverse landscape effects, they are at lower risk from flooding and further from the Mendip Hills AONB.

**4.67** Option 1 performs reasonably well overall, seeming to achieve a balance between the benefits of delivering development at the towns and therefore offering good access to jobs, services and transport links, and the benefits of achieving a wider spread of development than is seen under some of the other options. Option 5 performs similarly, although with development being delivered at the villages as well as the towns, some of the sustainability benefits of a more urban focussed strategy are reduced.

## **Chapter 5**

# Sustainability Appraisal Findings for the Site Options

**5.1** In order to meet the District's projected housing and employment needs over the plan period, North Somerset Council has identified a number of site options which could potentially be allocated for housing, mixed use or employment.

**5.2** Each of the site options has been appraised in line with the methodology set out in Chapter 2 of this report. The site assessment criteria that have been used to inform the appraisal of these site options are presented in Appendix D. Given the large number of site options appraised, the detailed proformas for each of the site options and corresponding maps are presented as a separate volume. A summary of the SA findings for the site options is presented in Table 5.1, Table 5.2 and Table 5.3 overleaf.

**5.3** The initial appraisal of all site options as presented in this chapter has been undertaken using a 'policy off' approach. That is to say, mitigation which might be delivered through the policies in the Local Plan has not influenced the findings presented here. The likely effects of the Local Plan as a whole, taking into account mitigation that will influence the effects of the allocated sites, are considered in Chapter 6.

Table 5.1: SA findings for the residential site options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE203	+	+	--/?	0	0	0	0	0	++	0	--	++	-	-	--
HE206	0	-	--	0	0	0	--	0	+	0	0	++	0	?	-
HE207	++	+	--/?	0	0	0	--	0	++	0	0	+	--	0	-
HE208	++	+	--/?	0	0	++	--	0	+	0	--	++	--	0	-
HE209	+	+	--	0	0	++	--	0	+	0	-	+	--	--	-
HE2010	+	+	--	0	0	++	--	0	+	0	0	+	--	--	-
HE2011	+	+	--/?	0	0	++	--	0	+	0	N/A	++	-	-	-
HE2012	0	-	--	0	0	+	--	0	+	0	0	++	0	0	--
HE2015	+	+	--	0	0	0	0	+	++	0	0	++	--	?	-
HE2017	--	--	--/?	0	0	0	0	0	+	0	0	+	-	-	-
HE2018	++	+	--/?	0	0	0	--	0	+	0	-	+	-	?	--
HE2019	+	+	++	0	0	0	++	0	+	0	--	+	?	?	-
HE2021	+	+	--/?	0	0	0	0	0	+	0	0	+	-	--	-
HE2023	--	--	--/?	0	0	0	0	0	++	0	--	+	-	0	-
HE2024	++	+	--	0	0	++	--	0	+	0	0	+	--	-	-
HE2026	+	+	++	0	0	0	--	0	+	0	--	+	?	?	-
HE2027	++	+	--/?	0	0	+	0	0	+	0	--	+	--	-	-
HE2028	+	+	--/?	0	0	+	--	0	+	0	0	+	--	?	-
HE2031	+	+	++	0	0	0	++	0	++	0	--	+	?	?	-
HE2032	++	+	--/?	0	0	0	0	0	++	0	0	++	--	-	-
HE2033	--	--	--/?	0	0	0	0	0	+	0	0	+	--	-	-

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE2034	+	+	--/?	0	0	+	--	0	+	0	0	+	--	0	-
HE2035	++	+	--/?	0	0	+	--	0	+	0	0	+	--	0	--
HE2036	+	+	--/?	0	0	++	--	0	+	0	--	+	?	-	-
HE2037	++	+	--/?	0	0	0	0	0	++	0	--	+	--	0	-
HE2038	+	+	++	0	0	0	++	0	++	0	-	++	?	?	-
HE2039	++	+	--/?	0	0	++	--	0	+	0	--	++	--	-	-
HE2042	--	--	--/?	0	0	0	--	0	+	0	0	+	--	0	--
HE2043	+	+	--	0	0	0	0	0	++	0	0	+	--	--	-
HE2046	++	+	--	0	0	0	--	0	++	0	-	+	--	0	-
HE2047	+	+	--/?	0	0	0	--	0	+	0	0	+	?	-	-
HE2048	+	+	-	0	0	++	--	0	+	0	0	0	?	?	-
HE2051	++	+	--	0	0	++	--	0	+	0	0	+	--	-	-
HE2052	++	+	-	0	0	0	--	0	+	0	--	++	--	?	-
HE2053	++	+	-	0	0	0	++	0	+	0	--	++	--	?	-
HE2055	+	+	--/?	0	0	++	--	0	+	0	--	++	?	?	--
HE2057	0	-	--	0	0	0	0	0	+	0	0	++	-	--	-
HE2058	+	+	--	0	0	++	0	0	+	0	-	++	--	-	-
HE2060	+	+	--	0	0	0	--	0	+	0	0	++	?	?	-
HE2061	--	--	-	0	0	0	0	0	+	0	0	+	--	-	-
HE2062	+	+	--	0	0	++	0	+	+/	0	0	++	--	--	-
HE2063	++	+	--/?	0	0	++	--	0	+	0	0	+	?	?	--
HE2064	++	+	--/?	0	0	++	--	+	+	0	0	++	?	?	-
HE2065	+	+	--	0	0	+	--	0	+	0	-	++	0	0	-
HE2066	+	+	-	0	0	0	--	0	+	0	--	+	--	--	--

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE2067	+	+	--/?	0	0	0	0	0	+	0	0	+	0	0	--
HE2068	+	+	--/?	0	0	0	0	+	--/+	0	0	+	--	0	--
HE2071	+	+	--	0	0	+	--	0	+	0	-	+	?	?	-
HE2073	0	-	--	0	0	0	--	0	--/+	0	-	+	--	0	-
HE2075	+	+	--	0	0	+	--	0	+	0	0	+	--	0	-
HE2076	+	+	--	0	0	+	--	0	+	0	-	+	--	-	-
HE2077	+	+	--	0	0	+	--	0	+	0	-	+	--	-	-
HE2078	+	+	++	0	0	0	0	0	++/--	0	-	+	--	0	-
HE2079	++	+	++	0	0	0	0	0	++	0	0	+	--	--	-
HE2080	+	+	++	0	0	0	++	0	++	0	0	+	?	?	-
HE2081	--	--	--/?	0	0	+	--	0	+	0	0	0	--	?	--
HE2082	+	+	--	0	0	+	--	0	+	0	0	0	?	?	-
HE2083	++	+	--/?	0	0	++	--	0	+	0	0	+	--	--	--
HE2084	++	+	--/?	0	0	++	--	0	+	0	--	0	?	?	-
HE2085	--	--	--	0	0	0	--	0	+	0	-	0	--	?	-
HE2086	--	--	--/?	0	0	+	--	0	+	0	-	+	--	?	--
HE2087	--	--	--	0	0	0	--	0	+	0	--	+	?	?	-
HE2088	--	--	--	0	0	0	--	0	+	0	0	+	--	?	-
HE2089	--	--	--	0	0	0	--	0	+	0	0	+	--	-	-
HE2090	0	-	--	0	0	0	--	0	+	0	-	0	?	?	-
HE2091	+	+	--/?	0	0	0	--	0	+	0	--	++	?	?	--
HE2092	--	--	--/?	0	0	0	0	0	++	0	-	+	0	-	-
HE2094	+	+	--/?	0	0	++	--	0	+	0	0	+	?	0	-
HE2095	+	+	--	0	0	++	--	0	+	0	--	+	-	?	--



Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE2096	+	+	--/?	0	0	++	--	0	+	0	0	+	--	?	-
HE2098	++	+	--/?	0	0	++	--	0	+	0	-	+	--	-	-
HE20101	--	--	--	0	0	0	0	0	+	0	--	0	--	?	-
HE20102	--	--	--	0	0	0	0	0	+	0	--	0	--	?	-
HE20106	--	--	++	0	0	0	0	0	++	0	0	+	?	--	-
HE20110	++	+	--/?	0	0	0	--	++	++/--	0	0	++	?	--	-
HE20120	--	--	--	0	0	0	0	0	+	0	-	+	--	0	-
HE20121	--	--	--	0	0	0	0	0	+	0	-	+	--	0	-
HE20122	--	--	--	0	0	0	0	0	++	0	0	+	--	-	-
HE20124	+	+	--/?	0	0	0	--	0	--/+	0	-	+	--	-	--
HE20125	+	+	--/?	0	0	0	--	++	++	0	--	+	?	-	--
HE20128	++	+	--	0	0	0	0	0	+	0	0	+	--	-	-
HE20133	+	+	--/?	0	0	0	0	0	+	0	0	+	--	0	--
HE20134	+	+	--/?	0	0	0	--	0	+	0	0	+	--	-	-
HE20136	+	+	--/?	0	0	++	++	+	++	0	0	+	--	-	-
HE20138	0	-	--/?	0	0	++	--	0	+	0	-	+	?	?	-
HE20139	+	+	--/?	0	0	0	0	+	++	0	0	+	--	--	-
HE20154	--	--	--/?	0	0	0	--	+	+	0	0	+	?	?	-
HE20155	--	--	--/?	0	0	0	0	0	+	0	0	+	--	-	-
HE20156	+	+	--/?	0	0	0	++	0	+	0	--	+	--	?	-
HE20157	+	+	--/?	0	0	+	--	0	+	0	0	+	--	?	-
HE20176	--	--	--/?	0	0	0	0	0	++	0	0	++	--	-	-
HE20177	--	--	--	0	0	0	0	0	++	0	0	+	--	-	-
HE20178	--	--	--	0	0	0	0	0	++	0	0	+	--	-	-

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE20179	0	-	--/?	0	0	0	0	0	+	0	0	++	--	0	-
HE20181	0	-	-	0	0	0	--	0	+	0	-	+	?	?	-
HE20187	+	+	--	0	0	+	--	0	+	0	-	+	--	-	-
HE20194	++	+	--	0	0	++	--	0	+	0	-	+	--	?	--
HE20195	+	+	--	0	0	+	0	0	+	0	-	+	--	--	-
HE20196	--	--	--	0	0	+	0	0	+	0	--	+	--	-	-
HE20198	--	--	--/?	0	0	+	0	0	+	0	--	+	--	-	-
HE20200	0	-	--	0	0	+	--	0	+	0	-	+	--	?	-
HE20208	+	+	--/?	0	0	+	--	0	--/+	0	--	+	--	-	-
HE20212	+	+	--	0	0	+	0	0	+	0	-	++	--	-	-
HE20213	+	+	--/?	0	0	++	0	0	+	0	-	++	--	-	-
HE20214	+	+	--/?	0	0	++	0	0	+	0	-	++	--	--	-
HE20218	0	-	--	0	0	0	--	0	+	0	0	++	?	?	-
HE20219	0	-	--/?	0	0	0	--	0	+	0	0	++	?	?	-
HE20220	0	-	--	0	0	+	--	0	+	0	0	+	--	?	-
HE20222	+	+	--/?	0	0	+	++	+	++/--	0	--	+	0	-	-
HE20223	+	+	--	0	0	++	++	+	--/+	0	0	+	--	--	-
HE20225	+	+	--/?	0	0	0	++	0	+	0	0	+	--	-	--
HE20226	+	+	++	0	0	0	++	0	++	0	0	+	?	?	?
HE20231	0	-	++	0	0	0	0	0	++	0	--	++	?	--	--
HE20232	+	+	--/?	0	0	++	--	0	+	0	--	+	0	?	-
HE20237	++	+	--/?	0	0	0	--	0	+	0	0	+	--	0	-
HE20245	++	+	--	0	0	+	--	+	+	0	--	+	--	?	-
HE20252	+	+	--	0	0	+	--	0	+	0	N/A	+	--	-	-

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE20253	+	+	--	0	0	+	--	0	+	0	0	+	--	-	-
HE20265	+	+	--/?	0	0	++	--	0	+	0	--	+	?	?	--
HE20273	+	+	--/?	0	0	0	--	0	--/+	0	0	+	?	-	--
HE20274	0	-	--/?	0	0	++	--	0	+	0	0	0	?	?	-
HE20275	0	-	--/?	0	0	++	--	0	+	0	0	0	?	?	-
HE20276	+	+	--/?	0	0	0	0	0	+	0	0	+	?	-	-
HE20277	+	+	--/?	0	0	0	0	0	+	0	0	+	--	--	-
HE20278	0	-	--/?	0	0	++	--	0	+	0	0	+	?	?	-
HE20279	0	-	--/?	0	0	++	--	0	+	0	0	+	?	?	-
HE20280	0	-	--/?	0	0	++	--	0	+	0	0	+	-	?	-
HE20281	--	--	--/?	0	0	++	--	0	+	0	0	+	?	?	-
HE20282	--	--	--/?	0	0	++	--	0	+	0	0	+	?	?	-
HE20283	--	--	--/?	0	0	++	--	0	+	0	0	+	--	?	-
HE20286	+	+	--/?	0	0	++	--	0	+	0	0	+	?	0	-
HE20287	++	+	--/?	0	0	++	--	0	+	0	-	++	?	0	-
HE20288	+	+	--/?	0	0	0	--	0	+	0	-	+	0	-	-
HE20292	+	+	--	0	0	0	--	0	+	0	-	+	--	0	-
HE20303	--	--	--	0	0	0	0	0	+	0	0	+	--	-	-
HE20304	--	--	--	0	0	0	0	0	+	0	0	+	--	0	-
HE20305	--	--	--	0	0	0	0	0	+	0	0	+	--	-	-
HE20306	--	--	--/?	0	0	0	0	0	+	0	0	+	--	-	-
HE20307	--	--	--	0	0	0	0	0	++	0	0	+	--	-	-
HE20308	--	--	--/?	0	0	0	0	0	++/-	0	-	+	--	--	-
HE20309	--	--	--/?	0	0	0	0	0	++	0	0	+	0	0	-

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE20310	--	--	--/?	0	0	0	0	0	++	0	--	+	0	0	-
HE20318	+	+	++	0	0	0	++	0	++	0	0	+	?	?	-
HE20321	+	+	--/?	0	0	0	0	0	++	0	0	+	--	?	-
HE20328	+	+	--/?	0	0	0	--	0	+	0	-	+	--	0	-
HE20329	+	+	--	0	0	++	--	0	+	0	-	+	--	?	--
HE20330	+	+	--/?	0	0	++	--	0	+	0	-	+	--	?	--
HE20331	--	--	-	0	0	++	0	0	+	0	0	0	?	?	-
HE20333	+	+	--	0	0	0	0	0	++/-	0	-	+	--	0	-
HE20337	0	-	--	0	0	+	--	0	+	0	0	+	--	?	-
HE20344	+	+	--/?	0	0	+	--	0	+	0	0	+	--	-	-
HE20354	++	+	--	0	0	+	--	0	+	0	0	+	--	-	-
HE20357	++	+	-	0	0	++	--	0	+	0	0	+	--	-	-
HE20358	++	+	--	0	0	0	--	0	+	0	-	+	--	0	-
HE20375	--	--	--	0	0	0	0	0	+	0	0	+	0	-	-
HE20409	++	+	--/?	0	0	0	0	0	+	0	0	+	--	?	-
HE20419	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-
HE20425	0	-	--	0	0	+	--	0	+	0	0	++	0	-	-
HE20433	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-
HE20437	++	+	++	0	0	++	++	0	+	0	--	+	?	?	-
HE20471	++	+	--	0	0	+	--	0	+	0	0	+	--	-	-
HE20486	+	+	--/?	0	0	0	0	0	+	0	-	++	--	-	-
HE20487	--	--	--/?	0	0	++	--	0	+	0	0	+	?	?	-
HE20514	++	++	++	0	0	0	++	0	++	0	0	++	?	?	-
HE20529	0	-	--	0	0	+	--	0	+	0	0	++	?	-	--

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE20531	0	-	++	0	0	0	--	0	+	0	--	++	?	-	--
HE20541	+	+	++	0	0	0	--	0	+	0	-	++	?	?	-
HE20549	+	+	++	0	0	0	++	0	++	0	--	+	?	?	-
HE20557	++	+	++	0	0	+	+	0	++/--	0	--	++	?	?	-
HE20558	0	-	--/?	0	0	++	--	0	+	0	-	+	?	?	-
HE20564	++	+	--	0	0	+	++	0	++	0	--	++	?	?	-
HE20581	+	+	--/?	0	0	0	--	0	++	0	--	+	--	--	-
HE20582	+	+	--	0	0	0	--	0	+	0	--	+	0	--	-
HE20587	+	+	--/?	0	0	0	--	0	+	0	0	+	--	0	-
HE20588	+	+	-	0	0	0	--	0	+	0	0	0	?	?	--
HE20589	+	+	--/?	0	0	0	--	+	+	0	0	+	?	?	--
HE20590	--	--	--	0	0	0	0	0	+	0	--	+	--	-	-
HE20591	+	+	--	0	0	+	--	0	+	0	-	++	--	0	-
HE20592	++	+	--/?	0	0	++	--	0	+	0	0	+	?	-	-
HE20594	++	+	--/?	0	0	++	--	0	+	0	0	0	?	-	-
HE20595	+	+	--	0	0	++	0	+	++	0	-	++	--	-	-
HE20597	--	--	--/?	0	0	0	--	0	+	0	0	0	?	?	-
HE20598	--	--	--	0	0	0	0	0	+	0	0	+	?	?	-
HE20599	+	+	-	0	0	++	--	0	+	0	0	--	?	?	-
HE20603	++	+	--/?	0	0	++	0	0	+	0	0	+	?	-	-
HE20604	++	+	--/?	0	0	++	--	0	+	0	0	+	--	?	-
HE20607	++	+	--/?	0	0	0	--	+	++	0	0	++	?	-	-
HE20608	--	--	--/?	0	0	0	0	0	++	0	0	+	0	0	-
HE20611	+	+	--	0	0	+	--	+	+	0	-	+	--	-	-

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE20612	+	+	--/?	0	0	0	--	0	+	0	-	++	--	-	-
HE20615	+	+	--/?	0	0	++	--	0	+	0	0	+	?	0	-
HE20616	--	--	-	0	0	0	--	0	+	0	0	+	?	?	-
HE20617	--	--	--	0	0	+	--	0	+	0	0	+	--	0	-
HE20618	--	--	--/?	0	0	++	--	0	+	0	-	+	-	?	-
HE20619	0	-	--/?	0	0	+	--	0	+	0	0	+	--	?	-
HE20620	0	-	--/?	0	0	0	--	0	+	0	0	+	--	?	--
HE20624	++	+	--/?	0	0	0	--	0	++	0	--	++	--	0	-
HE20626	++	+	--/?	0	0	++	0	0	+	0	--	+	--	-	-
HE20627	+	+	--	0	0	++	0	++	++/--	0	0	++	?	?	--
HE20628	+	+	--/?	0	0	+	--	0	+	0	-	+	0	?	-
HE20629	--	--	--	0	0	0	0	0	++	0	0	+	--	?	-
HE20630	0	-	--	0	0	+	--	0	+	0	-	++	0	-	-
HE20633	+	+	--/?	0	0	0	0	0	+	0	-	++	0	-	-
HE20634	++	+	--	0	0	++	--	0	+	0	-	+	--	?	-
HE20635	--	--	--/?	0	0	0	0	+	++	0	0	0	?	?	-
HE20637	++	+	--/?	0	0	0	--	0	++	0	0	+	--	-	-
HE20651	--	--	--	0	0	0	0	0	+	0	0	+	?	0	--
HE20652	++	+	--/?	0	0	0	0	0	+	0	0	+	--	?	-
HE20504	+	+	--	0	0	+	--	0	+	0	-	+	--	-	--
HE20488	+	+	--/?	0	0	0	--	0	+	0	0	+	-	-	-
HE20489	0	-	++	0	0	0	--	0	+	0	-	+	0	?	--
HE20490	--	--	--	0	0	0	0	0	++	0	0	+	0	--	-
HE20491	0	-	--/?	0	0	0	0	0	++	0	-	++	0	?	--

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE20492	+	+	--/?	0	0	0	0	0	++	0	-	++	--	?	-
HE20493	++	+	--/?	0	0	++	0	0	+	0	--	+	--	-	-
HE20494	++	+	--/?	0	0	0	0	+	++	0	--	++	--	-	-
HE20495	++	+	--	0	0	+	--	0	--/+	0	0	+	--	-	-
HE20496	++	+	--/?	0	0	0	--	++	++	0	--	++	?	-	-
HE20497	++	+	--	0	0	+	--	0	--/+	0	0	+	--	?	-
HE20498	++	+	--/?	0	0	++	--	0	+	0	0	+	--	-	-
HE20499	++	+	--/?	0	0	0	--	0	+	0	-	++	?	--	-
HE20500	++	+	--/?	0	0	++	--	+	++	0	0	+	--	-	-
HE20501	+	+	--/?	0	0	0	0	0	+	0	-	++	0	0	-
HE20502	--	--	--	0	0	0	--	0	+	0	0	++	--	-	-
HE20506	--	--	-	0	0	+	--	0	+	0	-	+	--	?	-
HE20507	--	--	-	0	0	+	--	0	+	0	-	+	--	?	-
HE20505	--	--	--/?	0	0	0	0	0	+	0	0	0	?	?	-
HE20508	+	+	--	0	0	0	--	0	+	0	0	++	--	?	-
HE20510	--	--	--/?	0	0	0	--	0	+	0	0	0	?	?	-
HE20509	+	+	--/?	0	0	++	--	++	++	0	--	++	?	--	--
HE201000	--	--	--	0	0	0	--	0	+	0	0	+	--	?	-
HE201001	--	--	--	0	0	0	--	0	+	0	0	+	--	?	-
HE20700	+	+	--	0	0	0	++	0	++	0	--	+	?	?	-
HE20701	+	+	++	0	0	0	++	0	++/--	0	--	+	?	?	-
HE20702	+	+	++	0	0	0	++	0	++/--	0	--	+	?	?	-
HE20703	+	+	--	0	0	+	--	0	+	0	-	++	?	0	-
HE20704	+	+	++	0	0	0	++	0	++	0	0	?	?	?	-

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE20705	+	+	++	0	0	0	++	0	++/--	0	0	?	?	?	-
HE20706	++	+	++	0	0	+	+	0	++	0	--	++	?	?	-
HE20707	++	+	++	0	0	++	0	0	--/+	0	--	+	?	?	-
HE20708	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-
HE20709	++	+	++	0	0	0	+	0	++/--	0	--	++	?	?	-
HE20710	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-
HE20711	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-
HE20712	++	+	++	0	0	0	++	0	++	0	0	++	?	?	-
HE20713	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-
HE20714	++	+	++	0	0	+	++	0	+	0	0	++	?	?	--
HE20715	++	+	++	0	0	0	+	0	--/+	0	0	++	?	?	-
HE20716	+	+	--	0	0	0	0	0	+	0	-	+	--	0	-
HE20717	+	+	--/?	0	0	0	0	0	++	0	-	+	--	0	-
HE20721	++	+	++	0	0	0	--	0	+	0	--	+	?	?	--
HE201003	+	+	--/?	0	0	+	--	0	+	0	0	+	--	?	-
HE201004	+	+	--/?	0	0	+	--	0	+	0	0	+	--	?	-
HE201005	+	+	--	0	0	++	--	0	+	0	0	+	--	?	--
HE201006	+	+	++	0	0	0	++	0	++	0	0	+	?	?	-
HE201007	+	+	--/?	0	0	++	--	0	+	0	0	+	?	?	-
HE201008	++	+	-	0	0	0	++	0	++/--	0	--	+	?	?	-
HE201009	++	+	++	0	0	+	++	0	+	0	--	++	?	?	--
HE201010	--	--	--/?	0	0	++	--	0	+	0	-	0	?	?	-
HE201011	+	+	--/?	0	0	0	--	0	+	0	-	++	--	?	-
HE201012	+	+	--/?	0	0	+	--	0	+	0	0	+	--	0	-



Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE201013	--	--	--	0	0	0	0	0	++	0	--	+	--	-	-
HE201014	+	+	--/?	0	0	0	--	0	+	0	-	++	--	0	-
HE201015	+	+	--	0	0	+	--	0	+	0	-	+	--	-	-
HE201016	++	+	--/?	0	0	++	--	0	+	0	0	+	?	-	-
HE201017	0	-	--/?	0	0	++	--	0	+	0	0	0	?	?	--
HE201018	--	--	--/?	0	0	++	--	0	+	0	-	+	--	?	-
HE201019	--	--	--/?	0	0	++	--	0	+	0	0	+	-	?	-
HE201020	--	--	--/?	0	0	++	--	0	+	0	0	+	--	?	-
HE201021	++	+	--/?	0	0	++	--	0	+	0	-	+	--	-	-
HE201022	--	--	--	0	0	+	--	0	+	0	0	+	--	-	-
HE201023	--	--	--/?	0	0	0	--	0	+	0	0	0	?	?	-
HE201024	--	--	--/?	0	0	0	0	0	+	0	0	+	--	-	-
HE201025	++	+	--/?	0	0	0	0	0	++	0	--	+	--	-	-
HE201026	0	-	--	0	0	+	--	0	+	0	0	++	0	--	-
HE201028	--	--	--/?	0	0	+	--	0	+	0	-	+	--	?	-
HE201029	--	--	--/?	0	0	0	0	0	++	0	--	+	-	-	-
HE201030	++	+	--/?	0	0	+	0	0	+	0	0	+	--	0	-
HE201031	++	+	--/?	0	0	++	--	0	+	0	0	+	?	?	--
HE20561	+	+	--/?	0	0	+	--	0	+	0	0	+	--	?	-
HE201033	0	-	--	0	0	+	--	0	+	0	0	+	?	?	-
HE201034	++	+	--/?	0	0	++	--	0	+	0	0	+	?	-	-
HE201035	--	--	--	0	0	0	--	0	+	0	0	+	--	--	-
HE201036	+	+	--/?	0	0	+	++	0	+	0	--	+	--	-	-
HE201037	++	+	--/?	0	0	0	--	0	+	0	--	++	--	0	-

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE201038	--	--	--	0	0	0	--	0	+	0	--	+	?	?	-
HE201039	--	--	-	0	0	+	--	0	+	0	-	+	--	?	-
HE201040	++	+	--/?	0	0	0	--	0	++/--	0	-	+	--	-	-
HE201041	--	--	--/?	0	0	++	--	0	+	0	0	+	?	?	-
HE201042	+	+	--/?	0	0	0	--	0	+	0	-	++	--	0	-
HE201043	--	--	--/?	0	0	++	--	0	+	0	-	0	?	?	-
HE201044	++	+	++	0	0	+	+	0	++/--	0	--	++	?	?	-
HE201045	--	--	--/?	0	0	++	--	0	+	0	0	+	-	?	--
HE201046	+	+	--	0	0	++	--	0	+	0	-	+	--	?	--
HE201048	0	-	--/?	0	0	+	--	0	+	0	0	+	?	?	-
HE201071	+	+	--/?	0	0	0	--	0	+	0	-	++	--	0	-
HE201072	0	-	--	0	0	0	--	0	+	0	-	+	--	0	-
HE201073	+	+	--	0	0	++	--	0	+	0	-	+	?	?	-
HE201074	--	--	--	0	0	0	0	0	+	0	--	+	-	0	-
HE201075	++	+	-	0	0	0	0	0	+	0	-	+	--	--	-
HE201076	0	-	--	0	0	0	--	0	+	0	-	+	--	-	--
HE201077	--	--	--	0	0	0	--	0	+	0	0	+	--	-	--
HE201078	+	+	--	0	0	+	--	0	+	0	-	++	--	?	-
HE201080	+	+	--/?	0	0	+	--	0	+	0	-	++	--	-	-
HE201081	--	--	--/?	0	0	++	--	0	+	0	0	+	?	?	-
HE201082	--	--	--/?	0	0	++	--	0	+	0	0	+	?	?	-
HE201083	--	--	-	0	0	0	--	0	+	0	0	+	?	?	-
HE201049	++	+	--/?	0	0	++	--	0	+	0	--	+	?	?	-
HE201051	+	+	--	0	0	++	--	0	+	0	-	+	-	?	--

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE201052	++	+	++	0	0	+	++	0	+	0	0	+	?	?	--
HE201050	++	+	--	0	0	++	--	0	+	0	-	+	--	-	-
HE201053	++	+	++	0	0	+	++	0	++	0	--	++	?	?	-
HE201056	++	+	-	0	0	0	0	0	+	0	-	+	--	--	-
HE201057	+	+	--/?	0	0	0	0	0	+	0	--	0	?	?	-
HE201055	+	+	-	0	0	0	0	0	+	0	-	+	--	-	--
HE201058	++	+	++	0	0	++	++	0	--/+	0	--	++	0	?	-
HE201059	+	+	--/?	0	0	++	--	+	+	0	0	+	?	-	-
HE201060	++	+	--/?	0	0	++	--	0	+	0	0	0	--	?	-
HE201061	+	+	--/?	0	0	0	0	0	++	0	-	++	0	-	-
HE201086	++	+	--/?	0	0	++	--	+	+	0	0	+	--	-	-
HE201062	+	+	--	0	0	++	--	0	+	0	0	+	?	?	-
HE201065	+	+	--	0	0	0	0	0	--/+	0	0	++	--	?	-
HE201067	++	+	--/?	0	0	0	0	0	++/--	0	0	+	--	0	-
HE201068	+	+	--	0	0	0	0	0	+	0	-	++	0	-	-
HE201087	+	+	--	0	0	++	0	0	+	0	-	++	--	?	-
HE201088	++	+	--/?	0	0	0	--	+	+	0	--	++	?	?	-
HE201089	+	+	--/?	0	0	+	++	0	++	0	--	+	0	?	-
HE201090	+	+	--	0	0	0	0	+	++	0	0	++	--	?	-
HE201092	0	-	--	0	0	0	--	0	+	0	0	++	0	?	-
HE201093	--	--	--	0	0	0	--	0	+	0	0	+	--	--	-
HE201094	++	+	--/?	0	0	++	0	0	+	0	--	+	--	0	-
HE201095	--	--	--	0	0	0	0	0	+	0	--	0	-	?	-
HE201096	--	--	--/?	0	0	0	0	0	+	0	--	0	--	?	-

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE201097	+	+	--/?	0	0	++	0	0	+	0	0	++	--	?	-
HE201098	+	+	--	0	0	++	0	++	++/--	0	0	++	?	?	--
HE201099	++	+	--/?	0	0	++	--	0	+	0	0	+	--	?	-
HE2010100	+	+	--	0	0	0	0	0	++	0	-	++	-	?	-
HE2010101	--	--	--/?	0	0	+	--	0	+	0	0	0	--	?	-
HE2010102	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-
HE2010103	++	+	++	0	0	0	++	0	++	0	-	++	?	?	-
HE2010104	+	+	--	0	0	0	0	0	++	0	-	++	--	?	-
HE2010105	--	--	--	0	0	0	0	0	++	0	0	+	--	?	-
HE2010106	+	+	--/?	0	0	0	--	0	+	0	0	++	--	?	-
HE2010107	+	+	--/?	0	0	+	--	+	+	0	0	+	--	?	-
HE2010108	0	-	--/?	0	0	0	--	0	+	0	0	+	0	?	--
HE2010109	++	+	++	0	0	0	++	0	++	0	0	++	?	?	-
HE2010110	+	+	-	0	0	++	--	0	+	0	0	++	?	?	--
HE201094	++	+	--/?	0	0	++	0	0	+	0	--	+	--	0	-
HE201095	--	--	--	0	0	0	0	0	+	0	--	0	-	?	--
HE201096	--	--	--/?	0	0	0	0	0	+	0	--	0	--	?	-
HE201097	+	+	--/?	0	0	++	0	0	+	0	0	++	--	?	-
HE201098	+	+	--	0	0	++	0	++	++/--	0	0	++	?	?	--
HE201099	++	+	--/?	0	0	++	--	0	+	0	0	+	--	?	-
HE2010100	+	+	--	0	0	0	0	0	++	0	-	++	-	?	-
HE2010101	--	--	--/?	0	0	+	--	0	+	0	0	0	--	?	-
HE2010102	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-
HE2010103	++	+	++	0	0	0	++	0	++	0	-	++	?	?	-

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE2010104	+	+	--	0	0	0	0	0	++	0	-	++	--	?	--
HE2010105	--	--	--	0	0	0	0	0	++	0	0	+	--	?	--
HE2010106	+	+	--/?	0	0	0	--	0	+	0	0	++	--	?	--
HE2010107	+	+	--/?	0	0	+	--	+	+	0	0	+	--	?	-
HE2010108	0	-	--/?	0	0	0	--	0	+	0	0	+	0	?	--
HE202009	0	-	--/?	0	0	0	--	0	++	0	0	++	0	?	-
HE202010	--	--	--/?	0	0	0	0	0	++	0	0	+	-	-	--
HE202011	--	--	--/?	0	0	0	0	0	+	0	0	+	--	-	-
HE202012	+	+	--	0	0	0	0	+	++	0	-	++	--	-	-
HE202013	++	+	--/?	0	0	0	0	0	++	0	0	+	--	?	-
HE202014	+	+	--	0	0	++	--	0	+	0	-	+	--	?	-
HE2099	+	+	--	0	0	++	--	0	+	0	0	+	--	?	-
HE202015	++	+	-	0	0	0	0	0	+	0	--	0	?	?	-
LUC_77	++	+	++	0	0	+	++	0	+	0	0	++	?	?	-
LUC_78	++	+	++	0	0	0	+	0	++	0	--	++	?	?	-
LUC_79	++	+	++	0	0	+	+	0	+	0	--	++	?	?	-
LUC_80	++	+	++	0	0	+	++	0	+	0	0	++	?	?	--
LUC_81	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-
LUC_82	++	+	++	0	0	++	++	++	+	0	--	++	?	?	-
LUC_83	++	+	++	0	0	+	--	0	++	0	--	++	?	?	-
LUC_84	++	+	++	0	0	0	++	0	++	0	--	++	?	?	--
LUC_85	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-
LUC_86	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-
LUC_87	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
LUC_88	++	+	++	0	0	+	++	0	++	0	--	++	?	?	-
LUC_89	+	+	++	0	0	0	++	0	++	0	--	+	?	?	-
LUC_90	+	+	++	0	0	0	--	0	+	0	--	+	?	?	-
LUC_91	+	+	--	0	0	+	--	0	+	0	-	++	?	?	-
LUC_92	+	+	++	0	0	0	++	0	++	0	0	+	?	?	-
LUC_93	+	+	++	0	0	0	0	0	+	0	-	++	?	?	-
LUC_94	0	-	--	0	0	+	--	0	+	0	0	++	?	?	--
LUC_95	0	-	--	0	0	+	--	0	+	0	0	++	?	?	--
LUC_96	++	+	++	0	0	0	+	0	++	0	--	++	?	?	-
LUC_97	+	+	--	0	0	+	--	0	+	0	-	+	?	?	-
LUC_98	+	+	-	0	0	0	--	0	+	0	0	+	?	?	--
LUC_99	+	+	++	0	0	0	0	0	++	0	-	+	--	?	-
LUC_100	++	+	++	0	0	++	--	0	+	0	0	+	--	?	-
LUC_101	--	--	--	0	0	0	0	0	+	0	--	+	?	?	-
LUC_102	--	--	--	0	0	0	0	0	++	0	--	+	?	?	-
LUC_103	++	+	--/?	0	0	+	0	0	--/+	0	0	+	?	?	-
LUC_104	+	+	--/?	0	0	++	--	0	+	0	-	+	?	?	--
LUC_105	+	+	++	0	0	0	++	0	++	0	--	+	?	?	-
LUC_106	+	+	++	0	0	0	--	0	+	0	-	++	?	?	-
LUC_107	++	+	++	0	0	0	++	0	++	0	0	++	?	?	-
LUC_108	++	+	++	0	0	0	++	0	++	0	--	++	?	?	--
LUC_109	++	+	++	0	0	0	+	++	++	0	0	++	?	?	-
LUC_110	++	+	--/?	0	0	0	0	0	+	0	0	+	--	?	-
LUC_111	--	--	--	0	0	0	0	0	+	0	0	+	?	?	--

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
LUC_112	+	+	--	0	0	+	--	0	--/+	0	0	+	--	?	-
LUC_113	+	+	--	0	0	++	--	0	+	0	0	+	?	?	--
LUC_114	++	+	++	0	0	+	++	0	+	0	0	+	?	?	--
LUC_115	++	+	++	0	0	+	+	0	++	0	--	++	?	?	-
LUC_116	+	+	++	0	0	++	--	0	+	0	0	+	?	?	--
LUC_117	+	+	++	0	0	0	++	0	++	0	0	++	?	?	-
LUC_118	+	+	++	0	0	0	++	0	++	0	-	+	?	?	-
LUC_119	+	+	++	0	0	0	++	0	++	0	--	+	?	?	-
LUC_120	--	--	--/?	0	0	0	0	0	++	0	0	+	?	?	-
LUC_121	+	+	--	0	0	0	0	0	+	0	-	+	--	?	-
LUC_122	+	+	--	0	0	0	0	0	++	0	-	+	--	?	-
LUC_123	+	+	--	0	0	+	--	0	+	0	-	+	--	?	-
LUC_124	--	--	--/?	0	0	0	0	0	+	0	0	+	?	?	-
LUC_125	+	+	--/?	0	0	+	--	0	+	0	--	+	--	?	-
LUC_126	+	+	--/?	0	0	++	--	0	+	0	0	0	?	?	-
LUC_127	+	+	-	0	0	++	--	0	+	0	0	0	?	?	-
LUC_128	--	--	--/?	0	0	0	0	0	++	0	0	+	--	?	-
LUC_129	+	+	--	0	0	0	0	0	++	0	-	++	--	?	-
LUC_130	+	+	--	0	0	++	0	+	++	0	-	++	--	?	-
LUC_131	+	+	--	0	0	+	--	0	+	0	-	++	--	?	-
LUC_132	+	+	--	0	0	0	--	+	+	0	-	++	--	?	-
LUC_133	+	+	--/?	0	0	++	++	0	++	0	0	+	--	?	-
LUC_134	+	+	--/?	0	0	0	--	++	++/--	0	0	+	?	?	-
LUC_135	++	+	--/?	0	0	++	--	+	+	0	0	++	--	?	-

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
LUC_136	+	+	--/?	0	0	+	--	0	+	0	0	+	--	?	-
LUC_137	+	+	--/?	0	0	+	--	0	+	0	0	+	--	?	-
LUC_138	+	+	--	0	0	+	--	0	+	0	-	+	--	?	-
LUC_139	--	--	--	0	0	0	0	0	++	0	0	+	--	?	-
LUC_140	--	--	--	0	0	0	0	0	+	0	0	+	0	?	-
LUC_141	--	--	--/?	0	0	0	0	0	++	0	0	+	0	?	-
LUC_142	--	--	--/?	0	0	0	0	0	++	0	0	+	?	?	--
LUC_143	--	--	--/?	0	0	0	0	0	++	0	0	+	--	?	--
LUC_144	--	--	--/?	0	0	0	0	0	++	0	0	+	0	?	-
LUC_145	++	+	--	0	0	++	--	0	+	0	0	+	--	?	-
LUC_146	++	+	--	0	0	0	--	0	+	0	-	+	--	?	-
LUC_147	++	+	--/?	0	0	++	0	0	+	0	0	+	--	?	-
LUC_148	--	--	--/?	0	0	0	0	0	++	0	--	+	-	?	-
LUC_149	--	--	--	0	0	0	0	0	+	0	--	0	-	?	-
LUC_150	--	--	--	0	0	0	0	0	+	0	--	+	-	?	-
LUC_151	++	+	++	0	0	0	++	0	++	0	-	++	?	?	-
LUC_152	++	+	--/?	0	0	0	++	0	++	0	--	++	?	?	-
LUC_153	++	+	++	0	0	+	++	0	+	0	--	++	?	?	--
LUC_154	++	+	++	0	0	0	++	0	++/--	0	0	++	?	?	-
LUC_155	++	+	++	0	0	0	++	0	++/--	0	--	++	?	?	-
LUC_156	++	+	++	0	0	+	++	0	+	0	0	++	?	?	-
LUC_157	++	+	++	0	0	0	0	0	+	0	--	+	?	?	-
LUC_158	+	+	++	0	0	0	++	0	++	0	--	+	?	?	-
LUC_159	+	+	++	0	0	0	++	0	+	0	--	+	?	?	-



Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
LUC_160	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-
LUC_161	++	+	++	0	0	+	++	0	+	0	0	++	?	?	--
LUC_162	++	+	++	0	0	+	++	0	+	0	0	++	?	?	--
LUC_163	++	+	++	0	0	0	+	0	++	0	--	++	?	?	-
LUC_164	0	-	--	0	0	+	--	0	+	0	0	++	0	?	-
LUC_165	+	+	-	0	0	0	0	0	++	0	0	+	?	?	-
LUC_166	+	+	++	0	0	0	0	0	++	0	0	+	?	?	-
LUC_167	++	+	--	0	0	++	--	0	+	0	-	+	--	?	-
LUC_168	+	+	--	0	0	++	--	0	+	0	-	+	--	?	--
LUC_169	++	+	--/?	0	0	0	0	0	+	0	0	+	--	?	-
LUC_170	++	+	--/?	0	0	0	--	0	+	0	0	+	--	?	-
LUC_171	+	+	--/?	0	0	0	--	0	+/	0	-	+	--	?	--
LUC_172	0	-	--	0	0	+	--	0	+	0	0	++	0	?	--
LUC_173	0	-	--	0	0	0	--	0	+	0	-	+	--	?	--
LUC_174	0	-	--	0	0	0	--	0	+	0	-	+	0	?	--
LUC_175	++	+	--/?	0	0	0	--	0	++	0	0	+	-	?	-
LUC_176	+	+	--/?	0	0	++	--	++	++	0	0	+	?	?	-
LUC_177	+	+	--/?	0	0	0	--	0	+	0	0	+	-	?	-
HE203001	+	+	--/?	0	0	0	0	0	++	0	-	++	0	--	-
HE203002	++	+	--/?	0	0	++	--	0	+	0	0	++	?	-	-
HE203004	--	--	--/?	0	0	++	0	0	+	0	--	+	--	-	-
HE203000	+	+	--/?	0	0	0	--	0	+	0	0	+	?	?	-
HE203003	++	+	--/?	0	0	++	--	0	+	0	0	+	?	-	-
HE203005	++	+	--/?	0	0	++	--	0	+	0	0	+	?	-	-

Chapter 5 Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE203006	+	+	--/?	0	0	++	--	0	+	0	0	+	--	-	--
HE203007	+	+	--	0	0	+	--	0	+	0	-	++	--	-	-
HE203008	+	+	--/?	0	0	+	--	0	+	0	0	+	--	0	-
HE203009	+	+	--/?	0	0	++	--	0	+	0	0	0	?	-	-
HE203010	+	+	--/?	0	0	++	--	0	+	0	0	--	?	-	-
HE203011	+	+	--/?	0	0	++	--	0	+	0	0	0	?	-	-
HE203012	+	+	--/?	0	0	++	--	0	+	0	0	0	?	-	-
HE203013	+	+	--	0	0	0	0	0	+	0	-	++	--	--	-
HE203014	++	+	--/?	0	0	++	0	0	+	0	0	+	--	0	-
HE203015	--	--	--	0	0	0	0	0	+	0	0	+	--	-	-
HE203016	+	+	--	0	0	+	--	0	+	0	-	++	--	-	-
HE203020	+	+	--	0	0	0	--	0	+	0	-	++	--	-	-
HE203021	++	+	--/?	0	0	++	--	0	+	0	-	+	--	-	--
HE203034	+	+	--	0	0	0	0	0	++	0	-	++	0	0	--
HE203025	+	+	--/?	0	0	++	--	0	+	0	0	++	?	?	-
HE203027	+	+	--/?	0	0	++	--	0	+	0	0	+	-	?	-
HE203026	++	+	--/?	0	0	0	--	0	+	0	-	+	--	?	--
HE203029	--	--	--/?	0	0	++	--	0	+	0	-	+	0	?	-
HE203023	0	-	-	0	0	++	--	0	+	0	-	0	?	?	-
HE203032	--	--	--	0	0	0	--	0	+	0	--	+	?	?	-
HE203033	--	--	--	0	0	0	--	0	+	0	--	+	?	?	-
HE203030	++	+	--/?	0	0	++	--	0	+	0	--	+	?	?	--
HE203024	+	+	--/?	0	0	++	--	0	+	0	--	+	?	?	-
HE203028	+	+	--	0	0	++	--	0	+	0	0	+	?	?	-

**Chapter 5** Sustainability Appraisal Findings for the Site Options

Residential Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
LUC_2001	+	+	--	0	0	0	--	0	+	0	-	++	--	?	-
LUC_2002	+	+	--	0	0	0	0	0	++	0	-	+	--	?	-
LUC_2003	+	+	--	0	0	0	++	0	++/--	0	--	+	?	?	-
HE203035	+	+	--	0	0	++	--	0	+	0	0	++	--	-	-
HE203036	+	+	-	0	0	+	0	0	+	0	0	+	-	0	-

Table 5.2: SA findings for the employment site options

Employment Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
LUC_1	++	++	++	0	0	0	+	0	++	0	0	++	--	?	-
LUC_2	++	++	++	0	0	0	++	0	--/+	0	--	++	?	?	-
LUC_3	++	+	--/?	0	0	0	--	0	+	0	--	+	?	?	-
LUC_4	++	+	--/?	0	0	0	--	0	+	0	--	+	?	?	-
LUC_5	++	+	++	0	0	0	++	0	++	0	-	+	?	?	-
LUC_6	+	+	++	0	0	0	0	0	++	0	-	+	?	?	-
LUC_7	++	+	++	0	0	0	--	0	+	0	--	++	?	?	-
LUC_8	++	++	++	0	0	0	++	0	+	0	--	+	?	?	-
LUC_9	++	+	++	0	0	0	+	0	++	0	--	++	?	?	-
LUC_10	++	+	--/?	0	0	0	--	0	+	0	--	++	?	?	-
LUC_11	++	+	--/?	0	0	0	--	0	--/+	0	0	+	?	?	--
LUC_12	+	+	++	0	0	0	0	0	++	0	0	+	?	?	-
LUC_13	+	+	--	0	0	0	--	0	+	0	0	++	?	?	-
LUC_14	+	+	++	0	0	0	0	0	+	0	0	+	?	?	-
LUC_15	++	+	++	0	0	0	++	0	--/+	0	--	++	?	?	-
LUC_16	++	+	--/?	0	0	0	--	0	+	0	0	+	--	?	-
LUC_17	+	++	--/?	0	0	0	--	0	+	0	0	+	?	?	-
LUC_18	++	+	--	0	0	0	0	0	+	0	-	++	--	?	-
LUC_19	++	+	++	0	0	0	+	0	+	0	--	++	?	?	-
LUC_20	++	+	--	0	0	0	+	0	+	0	--	++	?	?	-
LUC_21	++	+	--/?	0	0	0	+	0	++	0	--	++	--	?	-
LUC_22	++	+	++	0	0	0	0	0	+	0	--	+	?	?	-

Chapter 5 Sustainability Appraisal Findings for the Site Options

Employment Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
LUC_23	++	+	++	0	0	0	0	0	+	0	--	++	?	?	-
LUC_24	+	+	--/?	0	0	0	--	0	+	0	-	+	?	?	-
LUC_25	++	+	--/?	0	0	0	--	0	+	0	0	++	?	?	-
LUC_26	++	+	--/?	0	0	0	--	0	+	0	--	++	--	?	-
LUC_27	++	+	--/?	0	0	0	--	0	+	0	0	+	--	?	-
LUC_28	+	++	--/?	0	0	0	0	0	+	0	0	+	--	?	-
LUC_29	+	+	--	0	0	0	--	0	+	0	-	+	--	?	-
LUC_30	+	+	--/?	0	0	0	--	0	+	0	-	+	--	?	-
LUC_31	+	+	--	0	0	0	0	0	+	0	-	+	--	?	-
LUC_32	++	++	--/?	0	0	0	++	0	++/--	0	--	+	0	?	-
LUC_33	+	+	--	0	0	0	0	0	+	0	0	+	--	?	-
LUC_34	++	+	--	0	0	0	--	0	+	0	0	+	--	?	-
LUC_35	++	++	--/?	0	0	0	--	0	++	0	--	++	?	?	-
LUC_36	++	++	--/?	0	0	0	--	0	++	0	0	+	--	?	-
LUC_37	++	+	++	0	0	0	++	0	++	0	--	+	?	?	-
LUC_38	++	++	--/?	0	0	0	0	0	+	0	0	+	?	?	-
LUC_39	++	++	--/?	0	0	0	0	0	++	0	-	++	--	?	-
LUC_40	+	+	--	0	0	0	0	0	++	0	--	+	--	?	-
LUC_41	++	+	--/?	0	0	0	--	0	+	0	-	+	--	?	-
LUC_42	+	+	--/?	0	0	0	--	0	+	0	0	0	?	?	-
LUC_43	++	+	--/?	0	0	0	0	0	+	0	0	+	--	?	-
LUC_44	++	++	--/?	0	0	0	--	0	+	0	--	+	?	?	-
LUC_45	++	+	++	0	0	0	++	0	++	0	--	++	?	?	-
LUC_46	+	++	-	0	0	0	0	0	+	0	-	+	--	?	--

Chapter 5 Sustainability Appraisal Findings for the Site Options

Employment Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
LUC_47	+	+	-	0	0	0	0	0	+	0	-	+	--	?	-
LUC_48	++	+	--/?	0	0	0	0	0	++/--	0	0	+	--	?	-
LUC_49	++	+	--/?	0	0	0	--	0	+	0	-	++	--	?	-
LUC_50	+	+	--	0	0	0	--	0	+	0	-	+	--	?	-
LUC_51	++	+	--	0	0	0	--	0	+	0	-	++	--	?	-
LUC_52	+	++	--/?	0	0	0	--	0	+	0	0	+	?	?	-
LUC_53	+	++	--/?	0	0	0	--	0	+	0	0	+	?	?	-
LUC_54	+	++	-	0	0	0	--	0	+	0	0	+	?	?	-
LUC_55	++	++	--/?	0	0	0	+	0	++	0	--	++	--	?	-
LUC_56	++	++	--/?	0	0	0	--	0	++	0	--	+	?	?	--
LUC_57	+	++	--/?	0	0	0	--	0	--/+	0	0	++	?	?	-
LUC_58	+	++	--	0	0	0	0	0	--/+	0	0	++	?	?	--
LUC_59	+	++	--/?	0	0	0	--	0	+	0	0	+	--	?	-
LUC_60	+	++	--/?	0	0	0	--	0	+	0	0	+	--	?	-
LUC_61	+	+	-	0	0	0	--	0	+	0	--	++	?	?	--
LUC_62	+	++	--/?	0	0	0	--	0	+	0	--	++	?	?	--
LUC_63	++	++	--/?	0	0	0	++	0	++	0	0	+	--	?	-
LUC_64	+	+	-	0	0	0	0	0	+	0	0	0	?	?	-
LUC_65	++	+	-	0	0	0	--	0	+	0	-	+	--	?	-
LUC_66	+	+	--/?	0	0	0	--	0	+	0	0	+	?	?	-
LUC_67	++	+	--	0	0	0	--	0	+	0	-	+	?	?	-
LUC_68	+	+	--/?	0	0	0	0	0	+	0	--	0	?	?	-
LUC_69	+	+	--	0	0	0	0	0	+	0	--	+	-	?	-
LUC_70	+	+	-	0	0	0	--	0	+	0	-	+	-	?	--

Chapter 5 Sustainability Appraisal Findings for the Site Options

Employment Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
LUC_71	+	+	--	0	0	0	--	0	+	0	-	+	--	?	--
LUC_72	+	+	--	0	0	0	--	0	+	0	0	+	--	?	--
LUC_73	++	+	--/?	0	0	0	--	0	+	0	0	+	--	?	--
LUC_74	+	+	--/?	0	0	0	--	0	+	0	-	0	?	?	-
LUC_75	++	+	--/?	0	0	0	++	0	++	0	0	+	--	?	-
LUC_76	0	+	-	0	0	0	--	0	--	0	0	--	?	?	?
LUC_77	++	+	++	0	0	0	++	0	+	0	0	++	?	?	-
HE203024	++	+	--/?	0	0	0	--	0	+	0	--	+	?	?	-

Table 5.3: SA findings for the mixed-use site options

Mixed-use Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE2062	++	+	--	0	0	++	0	+	--/+	0	0	++	--	--	-
HE2064	++	+	--/?	0	0	++	--	+	+	0	0	++	?	?	-
HE2068	++	+	--/?	0	0	0	0	+	--/+	0	0	+	--	0	--
HE20110	++	+	--/?	0	0	0	--	++	++/--	0	0	++	?	--	-
HE20125	++	+	--/?	0	0	0	--	++	++	0	--	+	?	-	--
HE20136	++	+	--/?	0	0	++	++	+	++	0	0	+	--	-	-
HE20138	++	-	--/?	0	0	++	--	0	+	0	-	+	?	?	-
HE20139	++	+	--/?	0	0	0	0	+	++	0	0	+	--	--	-
HE20222	++	+	--	0	0	+	++	+	++/--	0	--	+	0	-	-
HE20223	++	+	--	0	0	++	++	+	--/+	0	0	+	--	--	-
HE20245	++	+	--	0	0	+	--	+	+	0	--	+	--	?	-
HE20589	++	+	--/?	0	0	0	--	+	+	0	0	+	?	?	--
HE20595	++	+	--	0	0	++	0	+	++	0	-	++	--	-	-
HE20598	++	--	--	0	0	0	0	0	+	0	0	+	?	?	-
HE20604	++	+	--/?	0	0	++	--	0	+	0	0	+	--	?	-
HE20607	++	+	--/?	0	0	0	--	+	++	0	0	++	?	-	-
HE20611	++	+	--	0	0	+	--	+	+	0	-	+	--	-	-
HE20612	++	+	--/?	0	0	0	--	0	+	0	-	++	--	-	-
HE20627	++	+	--	0	0	++	0	++	++/--	0	0	++	?	?	--
HE20635	++	--	--/?	0	0	0	0	+	++	0	0	0	?	?	-
HE20492	++	+	--/?	0	0	0	0	0	++	0	-	++	--	?	-
HE20494	++	+	--/?	0	0	0	0	+	++	0	--	++	--	-	-



Chapter 5 Sustainability Appraisal Findings for the Site Options

Mixed-use Site Options	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
HE20496	++	+	--/?	0	0	0	--	++	++	0	--	++	?	-	-
HE20500	++	+	--/?	0	0	++	--	+	++	0	0	+	--	-	-
HE20509	++	+	--/?	0	0	++	--	++	++	0	--	++	?	--	--
HE201036	++	+	--/?	0	0	+	++	+	+	0	--	+	--	-	-
HE201059	++	+	--/?	0	0	++	--	+	+	0	0	+	?	-	-
HE201086	++	+	--/?	0	0	++	--	+	+	0	0	+	--	-	-
HE201088	++	+	--/?	0	0	0	--	+	+	0	--	++	?	?	-
HE201090	++	+	--	0	0	0	0	+	++	0	0	++	--	?	-
HE201098	++	+	--	0	0	++	0	++	++/--	0	0	++	?	?	--
HE202012	++	+	--	0	0	0	0	+	++	0	-	++	--	?	-
LUC_82	++	+	++	0	0	++	++	++	+	0	--	++	?	?	-
LUC_109	++	+	++	0	0	0	+	++	++	0	0	++	?	?	-
LUC_134	++	+	--/?	0	0	0	--	++	++/--	0	0	+	?	?	-
LUC_135	++	+	--/?	0	0	++	--	+	+	0	0	++	--	?	-
LUC_176	++	+	--/?	0	0	++	--	++	++	0	0	+	?	?	-
LUC_2004	++	+	++	0	0	0	--	0	++/--	0	-	+	?	?	-

## Summary of Effects for the Residential and Mixed Use Site Options by SA Objective

SA Objective 1.1: Ensure a range of job opportunities are easily accessible without having to use a car

**5.4** Weston-super-Mare, the main settlement in North Somerset and the nearby regionally important city of Bristol, provide access to the highest concentration of businesses and a high number of jobs for the residents of North Somerset. They can be accessed by bus and rail services and it is assumed that where residential developments are well-related to these settlements, people would be more likely to be able to access jobs by active travel and public transport.

**5.5** Of the 505 residential sites options appraised, 145 are within 2km of Weston-super-Mare or the centre of Bristol. A significant positive effect is expected for these sites. A minor positive effect is recorded for 205 sites as these are located within 2km of Clevedon, Nailsea or Portishead, or within 5km of Weston-super-Mare or Bristol. A significant positive effect is recorded for all of the 38 mixed-use sites.

**5.6** Where residential sites are less well-related to the larger settlements in the plan area or Bristol city, residents are more likely to have to make use of private vehicles to access jobs and therefore these sites perform less favourably in relation to SA objective 1.1. Significant negative effects are expected for 108 residential site options that are not located within 5km of Weston-super-Mare, the Centre of Bristol, Clevedon, Nailsea or Portishead.

**5.7** The 38 mixed use site options considered are expected to provide new residents with good access to nearby job opportunities as, due to their nature, they are likely to incorporate employment supporting uses alongside new dwellings. A significant positive effect is therefore recorded.

## SA Objective 1.2: Provide opportunities to improve economic wellbeing and reduce inequalities by providing good access to education and training opportunities

**5.8** Weston-super-Mare and nearby Bristol provide access to the highest concentration of existing businesses in the District and surroundings. It is likely that residents that are well-related to these areas would have good access to a wide variety of job and training opportunities. Residential and mixed use site options that are well-related to the smaller but locally important settlements within North Somerset (Clevedon, Nailsea or Portishead) provide opportunities to access a more limited concentration of businesses but would still provide residents with some access to employment and training opportunities.

**5.9** This SA objective has also considered the proximity of residential and mixed use site options to education facilities in the District. It is assumed the potential for residents to access these facilities within close proximity to their homes will support regular attendance and improved levels of educational attainment. Weston-super-Mare provides access to the only college in the District (Weston College). There are primary schools accessible at many of the settlements in District; however only Weston-super-Mare, Churchill/Langford, Nailsea, Clevedon, Portishead and Pill have a secondary school.

**5.10** A significant positive effect is expected for one residential option (HE20514) since, in addition to being within Weston-super-Mare, the site is also within 450m of a primary school and within 900m of both a secondary school and a college.

**5.11** A total of 349 residential site options, and 35 mixed use site options are expected to have a minor positive effect since the site options have good access to either jobs or training and education. Good access to jobs was determined on the basis of whether the site option is located within 2km of Clevedon, Nailsea or Portishead or within 5km of Weston-super-Mare or Centre of Bristol. Good access to education was determined on the basis of whether the site option is located within 450m of a primary school and within 900m of both a secondary school and a college.

**5.12** A total of 47 of the residential site options and one mixed use site option (HE20138) is expected to have a minor negative effect against this SA objective. This is either because the site is within 5km of Clevedon, Nailsea or Portishead (but not within 5km of the Centre of Bristol or Weston-Super-Mare), or the site is within 450m to 900m of a primary school and within 900m to 1.8km of both a secondary school and a college.

**5.13** A total of 108 residential site options, together with two (HE20598 and HE20635) mixed use options are considered to lack reasonable or good access to jobs, training opportunities and education. Significant negative effects are expected for these residential and mixed use site options as they are not within 5km of Weston-super-Mare, the centre of Bristol, Clevedon, Nailsea or Portishead. These site options are also not located within 900m of a primary school or 1.8km of a secondary school or college.

### **SA Objective 1.3: Promote the optimal use of land which supports regeneration, maximise re-use of previously developed (brownfield) land and protects the rural economy**

**5.14** The development of greenfield land or areas of high quality agricultural land is considered a less efficient use of land in the District. Where the re-use of brownfield sites occurs within settlement boundaries, development is likely to

support urban regeneration. For the purposes of the appraisal, land within a settlement boundary which is not designated as open space is considered brownfield land (as explained in Chapter 2).

**5.15** Significant positive effects are recorded for 89 residential and three mixed use site options (LUC\_82, LUC\_109 and LUC 2004). These sites are classified as brownfield land. A further 27 of the residential site options are classified as greenfield land but contain mostly land with an agricultural value of Grade 4 and 5 or land rated as urban/non-agricultural in terms of its agricultural value. Minor negative effects have been recorded for these sites.

**5.16** Any site classified as greenfield and containing mostly land with an agricultural value of Grade 3 are recorded as having a significant negative effect. The effect is uncertain given that the split between Grade 3a (good quality) and Grade 3b (not classed as good quality) land in the District is unknown, due to data limitations. A potential but uncertain significant negative effect is recorded for a total of 254 residential (229) and mixed use (25) site options for these reasons. A further 160 residential and 10 mixed use site options are classified as greenfield and mostly contain land with an agricultural value of Grades 1 or 2. Therefore, significant negative effects are recorded for these site options as development would result in the loss of land which is known to be of high agricultural quality.

## **SA Objective 1.4: Promote development which requires a deliverable level of high-quality and sustainable infrastructure**

**5.17** Discussions about the potential infrastructure requirements at the various site options are still being considered. Therefore, it is difficult to anticipate the expected delivery which would result at each site. All residential and mixed use site options are recorded as having a negligible effect in relation to this SA objective.

## SA Objective 2.1: Boost housing delivery and meet the housing need identified within the plan period

**5.18** The potential for the plan to contribute effectively to the housing need over the plan period has been considered through the appraisal of the spatial strategy, and is not determined by the locations of individual alternative site options. Therefore, all residential and mixed use site options are recorded as having a negligible effect in relation to this SA objective.

## SA Objective 2.2: Deliver affordable or specialist housing where it is most needed to meet the needs of North Somerset's population

**5.19** Data from the IMD 2019 identifies those areas within the country that are most deprived, including in relation to the domain of 'barriers to housing and services'. This measurement has been used as a proxy to identify areas in North Somerset where there is greatest need for affordable housing. It is assumed that new housing developments will include an appropriate proportion of affordable housing (subject to the adoption and enforcement of and appropriate housing policies the Local Plan which are appraised separately in this report).

**5.20** Overall, 151 site options (135 residential and 16 mixed- use) lie within the 10% or 20% most deprived Lower Super Output Areas (LSOAs) in England in relation to the domain 'barriers to housing and services'. These sites take in areas to the north and south of Weston-super-Mare and much of the north and east of the District including areas towards Winford and to the south of Portishead as well as areas towards Dundry and Pill. Therefore, significant positive effects are recorded for the site options in those areas.

**5.21** Minor positive effects have been recorded for 95 residential site options and four (HE20222, HE20245, HE20611 and HE201036) mixed use site options. These sites lie within LSOAs that are within the 30% or 40% most deprived in England in relation to the domain 'barriers to housing and services'. Notable areas of the larger settlements of Weston-super-Mare, Clevedon, Portishead, Congresbury and Nailsea are within the 30% or 40% most deprived in the country in relation to this measurement.

**5.22** A further 274 residential site options and 18 mixed use site options are located within areas which are not within the 40% most deprived in the country in relation to the domain 'barriers to housing and services'. While delivering housing at these locations will help to meet the District's housing need as well as the need for affordable housing, it is considered less likely to address a particular existing need in the locality. These sites are therefore recorded as having negligible effects.

## SA Objective 2.3: Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities

**5.23** Good levels of access to town, district and local centres will support new residents to access a wide range of services and facilities. The town centres of Weston-super-Mare, Clevedon, Portishead and Nailsea provide access to the widest range of services and facilities, followed by the District and local centres across North Somerset. Overall, 71 residential site options and five (HE20136, 20222, HE20223, HE201036, LUC\_82) mixed use site options lie within 720m of a town centre. Therefore, these sites are expected to have a significant positive effect in relation to SA objective 2.3. Minor positive effects are recorded in relation to 12 residential site options and one (LUC\_109) mixed used site option. These sites lie within 720m of a district centre but not within 720m of a town centre.

**5.24** A total of 148 residential site options and 12 mixed use site options lie within 720m of a local centre but not within 720m of a town or district centre. The effects of these sites in relation to SA objective 2.3 are expected to be negligible. Significant negative effects are recorded for 273 residential site options and 20 mixed use site options. These sites are located more than 720m from a town, district or local centre and so it is likely that the range of services and facilities that are easily accessed from these option sites would be relatively limited.

## SA Objective 2.4: Enhance community cohesion and community facilities provision including cultural facilities

**5.25** The scale of residential and mixed use site options is likely to affect the ability of development to enhance the range of community facilities available in the District. North Somerset Council has worked up a list of infrastructure and facilities which it expects proposals for sites of a given size to incorporate (see Appendix D). Development sites of a larger size are expected to support the delivery of more substantial community and other types of essential facilities to support community cohesion in the area. Very large and large developments (assumed to be those that deliver 1,501 new homes or more) within or on the edge of settlements will support new infrastructure provision to allow for community cohesion with the existing settlement. Standalone development sites that are not within or adjacent to an existing settlement are less likely to benefit from nearby access to existing services and facilities. Therefore, the level of community facilities incorporated and growth required to support that provision is likely to be higher to support community cohesion within the site. Therefore, residential and mixed use site options not adjacent to existing settlements would have to deliver over 3,001 homes (i.e. those considered to be very large in size) to be considered self-sustaining and to support appropriate levels of community cohesion within those sites.



**5.26** Significant positive effects are expected for ten residential site options and ten mixed use site options. These site options are within or adjacent to existing settlements and are considered to be large or very large in size and or are 'standalone' sites not adjacent to or within existing settlements but are considered to very large in size.

**5.27** A further 27 residential site options and 22 mixed use site options are considered to be medium in scale (i.e. delivering between 501 and 1,500 homes) which means that they will support existing and potentially some new services and facilities to benefit community cohesion in the locality. These sites are therefore expected to have a minor positive effect in relation to SA objective 2.4. A further 468 residential site options and six (HE20138, HE20598, HE20604, HE20612, HE20492 and LUC\_2004) mixed use site options are not of a scale support new community facility provision in the plan area. Negligible effects are therefore recorded for these site options.

## **SA Objective 2.5: Achieve healthy living opportunities promoting good access to healthcare centres, open spaces, Public Rights of Way, walking and cycling opportunities, and outdoor leisure activities**

**5.28** Good access to healthcare centres and recreational space is likely to achieve improvements in health and quality of life for residents in the District. Where residential and mixed use site options are close to Public Rights of Way and cycle routes there is potential to encourage travel by active modes and build physical activity into the daily lives of residents. New development could provide opportunities to enhance and/or link these routes allowing for easier access.

**5.29** For 124 residential site options and 15 mixed use site options a significant positive effect is expected in relation to this SA objective. These sites are within

720m of at least one healthcare centre, one type of open space, one Public Right of Way, one cycling route and one indoor/outdoor leisure facility. These sites also include those which are of a scale (very large or large) that means potential development would deliver significant new green infrastructure and connectivity. Therefore, these sites were recorded as having significant positive effects.

**5.30** A significant positive effect, combined with a significant negative effect, is identified for 20 residential site options, and six mixed use options (HE20110, HE20222, HE20627, HE201098, LUC\_134 and LUC\_2004). These sites are either within 720m of at least one healthcare centre, one type of open space, one Public Right of Way, one cycling route and one indoor/outdoor leisure facility, or the site is of a scale (very large or large) that potential development would deliver significant new green infrastructure and connectivity. The addition of a significant negative effect arises from the site options containing an area of open space or an existing outdoor leisure facility that could be lost as a result of any development.

**5.31** A minor positive effect is identified for 344 residential site options, as well as 14 mixed use site options. These sites are those that have, within 720m, at least two types of facility that are likely to support health and wellbeing, including a cycling route, an indoor/outdoor leisure facility, an open space site, a Public Right of Way.

**5.32** Sixteen residential site options and three mixed use site options (HE2062, HE2068 and HE20223) are expected to have a minor positive effect, combined with a significant negative effect. These sites are located within 720m of at least two types of facility that are likely to support health and wellbeing, including a cycling route, an indoor/outdoor leisure facility, an open space site, a Public Right of Way. However, significant negative effects are expected alongside since an area of open space falls within the boundaries of these sites. These open spaces could be lost as part of any development.

**5.33** Only one residential site option (HE2010114) lies within 720m of only one type of facility which might benefit the health of new residents. A negligible effect is therefore expected for that site option in relation to this SA objective.

### **SA Objective 3.1: Reduce carbon emissions by supporting appropriate decentralised renewable energy generation**

**5.34** Discussions about the potential infrastructure requirements at the various site options being considered for inclusion in the plan continue. Therefore, it is unknown whether the development sites might incorporate infrastructure that would support energy generation from solar and wind sources. There is also uncertainty about the scale of development required to support improvements to heat networks in the District. Therefore, all residential and mixed use site options are recorded as having a negligible effect in relation to this SA objective.

### **SA Objective 3.2: Contribute to reducing vulnerability to tidal and fluvial flooding, without increasing flood risk elsewhere. Also minimise surface water flood risk and harm to water quality and availability**

**5.35** The location of North Somerset means that part of the District is prone to flooding particularly along coastal areas surrounding some of the major settlements within the District such as Weston-super-Mare, Clevedon and Portishead. Flood Zones 2 and 3, associated with the Severn Estuary and waterbodies that flow into that river, cover parts of these coastal areas and extend into the rural areas on the edge of the District up to settlements on the

edge of Mendip Hills. There is also potential for flood risk from the River Avon and its tributaries which flow to the west of Bristol.

**5.36** While new development in any location may offer opportunities to incorporate SuDS, and therefore have benefits relating to reducing flood risk, this would depend on the design of the proposed development and not on the location of the site.

**5.37** A total of 128 residential (119) and mixed use (nine) site options fall mostly within Flood Zone 3a or 3b, within an area at high risk (each year area has a chance of flooding of greater than 3.3%) from surface water; or an area identified as being 75% or greater at risk of groundwater flooding. These sites are recorded as having significant negative effects. Suitable flood risk mitigation measures will likely be required for residential sites falling within Flood Zone 2 and Flood Zone 3.

**5.38** Minor negative effects are recorded for 130 residential and seven mixed use site options. These are sites fall mostly within Flood zone 2, within an area at medium risk (each year the area has a chance of flooding of between 1% and 3.3%) from surface water or an area identified as being between 50% to and 75% of at risk of groundwater flooding. Alternatively, some of these sites fall within a Source Protection Zone (SPZ).

**5.39** A total of 278 residential (254) and mixed use (22) site options are recorded as having a negligible effect in relation to this SA objective. These sites do not lie within an area identified as being at risk of flooding from fluvial or tidal sources or from surface water or ground water. They are also not located within an SPZ.

**SA Objective 3.3: Reduce the need to travel by car to minimise environmental impacts of unsustainable forms of travel, including transport related carbon emissions and air pollution. Ensure good access to infrastructure that promotes travel by active modes (walking and cycling)**

**5.40** Ensuring that residents have good levels of access to services, facilities and employment opportunities from housing and mixed use sites by sustainable modes of transport is likely to reduce the need to travel by car in the District. Supporting a modal shift in this manner is likely to have benefits in terms of reducing congestion and air pollution associated with vehicular travel. New transport links such as bus routes and cycle lanes may be provided as part of a large-scale development but this cannot be assumed. The District has five railway stations: Weston-super-Mare, Weston Milton, Worle, Yatton and Nailsea & Backwell. For some of the residential and mixed use site options the nearest train station lies outside of the District. Avonmouth, Portway Park and Ride, Shirehampton, Sea Mills and Parson Street are the closest railway stations outside of the District lying on the eastern edge of North Somerset within Bristol. However, access across the River Avon is needed to access some of these stations.

**5.41** A total of 170 residential (152) and mixed use (18) site options lie within 1.8km of a railway station. These sites are expected to have significant positive effects on this objective. A further 313 residential site options and 19 mixed use site options lie more than 1.8km from a railway station but are within 450m of a bus stop and a cycle route. These sites are expected to have a minor positive effect in relation to SA objective 3.3. These sites largely fall within more rural areas; as well as on the outskirts of Weston-super-Mare; Clevedon, and in the areas surrounding Bristol Airport.

**5.42** Residential and mixed use site options that are more than 1.8km from a railway station but that are within 450m of a bus stop or a cycle route are likely to have negligible effects in relation to this SA objective. This is the case for 37 residential site options and one (HE20635) mixed use site option. HE20635 lies within the BS49 postal code area covering the rural areas near Yatton. Around half of the residential site options for which a negligible effect has been recorded fall within postal code area BS40 covering the rural area lying to the south of Bristol Airport. The remaining site options are located within areas rural spread throughout the District, Clevedon and the outskirts of Weston-super-Mare.

**5.43** Three residential site options (HE20599, HE2010114 and HE203010) are more than 1.8km from a railway station and 450m from a bus stop and a cycle route. These sites are recorded as having significant negative effects on this objective. HE20599 lies on the southern edge of Bishopsworth and HE2010114 falls within the rural area on the edge of Mendip Hills AONB. Site option HE203010 is located to the north of Barrow Gurney. None of the mixed use site options appraised are located more than 1.8km from a railway station and 450m from a bus stop and a cycle route.

## SA Objective 3.4: Minimise impact on and where appropriate enhance sensitive landscapes

**5.44** The Mendip Hills, which lies towards the southern boundary of North Somerset, is an Area of Outstanding Natural Beauty (AONB). The majority of the AONB falls outside of the District. However, where development falls within or in close proximity to this designation there is potential for its special character to be adversely affected. The Landscape Sensitivity Assessment commissioned by the Council [[See reference 17](#)] was used to inform the appraisal of sites in terms of the potential for have impacts on sensitivity landscape areas in the District.

**5.45** Where the majority of a site falls within an area assessed as having medium to high or high landscape sensitivity and/or the site lies within or is within 500m of the AONB, a significant negative effect is expected in relation to this SA objective. A total of 254 residential (236) and mixed use (18) site options meet this criterion. The majority of the residential sites likely to have significant negative effects are situated around existing settlements with high landscape sensitivity with only a small number being found towards the south of the District close to the settlements of Hutton, Banwell, Winscombe and Sandford within or within close proximity of the AONB.

**5.46** A total of 26 residential site options (and no mixed use site options) are recorded as having minor negative effects. These sites are situated mainly in an area assessed having low to medium or medium landscape sensitivity. A total of 40 residential and one mixed use (HE20222) site options are recorded as being in areas of low landscape sensitivity and so will have negligible effects given that they are not likely to have an adverse effect on the local landscape character.

**5.47** The likely effect on this objective is uncertain for a total of 220 residential (203) and mixed use (19) site options. These sites lie on land that was not covered by the landscape assessment work undertaken for the District and are not within or in close proximity to the AONB; therefore their landscape sensitivity is unknown.

## **SA Objective 3.5: To conserve and enhance historic places, heritage assets and their setting**

**5.48** Judgements about the likely effects of the residential and mixed use site options on the historic environment have been based on information provided by North Somerset Council. Sites have been rated by North Somerset Council as either red, amber or green in relation to the likely effects on the historic environment. These judgements have been assigned equivalent effects in the SA process as detailed in Appendix D.



**5.49** A total of 59 residential site options and one (HE2068) mixed use site option were assessed as 'green' in relation to potential effects relating to the historic environment. These are sites at which either no harm, or a small level of harm, is expected in relation to the setting of heritage assets. These sites are therefore expected to have negligible effects in relation to SA objective 3.5 as they are not expected to have adverse effects on heritage assets in the plan area or surroundings. A further 114 residential option sites and 13 mixed use option sites were assessed as 'amber' in relation to potential effects on the historic environment. Development at these sites has the potential to result in harm to the setting of one or more heritage asset(s) but it is expected that this harm could be mitigated with careful masterplanning. These sites were therefore recorded as having minor negative effects in relation to SA objective 3.5.

**5.50** Significant negative effects are recorded for 32 residential option sites and five (HE2062, HE20110, HE20139, HE20223 and HE20509) mixed use option sites. These sites were assessed as 'red' in relation to potential effects relating to the historic environment. Development at these sites is expected to result in harm to the setting of one or more heritage asset(s) with little chance of mitigation through masterplanning. A further 300 residential site options and 18 mixed use site options were recorded as having uncertain effects as ratings relating to the potential impacts of development at these sites on nearby heritage assets were not able to be supplied by the Council.

## **SA Objective 3.6: Protect and enhance Biodiversity, Geodiversity and Green Infrastructure and allow for its adaptation to climate change, particularly with respect to protected habitats and species**

**5.51** North Somerset contains a variety of areas designated for their biodiversity interest. The District takes in 56 Sites of Special Scientific Interest (SSSIs) and 204 Wildlife Sites. The majority of North Somerset's coastline lies within the



Severn Estuary SAC, SPA and Ramsar site. Parts of the Avon Gorge Woodlands SAC lie in the far north of the District. The District also contains the North Somerset and Mendip Bats SAC around which a number of consultation zones have been declared.

**5.52** A total of 86 residential and six mixed use site options are recorded as having significant negative effects on biodiversity and geodiversity. These sites lie within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites or are within the North Somerset and Mendip Bats SAC Greater Horseshoe Bat Juvenile Sustenance Zone or consultation zone A for the SAC. A further 451 residential (419) and mixed use (32) site options lie between 250m and 1km of one or more internationally or nationally designated biodiversity/ geodiversity sites, are within 250m of a locally designated site or are within 15m of an area of ancient woodland. These sites also include those that fall within consultation zones B or C for the North Somerset and Mendip Bats SAC. These sites are recorded as having minor negative effects on biodiversity and geodiversity.

**5.53** Many of the adverse effects identified for the residential and mixed use site options reflects the extensive area covered by the consultation zones associated with the North Somerset and Mendip Bats SAC Horseshoe Bat Zone. These zones take in the majority of North Somerset (with notable exceptions including much of Weston-super-Mare and parts of Clevedon and Portishead) and signify the potential for horseshoe bats to be found within them. The need for mitigation at individual sites will be influenced by their particular sensitivities in relation to their potential to support habitats for bats, which cannot be determined at this high level of appraisal.

## Summary of Effects for the Employment Site Options by SA Objective

### SA Objective 1.1: Ensure a range of job opportunities are easily accessible without having to use a car

**5.54** The accessibility of new employment land in the District for residents has been considered in relation to the proximity of new employment sites to the main population centres in the District, where it is assumed many employees would travel from. These are Weston-super-Mare, Clevedon, Nailsea and Portishead. Employment site options that are within 1.8km of the boundaries of these settlement are expected to have significant positive effects. This is the case for 43 of the 77 employment site options. Minor positive effects are expected for a further 33 employment site options given that they are either within 1.8km to 2.7km of Weston-Super-Mare, Clevedon, Nailsea and Portishead or are within 1.8km of the settlement boundary of another settlement in the District.

### SA Objective 1.2: Provide opportunities to improve economic wellbeing and reduce inequalities by providing good access to education and training opportunities

**5.55** Sites in the District that are developed for employment uses will all support job creation and on job training opportunities thereby helping to reduce inequality and to improve economic wellbeing. The size of the employment site is likely to influence on the number of new jobs created and the availability of

job-based training opportunities. Larger employment sites are assumed to have the potential to support training opportunities for a larger number of people.

**5.56** A total of 23 employment site options are larger than 10ha so are likely to have significant positive effects given the large number of work-based training opportunities they may support. Minor positive effects are recorded for the remaining 54 employment site options which are 10ha or smaller.

## SA Objective 1.3: Promote the optimal use of land which supports regeneration, maximise re-use of previously developed (brownfield) land

**5.57** The development of greenfield land or areas of high quality agricultural land is considered a less efficient use of land in the District. Where the re-use of brownfield sites occurs within the settlement boundaries, development is likely to support urban regeneration. For the purposes of the appraisal, land within a settlement boundary, not designated as open space, is considered brownfield land (as explained in Chapter 2).

**5.58** Fifteen employment site options are classified as brownfield land and so are recorded as having significant positive effects. Sixteen employment site options are recorded as having significant negative effects in relation to this SA objective as they lie mostly on greenfield land and contain land which mostly has an agricultural value of Grade 1 or 2. A further 38 employment site options are classified as greenfield sites and contain mostly land with an agricultural value of Grade 3. The potential significant negative effects are uncertain for these sites given that the split of Grade 3 agricultural land in the District between Grade 3a (good quality) and Grade 3b (not classed as good quality) is currently unknown.

**5.59** Minor negative effects are expected for the remaining eight employment site options. These sites are classified as greenfield sites which contain mostly land with an agricultural value of Grade 4 or 5 or are classified as urban land.

## SA Objective 1.4: Promote development which requires a deliverable level of high-quality and sustainable infrastructure

**5.60** Discussions about the potential infrastructure requirements at the various site options being considered for inclusion in the plan are still at an early stage. Therefore, it is difficult to anticipate the expected delivery which would result at each site and all employment site options are recorded as having a negligible effect in relation to this SA objective.

## SA Objective 2.1: Boost housing delivery and meet the housing need identified within the plan period

**5.61** Employment site options will not influence the delivery of the required level of housing for the District over the plan period. Therefore, all 75 employment site options are recorded as having a negligible effect in relation to this SA objective.

## SA Objective 2.2: Deliver affordable or specialist housing where it is most needed to meet the needs of North Somerset's population

**5.62** SA objective 2.2 relates to the delivery of affordable and specialist housing. The employment site options identified across the District will not affect the delivery of affordable and specialist housing. Therefore the effects of all of the 75 employment site options on SA objective 2.2 are negligible and no likely significant effects (either positive or negative) are identified.

## SA Objective 2.3: Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities

**5.63** Where employment sites have good access to town, district and local centres employees will have better access to a wide range of services and facilities that they might make use of before or after working hours and during breaks. Employment site options that are close to or on the edge of town, district and local centres will likely have the best access to service and facilities.

**5.64** Nine of the 75 employment site options lie within 720m of one of the town centres in the District. These sites are likely to have significant positive effects in relation to SA objective 2.1. A further six employment site options (LUC\_1, LUC\_9, LUC\_19, LUC\_20, LUC\_21 and LUC\_55) lie within 720m of a district centre but not a town centre. These sites are recorded as having a minor positive effect.

**5.65** Negligible effects are identified for 20 of the employment site options as they are within 720m of a local centre but not a town or district centre. The 42 remaining employment site options are located more than 720m from a town, district or local centre. Therefore, these sites are likely to have a significant negative effect in relation to access to services and facilities.

## SA Objective 2.4: Enhance community cohesion and community facilities provision including cultural facilities

**5.66** Given the nature of development that would be delivered at new employment site options, individual sites are unlikely to deliver community facilities which could support community cohesion in the same manner as residential and mixed use site options. All 77 employment site options have

therefore been recorded as having negligible effects and no likely significant effects (either positive or negative) were identified.

## **SA Objective 2.5: Achieve healthy living opportunities promoting good access to healthcare centres, open spaces, Public Rights of Way, walking and cycling opportunities, and outdoor leisure activities**

**5.67** Employment site options in close proximity to the services and facilities that support healthy living opportunities (for example healthcare centres, facilities that allow for physical activities and active travel routes) are likely to benefit the health of employees at these locations. It is assumed that at employment site options, employees may travel to these locations before or after working hours or during breaks to make use of facilities. Where active travel routes are in close proximity to these site options there is potential to support commuting by active modes.

**5.68** For 16 employment sites options, a significant positive effect has been recorded. These site options are considered to be of a very large or large scale and so could support the delivery of significant new green infrastructure. Some of these sites are within 720m of at least one healthcare centre, one type of open space, one PROW, one cycling route and one indoor/outdoor leisure facility. For two of these site options (LUC\_32 and LUC\_48) the significant positive effect is combined with a significant negative effect given that they contain an area of open space or recreation facility that might be lost to employment development.

**5.69** A minor positive effect was record for 53 employment site options. These sites are within 720m of at least two of types of facility that support health and wellbeing (for example a healthcare centre and an open space or a PROW and an outdoor leisure facility, etc.). For five of these employment site options

(LUC\_2, LUC\_11, LUC\_15, LUC\_57 and LUC\_58) significant negative effects are expected in combination with the minor positive effects given that they contain an area of open space or recreation facility that might be lost to development.

**5.70** A significant negative effect is identified for one site option (LUC\_76) since this site is not within 720m of any of the types of facility listed above.

### **SA Objective 3.1: Reduce carbon emissions by supporting appropriate decentralised renewable energy generation**

**5.71** Discussions about the potential infrastructure requirements at the various site options being considered for inclusion in the plan are still at an early stage. Therefore, it is unknown whether sites might incorporate infrastructure that would support energy from solar and wind sources. There is also uncertainty about the scale of development required to support improvements to heats networks in the District. Therefore, all employment site options are recorded as having a negligible effect in relation to this SA objective.

### **SA Objective 3.2: Contribute to reducing vulnerability to tidal and fluvial flooding, without increasing flood risk elsewhere. Also minimise surface water flood risk and harm to water quality and availability**

**5.72** The location of North Somerset means that part of the District is prone to flooding particularly along coastal areas surrounding some of the major settlements within the District such as Weston-super-Mare, Clevedon and

Portishead. Flood Zones 2 and 3, associated with the Severn Estuary and waterbodies that flow into that river, cover parts of these coastal areas and extend into the rural areas on the edge of the District up to settlements on the edge of Mendip Hills. There is also potential for flood risk from the River Avon and its tributaries which flow to the west of Bristol.

**5.73** While new employment development in any location may offer opportunities to incorporate SuDS, and therefore have benefits relating to reducing flood risk, this would depend on the design of the proposed development and not on the location of the site.

**5.74** Significant negative effects are recorded for 27 of the 77 employment site options. These sites are either mostly within Flood Zone 3a or 3b, an area with greater than 3.3% of flooding in a given year from surface water or within an area identified as being at greater than 75% risk of groundwater flooding.

**5.75** A total of 19 employment site options are expected to have minor negative effects in relation to flood risk. These sites mostly fall within either Flood Zone 2, an area at risk of flooding between 1% and 3.3% from surface water or an area identified as being between 50% and 75% of at risk of groundwater flooding. Alternatively, some of these sites may fall mostly within a Source Protection Zone (SPZ).

**5.76** The remaining 31 employment site options do not lie within an area identified as being at risk of flooding from fluvial or tidal sources, surface water or ground water and is not within a Source Protection Zone. Therefore, these sites are recorded likely to have negligible effects in relation to flood risk.



**SA Objective 3.3: Reduce the need to travel by car to minimise environmental impacts of unsustainable forms of travel, including transport related carbon emissions and air pollution. Ensure good access to infrastructure that promotes travel by active modes (walking and cycling)**

**5.77** Good levels of access to sustainable transport modes including public transport and active travel routes offers the opportunity for employees to commute without the need for a car. This movement away from a reliance on journeys by private vehicle is likely to reduce the potential for congestion and air pollution in the District.

**5.78** A total of 24 employment site options lie within 1.8km of a railway station. Therefore, these sites are likely to have significant positive effects in relation to this SA objective. A further 48 employment site options lie more than 1.8km from a railway station but within 450m of a bus stop and cycle route. Therefore, minor positive effects are recorded for these sites.

**5.79** Employment site options that lie more than 1.8km from a railway station but within 450m of a bus stop or cycle route are expected to have a negligible effect in relation to this SA objective. This effect was recorded for four employment site options (LUC\_42, LUC\_64, LUC\_68 and LUC\_74).

**5.80** Only one employment site option (LUC\_76) is recorded as having a significant negative effect on this objective. This site is located to the south of Winscombe and lies more than 1.8km from a railway station and 450m from a bus stop and cycle route limiting access to sustainable transport modes. If this site were to be taken forward in the Local Plan it would be particularly important

that consideration is given to integrating sustainable transport links within the development of the site.

## SA Objective 3.4: Minimise impact on and where appropriate enhance sensitive landscapes

**5.81** The Mendip Hills, which lies towards the southern boundary of North Somerset, is an Area of Outstanding Natural Beauty (AONB). The majority of the AONB falls outside of the District, however, where development falls within or in close proximity to this designation there is potential for its special character to be adversely affected. The Landscape Sensitivity Assessment commissioned by the Council [[See reference 18](#)] was used to inform the appraisal of sites in terms of the potential for them to have impacts on sensitivity landscape areas in the District.

**5.82** Significant negative effects are recorded for 32 of the 75 employment site options. Many of these sites contain land that is mostly identified as being of medium to high or high landscape sensitivity. Some of these sites lie within the boundaries of the AONB or within 500m of the designation. The majority of these sites are situated along settlement boundaries which have medium to high or high landscape sensitivity. Two employment sites (LUC\_69 and LUC\_70) contain land that is mostly identified to be of low to medium or medium landscape sensitivity. Minor negative effects are recorded for these site options in relation to landscape.

**5.83** Only one employment site option (LUC\_32) is expected to have a negligible effect in relation to SA objective 3.4 as the majority of this site has been identified to have low landscape sensitivity.

**5.84** An uncertain effect is expected for 42 employment site options; the likely effect on heritage assets as a result of development is currently unknown or uncertain.

## SA Objective 3.5: To conserve and enhance historic places, heritage assets and their setting

**5.85** Judgements about the likely effects of the employment site options on the historic environment have been based on information provided by North Somerset Council. Sites have been rated by North Somerset Council as either red, amber or green in relation to the likely effects on the historic environment. These judgements have been assigned equivalent effects in the SA as detailed in Appendix D.

**5.86** All 75 employment site options are recorded as having uncertain effects as the Council has not been able to provide a rating regarding the potential impact of development at these sites in relation to the setting of heritage assets in the District.

## SA Objective 3.6: Protect and enhance Biodiversity, Geodiversity and Green Infrastructure and allow for its adaptation to climate change, particularly with respect to protected habitats and species

**5.87** North Somerset contains a variety of areas designated for their biodiversity interest. The District takes in 56 Sites of Special Scientific Interest (SSSIs) and 204 Wildlife Sites. The majority of North Somerset's coastline lies within the Severn Estuary SAC, SPA and Ramsar site. Parts of the Avon Gorge Woodlands SAC lie in the far north of the District. The District also contains the North Somerset and Mendip Bats SAC around which a number of consultation zones have been declared.

**5.88** Ten employment sites are recorded as likely to have a significant negative effect on biodiversity and geodiversity as they lie within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites or lie within the North Somerset and Mendip Bats SAC Greater Horseshoe Bat Juvenile Sustenance Zone or Consultation Zone A for the SAC. Minor negative effects are recorded for the remaining 66 employment sites. These sites lie within Consultation Zone B or C for the North Somerset and Mendip Bats SAC. An uncertain effect is recorded for one site (LUC76).

**5.89** Many of the adverse effects identified for the employment site options reflect the extensive area covered by the consultation zones associated with the North Somerset and Mendip Bats SAC Horseshoe Bat Zone. These zones take in the majority of North Somerset (with notable exceptions including much of Weston-super-Mare and parts of Clevedon and Portishead) and signify the potential for horseshoe bats to be found within them. The potential need for mitigation at individual sites will be influenced by their particular sensitivities in relation to the potential to support habitats for bats, which cannot be determined at this high level of appraisal.

## **Sites Proposed for Allocation in the Pre-Submission Local Plan**

**5.90** The Pre-Submission Local Plan has taken forward a number of residential, mixed use and employment site options as proposed allocations. These include Policy LP1: Strategic location: Wolverhill (north of Banwell) and Policy LP17: Wyndham Way, while Policy LP2 (Housing, Employment and Mixed Use Allocations) refers to two separate schedules that list residential and employment (including mixed use) site allocations. The appraisal of the spatial strategy in Chapter 6 reflects the likely sustainability effects of all sites proposed for allocation in the Local Plan.

**5.91** Consideration of the mitigation which might be achieved through the requirements of Local Plan policies is also considered in Chapter 6. The initial

## **Chapter 5** Sustainability Appraisal Findings for the Site Options

'policy off' approach to the appraisal (as presented in this chapter) allows for consistency where the same level of information may not be available for all site options.

## **Chapter 6**

# Sustainability Appraisal Findings for the Pre-Submission Local Plan

**6.1** This Chapter sets out an appraisal of the policies included in the Pre-Submission Local Plan 2039 (November 2023). The policy assessments are presented in relation to the section of the Local Plan in which they appear.

## **Vision and Strategic Priorities**

**6.2** The Vision and Strategic Priorities are expected to have positive effects across the range of SA objectives as they are aspirational in nature. They have therefore not been appraised individually against each SA objective; rather the policies that will deliver the Vision and Strategic Priorities have been appraised throughout this chapter.

## **Strategic Policies**

**6.3** The likely effects of the Strategic Policies are summarised in Table 6.1 below and are described below the table.

**Table 6.1: Likely SA effects of the strategic policies**

SA Objective	SP1	SP2	SP3	SP4	SP5	SP6	SP7	SP8	SP9	SP10	SP11	SP12	SP13
1.1: Access to jobs	+	0	++/-	0	+	0	+	++/-	++	+	0	+/-	0
1.2: Economic wellbeing	+	0	++	+	0	+	0	++	++	0	0	+	0
1.3: Optimal use of land	+	+	--/+	+	+	+	+	--/+	+/-	0	+	0	0
1.4: Infrastructure	+	0	+	0	0	0	0	+	+	0	0	0	0
2.1: Housing	+	0	++	0	0	+	0	++	0	0	0	0	0
2.2: Affordable housing	+	0	+	0	0	0	0	+	0	0	0	0	0
2.3: Access to facilities	+	0	++/-	0	+	+	+	++/-	+/-	0	0	0/-	0
2.4: Community cohesion	+	0	++/-	+	0	0	+	++/-	++	0	0	0	0
2.5: Healthy living	+	+	++/-	+	0	+	+	++/-	+/-	+	+	0/-	+
3.1: Renewable energy	+	++	0	+	0	0	0	0	0	++	0	0	0
3.2: Flooding and water quality	+	++	-	+	0	0	+	-	-	0	0	0	0
3.3: Reduce car use	+	+	++/-	0	+	+	+	++/-	++/-	++	0	-	0
3.4: Landscape/townscape	+	0	--	++	++	++	++	--	-	0	++	-	0
3.5: Heritage	+	0	--	+	0	0	+	--	-	0	++	-	0
3.6: Biodiversity	+	+	--	+	0	0	+	--	--	0	++	0	+

## SP1: Sustainable Development

**6.4** This is an overarching policy which promotes sustainable development in North Somerset and refers to all of the topics addressed by the SA objectives, albeit in a general way. Therefore, there are likely to be minor positive effects on all of the SA objectives.

## SP2: Climate Change

**6.5** This policy specifically aims to address climate change mitigation and adaptation, including by encouraging renewable energy generation and use and reducing the risk of flooding; therefore significant positive effects are likely in relation to SA objectives 3.1: Renewable energy and 3.2: Flooding and water quality. Minor positive effects are also likely in relation to SA objective 2.5: Healthy living, as the policy should help to reduce the health-related impacts of flooding, and in relation to SA objective 3.3: Reduce car use, as the policy seeks to prioritise active travel and public transport use. Promoting the reuse of existing buildings and structures will also have a minor positive effect on SA objective 1.3: Optimal use of land. A minor positive effect is expected in relation to SA objective 3.6: Biodiversity as the policy requires development proposals to demonstrate how they will deliver Green Infrastructure and provide net gain in biodiversity.

## SP3: Spatial Strategy

**6.6** The appraisal of the spatial strategy for North Somerset considers the location of residential and employment development allocated through the Local Plan, as summarised in the overall strategy.



**6.7** In line with policy SP3, the residential site allocations included in the plan are located mainly towards the larger settlements in the plan area where the highest concentration of jobs and existing employment sites are found. This includes at Clevedon, Nailsea, Portishead and Weston-super-Mare, the latter which also provides nearby access to the Junction 21 Enterprise Area. While this approach will provide most people with good access to jobs, the lower level of provision in more rural areas means that opportunities to boost employment there are more limited. A mixed significant positive and minor negative effect is therefore expected in relation to SA objective 1.1: Access to jobs.

**6.8** Employment sites proposed for allocation in the Local Plan are set out over a total area of 81.28 ha. The sites for employment use are mostly limited to the larger settlements of Weston-super-Mare, Clevedon and Portishead, which will support access to employment for a high number of existing and new residents. The allocation of these sites is also likely to support long term economic growth by allowing for employment uses at historically viable locations where there are likely to be more limited requirements for infrastructure improvements to support this type of development. Overall, a significant positive effect is expected in relation to SA objective 1.2: Economic wellbeing.

**6.9** The spatial strategy includes a focus on the existing urban areas in the District, which will promote the use of previously developed land. This considered, many of the sites allocated in the Local Plan take in large areas of greenfield land with higher agricultural value (Grade 3 agricultural land or higher). This includes the strategic site to the south east of Weston-super-Mare at Wolvershill. Notable areas of higher value agricultural soils (Grade 2 and higher) may also be lost to development at sites to the south and south east of Nailsea. A mixed minor positive and significant negative effect is therefore expected in relation to SA objective 1.3: Optimal use of land.

**6.10** The spatial strategy for the allocation of residential and employment development in the District is supported by the identification of sites for educational, sporting, leisure, and community facilities as well as transport infrastructure. The delivery of these supporting facilities and infrastructure will help achieve the successful functioning of new development in the plan. Important infrastructure improvements to mitigate the potential effects of new

development include the re-opening of Portishead Branch Line and the Banwell Bypass and the potential for mass transit corridors from Bristol along the A38 to the Airport. It is also expected that delivering a high proportion of new development at the more built up areas will provide many residents with good access existing infrastructure. A minor positive effect is therefore expected in relation to SA objective 1.4: Infrastructure.

**6.11** The spatial strategy for the District includes sites to achieve the delivery of a minimum of 14,902 new dwellings over the plan period. This reflects the evidence set out in 'Reviewing the demographic evidence for North Somerset to establish local housing need' (ORS May 2023) and the Local Housing Needs Assessment. The inclusion of the strategic growth location at Wovershill (north of Banwell) as well as a number of larger site allocations in the Local Plan is likely to support the achievement of affordable homes in the North Somerset, while allocating smaller sites will support faster build out rates. Furthermore, a number of larger sites, most notably to the south east of Weston-super-Mare at Wolverhill and towards Nailsea and Backwell include land within LSOAs identified as being within the 20% and 30% most deprived in England in terms of barriers to housing and services as per the findings of the 2019 IMD. A significant positive effect is therefore recorded in relation to SA objective 2.1: Housing and a minor positive effect is expected in relation to SA objective 2.2: Affordable housing.

**6.12** Policy SP3 requires development in villages and in the countryside to relate to local community needs, while directing development to the relatively more sustainable villages and ensuring its scale is not disproportionate. In addition, the focus that the spatial strategy places on development within the larger settlements is likely to mean that a majority of residents have good access to a wide range of services and facilities. The new community services provided for in the plan will supplement those existing in North Somerset. Furthermore, allowing for some level of growth at a number of the smaller but still important settlements in the plan area will help to sustain some level of rural service provision and support the viability of these settlements. It should be acknowledged that development delivered at the less developed settlements in the plan area will result in some residents having more limited access in terms of service provision. Mixed minor positive and minor negative effects are

## **Chapter 6** Sustainability Appraisal Findings for the Pre-Submission Local Plan

therefore recorded on SA objectives 2.3: Access to facilities and 2.4: Community cohesion.

**6.13** The support for new community facilities (including new sports facilities and allotments as well as active transport infrastructure) set out in the Local Plan and the location of much of the residential development at the larger settlements which benefit from access to a healthcare centre is likely to benefit public health in North Somerset. The overall distribution of development in the plan area is expected to promote the self-containment of many settlements in the longer term which is likely to help reduce car use and increase the proportion of trips made by active modes of transport, supporting further benefits for local health and wellbeing. The spatial strategy includes some release of Green Belt land for development; however the designation is broadly unchanged in these regards. Many residents will therefore also benefit from good access to the open countryside where there are likely to be opportunities for active recreation. It is noted, however, that as part of the more limited access to services and facilities at the smaller settlements in the plan area, some residents will not benefit from good access to healthcare facilities. Therefore, the significant positive effect expected in relation to SA objective 2.5: Healthy living is combined with a minor negative effect.

**6.14** Parts of the main settlements of North Somerset at Weston-super-Mare, Portishead and Clevedon lie within higher risk flood areas. As such, some of the sites allocated to deliver the overall spatial strategy lie in areas of higher flood risk. Of the larger sites set out for allocation in the Local Plan, Wolvershill includes small portions of land within an area identified to have 1 in 30 years risk of surface water flooding. It is also recognised that the relatively large amount of greenfield land take required for development within the plan area may have implications for existing drainage patterns in the District, although the appropriate incorporation of SuDS is likely to help address this issue. Land to the south west of Weston-super-Mare and parts of Cleveon, Portishead and Nailsea fall within SPZs. The inclusion of new development sites through the spatial strategy at these locations is likely to have adverse effects relating to water quality. A minor negative effect is therefore recorded in relation to SA objective 3.2: Flooding and water quality.

**6.15** The level of development to be provided over the plan period will invariably result in an increased need to travel in the plan area as new homes and employment land is occupied. However, as noted previously, the spatial strategy is likely to help promote a degree of self-containment across many settlements in the plan area. In addition, Policy SP3 discourages development at villages and in the countryside that leads to a significant increase in the number of car journeys. Many residents will still depend on access to Bristol to the north east for employment and services; however the transport infrastructure supported through the spatial strategy include the potential mass transit improvements along the A38 towards the city which is likely to help limit car dependency and congestion as well as air pollution and carbon emissions. Furthermore, many of the settlements which will accommodate a large number of new homes benefit from access to a railway station. It is worth highlighting the development to be provided at Nailsea and Backwell. At this location the accessibility of existing railway station is to be built upon through the allocation of a number of sites in close proximity. Dependency on travel by car is considered most likely from the smaller settlements where residential development is allocated. Overall a mixed significant positive and minor negative effect is expected on SA objective 3.3: Reduce car use.

**6.16** The focus of development at the main urban centres in the plan area is likely to help preserve the existing character of the landscape and will help bring brownfield sites back into use. In addition, policy SP3 requires development at villages and in the countryside to not be of a disproportionate scale which adversely impacts on the character of the settlement. While some Green Belt land has been released for development much of the designation is to be preserved thereby helping to limit the potential for coalescence between settlements and maintaining the openness of the countryside. Growth between Nailsea and Backwell will lead to some reduction in the gap between these settlements, although this is to be offset by the addition of a new area of land to Green Belt between the settlements. Many parts of the land surrounding the larger settlements is identified to have higher sensitivity to development and the southern portion of the District contains the Mendip Hills AONB. Proposed residential allocations at Hutton, Bleadon, Winscombe, Banwell, Sandford and Churchill/Langford have potential to have impacts on the setting of the AONB, however, the majority of these sites have medium sensitivity to development.

Overall, a significant negative effect is expected in relation to SA objective 3.4: Landscape.

**6.17** The appraisal of the proposed allocation sites has been informed by input from the Council's historic environment officer who assigned a RAG (red/amber/green) rating to sites based on the potential for harm to result to nearby heritage assets. The majority of the sites have been assessed as 'green' with limited potential for adverse effects on the historic environment. However, a small number of sites at Bleadon, Churchill/Langford, Nailsea and Backwell and Long Ashton were rated as 'red' with the complete mitigation of harm likely to be difficult. As such, a significant negative effect is expected in relation to SA objective 3.5: Heritage.

**6.18** The relatively high level of greenfield land take and human activities associated with the construction and occupation of new buildings in the plan area is likely to increase pressures on wildlife, through habitat loss, fragmentation and disturbance. Much of the western coastal area is designated as the Severn Estuary SSSI, SAC, SPA and Ramsar site. Furthermore, Puxton Moor, Tickenham, Nailsea and Kenn Moors and Biddle Street, Yatton SSSIs cover large parts of the central areas of the District. Much of the District also lies within the Horseshoe Bat Zone A, B or C or the Greater Horseshoe Bat Juvenile Sustenance Zone associated with the North Somerset & Mendip Bats SAC. Some of the development at Nailsea and Backwell falls within Horseshoe Bat Zones A and B and in close proximity to Nailsea and Kenn Moors SSSI. Furthermore, proposed development allocations towards Portishead and Clevedon are relatively close to Gordano Valley SSSI, Nightingale Valley SSSI and Weston Big Wood SSSI. Overall a significant negative effect is expected on SA objective 3.6: Biodiversity.

## SP4: Placemaking

**6.19** This policy includes a range of requirements for development to ensure that it contributes to placemaking. The requirements relating to high quality architecture, landscaping, design and layout mean that a significant positive

effect is expected in relation to SA objective 3.4: Landscape/townscape. Minor positive effects are also likely in relation to SA objectives 3.5: Heritage and 3.6: Biodiversity as the policy requires local heritage to be reflected and enhanced and promotes the use of Green Infrastructure and supports biodiversity net gain. The measures in the policy seeking to create balanced and sustainable communities also mean that minor positive effects are likely in relation to SA objectives 1.2: Economic wellbeing, 2.4: Community cohesion and 2.5: Healthy living, particularly as the policy specifically refers to enabling healthy lifestyles. Land must be used efficiently; therefore a minor positive effect is likely in relation to SA objective 1.3: Optimal use of land.

## SP5: Towns

**6.20** A significant positive effect on SA objective 3.4: Landscape/townscape is expected from this policy as it requires developments within Weston-super-Mare, Clevedon, Nailsea and Portishead to make a positive contribution to the built environment and sense of place and the creation of safe and attractive environments in those towns. Minor positive effects are also likely in relation to SA objective 1.3: Optimal use of land as the policy promotes higher housing densities, particularly at town centres and in accessible locations, and SA objective 2.3: Access to facilities as the policy seeks to focus most services and facilities in town centres which will be accessible to more people, particularly those without cars. A minor positive effect is also likely in relation to SA objective 1.1: Access to jobs as the policy seeks to focus employment in the most accessible locations. A minor positive effect on SA objective 3.3: Reduce car use is also therefore likely.

## SP6: Villages and Rural Areas

**6.21** A significant positive effect on SA objective 3.4: Landscape/townscape is expected from this policy as it requires new development within villages to result in a form, design and scale of development which is high quality, respects and enhances the local character, contributes to placemaking and the reinforcement



of local distinctiveness, and can be readily assimilated into the village. Minor positive effects are likely in relation to SA objectives 2.5: Healthy living and 3.3: Reduce car use because the policy requires the location of development to maximise opportunities to walk, cycle and use sustainable transport. A minor positive effect is also likely in relation to SA objective 1.2: Economic wellbeing as the policy requires new developments to complement local centres and contribute to their viability. The policy prioritises the use of previously developed sites; therefore a minor positive effect is likely in relation to SA objective 1.3: Optimal use of land. A minor positive effect is also likely in relation to SA objective 2.1: Housing as the policy requires the size, type, tenure and range of new housing in rural areas to reflect local needs, and in relation to SA objective 2.3: Access to facilities as the policy requires developments to connect with local facilities via walking, cycling and sustainable transport infrastructure.

## SP7: Green Belt

**6.22** Policy LP6 in the Local Plan sets out the principle of the Green Belt designation and proposed updates to that designation in North Somerset. The appraisal of Policy LP6 later in this chapter has considered the specific locations and changes to the Green Belt boundary and the detail of this appraisal has therefore not been repeated in relation to Policy SP7.

**6.23** A minor positive effect is expected for Policy SP7 on SA objective 1.1: Access to jobs given that the Green Belt designation will help to limit residential development at more rural locations where jobs are less likely to be accessible. It is also more likely to result in bringing urban brownfield land back into use and a minor positive effect is also recorded in relation to SA objective 1.3: Optimal use of land. The Green Belt designation will help direct development to the more developed centres of the plan area where a wider range of services and facilities (including those for community uses) are located, thereby supporting a degree of community cohesion and encouraging travel by active modes. The preservation of Green Belt as mostly undeveloped is also likely to support opportunities for active recreation in North Somerset. Minor positive effects are therefore recorded on SA objectives 2.3: Access to facilities, 2.4: Community cohesion, 2.5: Healthy living and SA objective 3.3: Reduce car use. It is also

expected that limiting the development of greenfield land in the open countryside may help to limit adverse impacts on natural drainage patterns in the District and the proliferation of impermeable surfaces. A minor positive effect is recorded in relation to SA objective 3.2: Flooding and water quality.

**6.24** The Green Belt presently helps to prevent the urban sprawl of the city of Bristol. The Green Belt also acts to preserve the character of settlements and areas of countryside that contribute to the setting of heritage assets in the plan area. The policy is therefore expected to result in respective significant positive and minor positive effects in relation to SA objective 3.4: Landscape/townscape and 3.5: Heritage. By helping to limit the amount of development in areas which are presently less developed and are likely to have value for ecology (much of which is undesignated) Policy SP7 is likely to help preserve wildlife in the District. A minor positive effect is recorded in relation to SA objective 3.6: Biodiversity.

## SP8: Housing

**6.25** Policy SP8 sets out the level of housing to be provided in North Somerset as well as by the settlements in the District. The effects of delivering the total level of development distributed across the District have been appraised in relation to Policy SP3 earlier in this chapter and given that this development comprises mostly residential uses, the expected effects are not repeated here. In general, more positive effects are expected in relation to the economic and social objectives and more negative effects are expected in relation to the environmental objectives.

**6.26** The amount of housing proposed for delivery in the District through Policy SP8 will meet the calculated need (14,902 dwellings) up to 2039. In addition to those effects identified for the spatial strategy included in the plan (i.e. Policy SP3), Policy SP8 is expected to have a significant positive effect in relation to SA objectives 2.1: Housing.



## SP9: Employment

**6.27** Policy SP9 sets out the amount of employment land to be provided in North Somerset as well as by broad settlements categories in the District. The effects of delivering the total level of development distributed across the District have been appraised in relation to Policy SP3 earlier in this chapter. In general, more positive effects are expected in relation to the economic and social objectives as a result of this policy and more negative effects are expected in relation to the environmental objectives. It is recognised that the proposed allocations for employment make up a smaller proportion of the overall proposed growth for the District than the proposed residential allocations. Therefore, the appraisal of Policy SP9 highlights where effects specific to these elements of development may result.

**6.28** The level of employment land provided for in the Local Plan (81ha) reflects the findings of the available evidence. It also builds in a buffer in the amount of land supplied in the event that support economic recovery in the District in the coming years is stronger than anticipated. The employment land allocations are mostly focussed at the main towns of the District (including towards the Junction 21 Enterprise Area by Weston-super-Mare) and towards the edge of Bristol, with some small scale employment land included at less developed locations to meet local needs. The sites included are located to respond to existing labour markets, have been demonstrated to be attractive to potential investors and have potential to support self-containment. As well as Policy SP9 promoting development which supports innovative ways of working, given the potential for the amount of employment land and its distribution across the District to allow for a high number of residents to access to jobs, meet the economic projects for the District and support economic growth in sustainable locations, significant positive effects are expected in relation to SA objectives 1.1: Access to jobs and 1.2: Economic wellbeing.

**6.29** The strategy for employment growth in the plan area includes a focus at the larger settlements where there is generally more potential for the reuse of previously developed land. The policy expressly states that the reuse of existing business sites and other brownfield land is to be given priority at the villages in

North Somerset. A minor positive effect is therefore expected in relation to SA objective 1.3: Optimal use of land. This is combined with a minor negative effect, however, given that a number of the sites proposed for employment use are greenfield and contain relatively large areas of agricultural soils of Grade 3 value or higher.

**6.30** The focus of employment land mostly at the larger settlements of the plan area will result in a large proportion of development occurring where existing infrastructure can support that growth. Furthermore, employees may make use of existing provisions at these settlements before and after working hours and during break times. A minor positive effect is therefore expected in relation to SA objective 1.4: Infrastructure.

**6.31** The distribution of employment development mostly across the main settlements in the District is also likely to help support access for residents to existing services and facilities, including those of importance in terms of health and wellbeing. Minor positive effects are therefore expected in relation to SA objective 2.3: Access to facilities and 2.5: Healthy living. Given the smaller level of provision proposed for the less developed locations within the District where service provision is weaker, minor negative effects are expected in combination with the minor positive effects recorded for these SA objectives. In addition to supporting access to essential service and facilities, the potential to support increased levels of self-containment in the District and its settlements will be of importance in terms achieving community cohesion in the area. The overall level of employment land proposed and its distribution mostly to larger population centres is likely to help achieve this aim and significant positive effect is expected in relation to SA objective 2.4: Community cohesion.

**6.32** Areas of the District are at risk of flooding from fluvial and tidal sources, particularly to the west towards the Severn Estuary. This includes part of the larger settlements and as such the focus of employment land at these locations may result in a higher number of people and businesses being affected by flood risk. The majority of the proposed employment sites are not identified as being susceptible to ground waterflooding although parts of Portishead to the east are within areas identified as having between 50% and 75% susceptibility to this type of flood risk. Furthermore, sites to the south east of Weston-super-Mare

have the potential to affect water quality given the presence of a SPZ and there are similar issues within much of Nailsea, to the east of Nailsea where proposed employment site allocations are located. Overall a minor negative effect is expected in relation to SA objective 3.2: Flood and water quality.

**6.33** Providing new employment land in North Somerset is likely to result in an increase in the number of journeys made for work on a regular basis. This is likely to have adverse implications for local congestion, air quality and carbon emissions. However, delivering this type of growth in step with planned housing growth at the larger settlements in the plan area will help support self-containment and may also help promote modal shift (particularly by walking and cycling) where sites are close to existing and new dwellings. Many residents presently rely on access to jobs in Bristol (with Weston-super-Mare and the other main settlements of importance for local commuting) and locating employment land to limit the need for residents to travel longer distances will help reduce car use. The main settlements in North Somerset also support access by public transport given the stronger existing connections (including by rail) at the larger settlements. A mixed significant positive and minor negative effect is therefore expected in relation to SA objective 3.3: Reduce car use.

**6.34** The majority of the employment sites are located within the existing urban areas and at other locations in the District the re-use of brownfield land is to be supported for this type of use. Furthermore, at the villages, employment growth should be of an appropriate scale and character. It is therefore expected that the employment growth set out in the Local Plan will have more limited impacts on local landscape character given that the most disturbed areas and areas potentially most vulnerable to change are within the open countryside. Overall, a minor negative effect is expected in relation to SA objective 3.4: Landscape.

**6.35** Delivering a large proportion of employment development towards the larger settlements in the District has the potential to affect the settings of a number of heritage assets given that many of these assets are found within or close to the settlement boundaries. There is potential for the proposed employment sites at Clevedon to adversely affect the settings of a number of Grade II Listed Buildings. Furthermore, employment land included at Portishead and Backwell is in relatively close proximity to Listed Buildings as well as

Backell West Town and Portishead West Hill and Welly Bottom Conservation Areas, respectively. The requirement included in the policy that employment development at the villages will be supported where it is of an appropriate scale and character is likely to help preserve the settings of heritage assets at these locations. Overall, a minor negative effect is expected in relation to SA objective 3.5: Heritage.

**6.36** The delivery of new employment development in the plan area will require some level of greenfield land take which will have adverse effects in relation to biodiversity. Construction activities and activities associated with the occupation of new buildings for business will result in some habitat loss, fragmentation and disturbance. The proposed employment development is expected to result in more limit impacts than the housing growth over the plan period given its smaller scale and the direction of much of this growth to already developed areas. While these areas may hold some biodiversity value, they are likely to be less sensitive than more disturbed countryside locations. However, given that much of the District lies within the Horseshoe Bat Zone A, B or C or the Greater Horseshoe Bat Juvenile Sustenance Zone associated with the North Somerset & Mendip Bats SAC, a majority of the employment development will occur where there is a need to consider impacts relating to this designation. The employment development at Nailsea and Backwell and Yatton falls within Horseshoe Bat Zones A and B, highlighting the potential for particular sensitivities at these locations. Furthermore, Biddle Street, Yatton SSSI is in relatively close proximity to the development proposed for Yatton. Overall a significant negative effect is expected in relation to SA objective 3.6: Biodiversity.

## SP10: Transport

**6.37** This policy is likely to have significant positive effects on SA objectives 3.1: Renewable Energy and 3.3: Reduce car use due to the measures set out to encourage the use of sustainable transport in place of private cars. While the policy does require adequate car parking to be provided in new developments, it is recognised that this is required as inadequate parking provision may have other adverse environmental effects and this part of the policy is not considered

to detract from the overall significant positive effect that is likely in relation to SA objective 3.3. A minor positive effect is likely in relation to SA objective 2.5: Healthy living as increased levels of walking and cycling will benefit public health, and a minor positive effect is also likely in relation to SA objective 1.1: Access to jobs as the provisions of the policy should improve access to jobs for many people, particularly those without access to a car.

## SP11: Historic and Natural Environment

**6.38** The primary purpose of this policy is to protect and enhance the natural and built environment; therefore significant positive effects are expected in relation to SA objectives 3.4: Landscape/townscape, 3.5: Heritage and Biodiversity. The policy includes a range of criteria relating to the protection of the local landscape and character and to protecting biodiversity and achieving biodiversity net gain. It also seeks to improve access to the countryside which will have a minor positive effect on SA objective 2.5: Healthy living. A minor positive effect is also likely in relation to SA objective 1.3: Optimal use of land as the policy requires the protection of best and most versatile agricultural land.

## SP12: Minerals

**6.39** An important purpose of this policy is to protect mineral resources from sterilisation by non-mineral development through the identification of a Mineral Safeguarding Area for carboniferous limestone and by preventing inappropriate development on existing and recently permitted minerals workings. There are currently two active quarries, a mineral safeguarding area, a Preferred Area and an Area of Search for minerals working. Minor positive effect are expected in relation to SA objective 1.2: Economic Wellbeing as the safeguarding of existing and future mineral workings could offer job opportunities during the preparation of the site and while the site functions as a working quarry, positively impacting on the local economy. However, job opportunities will likely be distant from settlements and accessible by private car only. Therefore, mixed minor positive and minor negative effect are expected in relation to SA objective 1.1: Access to

jobs and minor negative effects are expected in relation to SA objective 3.3: Reduce car usage.

**6.40** The land safeguarded and existing mineral workings are designated as Green Belt. However, two existing quarries lie within the safeguarded area so the effects on the Green Belt are less likely to be significant. Therefore, negligible negative effects are expected in relation to SA Objective: 1.3: Optimal use of land.

**6.41** The safeguarding of areas for minerals working could limit new residential development. However, due to the rural location of the safeguarded area, the effect is likely to be limited. Therefore, negligible effects are expected in relation to SA objectives 2.1: Housing and 2.2: Affordable housing.

**6.42** The area safeguarded lies between Nailsea and Backwell and Potters Hill and Felton, creating potential negative effects on residents living in the settlement if the area was to be developed. However, there are already existing working quarries within the area, and impacts of minerals working are controlled by conditions on planning consents. Therefore, negligible effects are expected in relation to SA objective 2.4: Community cohesion. Due to the rural location of the safeguarded area and existing and future mineral working, access to services and facilities will be limited. Therefore, negligible mixed with minor negative effects are expected in relation to SA objective 2.3: Access to facilities.

**6.43** Any development of the safeguarded area would likely have a negative impact on the landscape and detract from the visual attractiveness of the area, but these impacts are likely to be temporary prior to eventual restoration. There are a number of historic monuments within the safeguarded area which could be impacted by any development, depending on the extent of mineral extraction which will be determined at the planning application stage with regard to relevant policies. Within the existing areas of mineral workings and the safeguarded area there is limited biodiversity interest. Therefore, a negligible effect is expected in relation to SA objective 3.6: Biodiversity while there could be minor negative effects on SA objectives 3.4: Landscape/townscape and 3.5: Heritage.

## SP13: Waste

**6.44** The primary purpose of this policy is to support the waste hierarchy regarding new waste management facilities. The policy outlines requirements for development proposals involving waste management to be sensitively designed and sited to minimise their environmental impact including in relation to residential living conditions. Therefore minor positive effects are identified in relation to SA objectives 2.5: Healthy living and SA objective 3.6: Biodiversity.

## Locational Policies

**6.45** Given the area specific nature of the Locational Policies, the appraisal of the policies in this section of the Local Plan have been presented individually. Text explaining the justification for the effects identified is presented below each of the tables setting out the effects for each of the policies in question.

## LP1: Strategic Location: Wolvershill (north of Banwell)

**6.46** The likely effects of the Strategic Location for development are summarised in Table 6.2 below and are described below the table. The appraisal of this location for development was initially undertaken on a 'policy off' basis, in that it was assessed on the basis of the red line boundary only, without taking into account any policy requirements. This assessment (i.e. the appraisal of site LUC 135) is presented in Chapter 5. That 'policy off' appraisal is presented alongside the 'policy on' appraisal below, for ease of reference. The policy on appraisal takes the policy off appraisal as a starting point, but takes into account the requirements of the policy itself.



**Table 6.2: Likely SA effects of Policy LP1**

SA Objective	Policy Off (site equivalent to LUC_135)	Policy On (LP1)
1.1: Access to jobs	++	++/0
1.2: Economic wellbeing	+	++
1.3: Optimal use of land	--?	--?
1.4: Infrastructure	0	+
2.1: Housing	0	0
2.2: Affordable housing	++	++
2.3: Access to facilities	--	+
2.4: Community cohesion	+	++
2.5: Healthy living	+	++
3.1: Renewable energy	0	0
3.2: Flooding and water quality	0	+
3.3: Reduce car use	++	++
3.4: Landscape/townscape	--	+/-?
3.5: Heritage	?	+?
3.6: Biodiversity	-	++/-

**6.47** A significant positive effect is expected for SA objective 1.1: Access to jobs, as new residents at the strategic site will be able to access jobs in Weston-Super-Mare, given the proximity of the town. The significant positive effect will be further enhanced by the policy requirement to provide new employment and to provide walking, cycle and public transport links with Weston-Super-Mare and employment areas. This, along with the provision of new services and facilities, as well as the site's proximity to a railway station,



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will reduce the need to travel by car, resulting in a significant positive effect on SA objective 3.3: Reduce car use.

**6.48** Policy LP1 requires provision of new educational facilities, resulting in a significant positive effect for SA objective 1.2: Economic wellbeing (note that the policy off appraisal did not assume new school provision).

**6.49** A potential but uncertain significant negative effect is recorded for SA objective 1.3: Optimal use of land as the site consists primarily of Grade 3 agricultural land; however it is not known if this is Grade 3a (classified as high quality) or Grade 3b (which is not).

**6.50** As Policy LP1 requires development to be integrated with the design and delivery of the Banwell Bypass, to provide new services and facilities including schools, and provide new active travel infrastructure, minor positive effects are expected for SA objective 1.4: Infrastructure.

**6.51** Significant positive effects are expected for SA objective 2.2: Affordable housing as Wolverhill contains an area within the 20% most deprived in terms of barriers to housing and services. The policy requires provision of a new local centre, community space, recreation facilities and improved sustainable transport links, resulting in a minor positive effect for SA objective 2.3: Access to services.

**6.52** Provision of new services and facilities, as well as the requirement in Policy LP1 to encourage integration with the existing settlement of Banwell, is expected to result in a significant positive effect for SA objective 2.4: Community cohesion.

**6.53** Significant positive effects are expected for SA objective 2.5: Healthy living as the policy requires development to provide active travel links, green infrastructure, recreation facilities including playing pitches and open space, as well as habitat enhancement, which may help improve people's connection to nature, and mitigation of noise impacts.

**6.54** This site is not within an area identified as being at risk of flooding or within an SPZ, but the policy requires effective management and treatment of surface water, resulting in minor positive effects for SA objective 3.2: Flooding.

**6.55** This site lies within 350m of the Mendip Hills AONB and therefore has potential to adversely affect its setting. Policy LP1 requires development to respect the landscape setting and minimise impact on the AONB, therefore the policy is likely to ensure significant adverse effects are mitigated but may still result in a minor level of harm. However, the policy also requires development to be attractive, incorporate green infrastructure, good design and placemaking. Overall mixed minor positive and minor negative uncertain effects are recorded for SA objective 3.4: Landscape/townscape.

**6.56** A potential but uncertain minor positive effect is expected for SA objective 3.5: Heritage as Policy LP1 requires heritage features to be integrated into development; however, the detailed effects of the development on any nearby heritage features cannot be known at this stage.

**6.57** This site is within consultation zones B and C for the North Somerset and Mendip Bats SAC, as well as being within 250m of priority habitat and local wildlife sites. However, the policy requires development to deliver ecological, habitat and environmental enhancement, with requirements for wildflower planting and for the eastern fringe of the development to be a focus for ecological and environmental mitigation, particularly in relation to horseshoe bats. As such, mixed significant positive and minor negative effects are expected in relation to SA objective 3.6: Biodiversity.

**6.58** Negligible effects are recorded for all other SA objectives.

## LP2: Housing, Employment and Mixed use Allocations

**6.59** Policy LP2 sets out the housing, employment mixed use allocations included in the Local Plan that in effect comprise the spatial strategy for the District. The spatial strategy for North Somerset (as included in the Local Plan through Policy SP3) has been appraised earlier in this chapter and is not represented here. The appraisal of the site specific requirements for the strategic growth location set out in Schedule 1 associated with Policy LP4 (i.e. Wolverhill (north of Banwell) has been included as part of the detailed appraisal work for the policy which allocates that site (Policy LP1) earlier in this chapter.

## LP3: Educational, Sporting, Leisure, and Community Use

**6.60** Policy LP3 sets out site allocations for educational, sporting, leisure and community facilities. The likely effects of Policy LP3 are summarised in Table 6.3 below and are described in the below table.

**Table 6.3: Likely SA effects of Policy LP3**

SA Objective	LP3
1.1: Access to jobs	+
1.2: Economic wellbeing	+
1.3: Optimal use of land	+/-
1.4: Infrastructure	++
2.1: Housing	0

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SA Objective	LP3
2.2: Affordable housing	0
2.3: Access to facilities	-
2.4: Community cohesion	+
2.5: Healthy living	+
3.1: Renewable energy	+
3.2: Flooding and water quality	-
3.3: Reduce car use	-
3.4: Landscape/townscape	-
3.5: Heritage	-
3.6: Biodiversity	-

**6.61** The development of new educational, sporting, leisure, and community facilities will provide employment during the construction and operational phases of the developments. The new educational, sporting, leisure, and community use allocations lie on the edge of settlements and will be able to take advantage of existing transport infrastructure including public transport and active travel networks. Therefore, a minor positive effect is expected in relation to SA Objective 1.1: Access to Jobs. Access to new employment opportunities and the extension and development of new education facilities will improve economic wellbeing across the District. Three new primary schools, two new secondary schools; an expansion to a multiple learning difficulties school; and a social, emotional and mental health school provision are proposed providing improved accessibility to educational facilities across the District and addressing any capacity issues. Therefore, minor positive effects are expected in relation to SA Objective 1.2: Economic Wellbeing.

**6.62** Mixed minor positive and negative effects are expected in relation to SA Objective 1.3: Optimal Use of Land. A mix of greenfield and brownfield sites are to be developed to offer new educational facilities and expansion to existing

educational facilities. The extension to a car park at the village hall in Portbury will likely have a negative effect on use of land as the land is classified as Grade 1 (excellent) on the Agricultural Land Classification. The remaining site allocations fall within Grade 3 (Good to moderate) on the Agricultural Land Classification. However, one of the site allocations relates to the creation of allotments which is a positive use of land through the promotion of land for food growing and the site remaining as greenfield land.

**6.63** A significant positive effect is expected in relation to SA Objective 1.4: Infrastructure. The policy references Schedule 4 which details the various educational infrastructure that will be supported on proposed site allocations. There is the potential that new educational facilities will increase private car use, putting strain on existing transport infrastructure. However, the location of the proposed sites within settlement boundaries or on the edge of settlements should be able to make use of existing public transport and active travel networks. The proposed site allocation for a car park at village hall, Portbury could likely increase private car use but with the rural location of the site, public transport is likely to be limited. A minor negative effect is therefore recorded in relation to SA Objective: 3.3 Reduce Car Use.

**6.64** All of the proposed sites are relatively well-related to a range of settlements across the District. It is expected that access from the proposed sites to residential areas where potential users of the facilities will live would therefore be reasonable. Overall a minor positive effect is expected in relation to SA objective 2.3: Access to facilities. The allocation of accessible allotments and playing fields will add to the facilities available within the Backwell and Weston-super-Mare supporting active and healthy lifestyles. The delivery of a number of new schools (primary and secondary) has the potential to affect community cohesion. Therefore, minor positive effects are expected in relation to SA Objective 2.4: Community Cohesion and SA Objective 2.5: Healthy Living.

**6.65** Mixed minor positive and negligible effect are expected in relation to SA Objective 3.1: Renewable Energy. While energy consumption will increase as a result of development. there may be potential to incorporate the use of

renewable energy and environmentally friendly initiatives within the developments.

**6.66** The majority of the site allocations lie within Flood Zone 2 at a risk of tidal and fluvial flood risk particularly along the coastal areas of Weston-super-Mare, Clevedon and Yatton. Flood mitigation may be required to mitigate any negative impacts as a result of development. A minor negative effect is therefore expected in relation to SA Objective 3.2: Flooding and Water.

**6.67** The Winterstoke Village East; Parklands Village; Parklands Village North; Parklands Village Central; Portbury Village Hall; and land at Ladymead Lane, Churchill/Langford site allocations all lie within areas of high landscape sensitivity. Development at these site allocations will likely detract from the visual attractiveness of the sites and could lead to a detrimental impact on the landscape or character of the area. Village Hall at Kewstoke; land south of Church Lane, Backwell; land at Batch, Yatton; and land adjacent to Brookfield Walk, Clevedon site allocations all lie within areas of low landscape sensitivity. Therefore, a minor negative effect is recorded in relation to SA Objective 3.4: Landscape/townscape.

**6.68** The development of the site allocations is likely to have impacts on the setting of heritage assets. A number of sites are in close proximity to designated heritage assets. There is no specific requirement for mitigation relating to the historic environment in the policy and a minor negative effect is expected in relation to SA objective 3.5: Heritage. The majority of sites allocations lie within one of the zones designated as being of importance for Horseshoe Bats. The site allocation next to Village Hall, Kewstoke lies close to Severn Estuary SSSI and a number of different wildlife sites. The proposed site allocation at the Batch, Yatton lies in close proximity to Biddle Street, Yatton SSSI and a current wildlife set which has high biodiversity interest. Both proposed site allocations have the potential for development to have an adverse effect on biodiversity. Therefore, a minor negative effect is expected for SA Objective 3.6: Biodiversity.

## LP4: Settlement Boundaries

**6.69** Policy LP4 sets out the approach for the settlement boundaries in the District. This includes requirements for the extension of residential curtilages into the countryside. The likely effects of Policy LP4 are summarised in Table 6.4 below and are described below the table.

**Table 6.4: Likely SA effects of Policy LP4**

SA Objective	LP4
1.1: Access to jobs	+
1.2: Economic wellbeing	0
1.3: Optimal use of land	+
1.4: Infrastructure	0
2.1: Housing	0
2.2: Affordable housing	0
2.3: Access to facilities	++
2.4: Community cohesion	++
2.5: Healthy living	+
3.1: Renewable energy	0
3.2: Flooding and water quality	0
3.3: Reduce car use	++
3.4: Landscape/townscape	+
3.5: Heritage	+/-
3.6: Biodiversity	+

**6.70** Policy LP4 is expected to support access to jobs through the definition of settlement boundaries in the plan area and directing much of the development over the plan period to these locations where higher concentrations of existing businesses are located. A minor positive effect is therefore expected in relation to SA objective 1.1: Access to jobs. These locations contain the highest amounts of existing brownfield land in the District and therefore a minor positive effect is also recorded in relation to SA objective 1.3: Optimal use of land.

**6.71** Significant positive effects are expected for SA objectives 2.3: Access to facilities and 2.4: Community cohesion. Defining up to date settlement boundaries for the plan area is likely to help ensure that much of the development over the plan period will occur at settlements in North Somerset where there is better access to existing services and facilities. Access to community services and facilities at these areas will support a degree of community cohesion. Furthermore, there is potential for new growth at existing settlements to support the incorporation of new provisions that will benefit new residents as well as those already within those settlements.

**6.72** Many of the settlements in the plan area provide good access to healthcare facilities and open spaces that will support good levels of public health among residents. Furthermore, the close proximity of services and facilities at settlements in the plan area is likely to support travel by active modes. A minor positive effect is expected in relation to SA objective 2.5: Healthy living. The settlements in the plan area also provide better access to public transport services than at the more rural locations. Therefore, a significant positive effect is expected in relation to SA objective 3.3: Reduce car use.

**6.73** Limiting most development to within the settlements within the District is likely to help preserve the openness of the countryside and key gaps between settlements. It will also help to limit the impacts on presently less developed and more undisturbed locations in terms of biodiversity. Furthermore, while the policy does allow for some extensions to residential curtilages, including the extension into the countryside, there is a requirement for this type of development not to harm the character of the surrounding area. While amendments to settlement boundaries have been included through Schedule 5



associated with this policy, these changes mostly account for logical updates and new settlements boundaries where development is already present. Minor positive effects are therefore expected in relation to SA objectives 3.4: Landscape/townscape and 3.6: Biodiversity.

**6.74** The existing the character of the countryside is of importance for the setting of many heritage assets in the plan area. However, the inclusion of settlement boundaries which is likely to result in a high proportion of overall development coming forward over the plan period within settlements is likely to result in effects on the settings of numerous heritage assets. This is considered likely given that the majority of heritage assets are found within settlements of North Somerset. A mixed minor positive and minor negative effect is therefore expected in relation to SA objective 3.5: Heritage.

## LP5: Town Centre Hierarchy

**6.75** Policy LP5 sets out the approach to the town centre hierarchy and town centre uses for the District. The likely effects of Policy LP5 are summarised in Table 6.5 below and are described below the table.

**Table 6.5: Likely SA effects of LP5**

SA Objective	LP5
1.1: Access to jobs	+
1.2: Economic wellbeing	+
1.3: Optimal use of land	+?
1.4: Infrastructure	0
2.1: Housing	0
2.2: Affordable housing	0

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SA Objective	LP5
2.3: Access to facilities	++
2.4: Community cohesion	+
2.5: Healthy living	+
3.1: Renewable energy	0
3.2: Flooding and water quality	0
3.3: Reduce car use	+
3.4: Landscape/townscape	+
3.5: Heritage	0
3.6: Biodiversity	0

**6.76** Policy LP5 is expected to help promote the sustainable growth, regeneration and viability of the town, district and local centres in North Somerset and to ensure that town centre uses in other locations do not divert footfall from these locations. Given the role these locations play in terms of access to jobs (for example in the service sector and retail) as well as the overall economic success of the District, minor positive effects are expected for SA objectives 1.1: Access to jobs and 1.2: Economic wellbeing. This policy may encourage re-use and regeneration of land in town, district and local centres, resulting in minor positive uncertain effects for SA objective 1.3: Optimal use of land.

**6.77** Policy LP5 will help support the maintenance and delivery of new services and facilities in accessible locations, through resisting loss of small-scale shops and other businesses, and supporting new proposals for town centre uses. The policy also requires town centre uses to support the creation of an accessible centre and improve the mix of uses, which will help minimise the number of trips residents need to take to meet their day to day needs. This is expected to result in significant positive effects for SA objective 2.3: Access to facilities, and minor positive effects for SA objectives 2.4: Community cohesion and 3.3: Reduce car use. In addition, the policy requires town centre development to support the

creation of a comfortable, safe, attractive and accessible town centre, which may support mental health of residents and encourage residents to walk and cycle. As such, minor positive effects are also expected on SA objective 2.5: Healthy living.

**6.78** Requiring development to be of an appropriate scale and contribute to an attractive environment is likely to result in minor positive effects for SA objectives 3.4: Landscape/townscape.

## LP6: Extent of the Green Belt

**6.79** Policy LP6 sets out the boundaries of the Green Belt in North Somerset, including boundary changes to release and add land to the designation. The likely effects of Policy LP6 are summarised in Table 6.6 below and are described below the table.

**Table 6.6: Likely SA effects of LP6**

SA Objective	LP6
1.1: Access to jobs	+
1.2: Economic wellbeing	0
1.3: Optimal use of land	+/-
1.4: Infrastructure	0
2.1: Housing	+
2.2: Affordable housing	0
2.3: Access to facilities	+
2.4: Community cohesion	+
2.5: Healthy living	+

SA Objective	LP6
3.1: Renewable energy	0
3.2: Flooding and water quality	+
3.3: Reduce car use	+
3.4: Landscape/townscape	++/--
3.5: Heritage	+/-
3.6: Biodiversity	+

**6.80** The extent of the Green Belt in North Somerset will direct much of the housing growth over the plan period to the existing settlements where job opportunities are more accessible. A minor positive effect is therefore expected in relation to SA objective 1.1: Access to jobs. By helping to focus much of the growth at locations within settlements, the policy is expected to help promote the reuse of brownfield urban sites, in line with the purposes of Green Belt set out in paragraph 138 of the NPPF. However, the policy also releases some greenfield land from the Green Belt for development at Colliter’s Way and Bristol Airport. Overall a mixed minor positive and minor negative effect is expected in relation to SA objective 1.3: Optimal use of land.

**6.81** The designation of land within the Green Belt limits the potential for housing development to be acceptable at many locations. It is anticipated that there are still sites suitable in the District so that the local housing need can be met elsewhere. Furthermore, the release of land from the Green Belt for residential development at the location set out in the policy will contribute to meeting this need and therefore a minor positive effect is expected in relation to SA objective 2.1: Housing.

**6.82** The Green Belt boundaries in the plan area will also help to direct a high proportion of new residents to locations where there is better access to services and facilities at the settlements of North Somerset. This is likely to include those services and facilities that support the successful functioning of communities in the plan area, such as meeting halls and facilities for recreation. Furthermore,

limiting the delivery of development in a wider distribution is likely to support the achievement of critical mass at which a wide range of services and facilities might be supported. Minor positive effects are therefore expected in relation to SA objectives 2.3: Access to facilities and 2.4: Community cohesion. The achievement of a more compact form of development in the District is also likely support increased modal shift, including travel by walking and cycling which will have associated health benefits and minor positive effects are recorded in relation to SA objectives 2.5: Healthy living and 3.3: Reduce car use.

**6.83** Limiting the encroachment of development into the open countryside and promoting the redevelopment of brownfield urban land will also help to limit the proliferation of impermeable surfaces in North Somerset. As such, natural drainage patterns are less likely to be disturbed and a minor positive effect is expected in relation to SA objective 3.2: Flooding and water quality.

**6.84** While the designation is expected to help prevent encroachment on the countryside and preserve its openness and character, the release of Green Belt land to allow for residential development at Colliter's Way may have impacts on the landscape in that area. The Green Belt Assessment undertaken to support the release of parcels from the designation concluded that the land north of Colliter's Way is appropriate for release and would result in limited harm to the Green Belt purposes. The designation of additional Green Belt land to the south of Nailsea will help maintain the gap between Nailsea and Backwell, benefitting the landscape in that area.

**6.85** Those settlements which are now inset from the Green Belt have been assessed in terms of the contribution that the open character of the village makes to the openness of the Green Belt. Therefore, it has been demonstrated that the change to the Green Belt in relation to inset settlements will not significantly adversely affect the existing openness of the countryside. Furthermore, the changes to settlement boundaries have been made to correct inconsistencies and anomalies with no new greenfield development sites included at these smaller settlements and therefore it is not expected that any further encroachment into the countryside would result. Overall a mixed significant positive and significant negative effect is expected on SA objective 3.4: Landscape/townscape.

**6.86** The release of land from the designation for development also has the potential for impacts on the settings of nearby heritage assets. Heritage assets in North Somerset are mostly found within the existing settlements and the Green Belt designation has the potential to direct development to these locations with potential for impacts upon the respective settings of these assets. A minor negative effect is therefore expected in relation to SA objective 3.5: Heritage. Given that the Green Belt boundaries in North Somerset will limit development at many locations where the open countryside contributes to the setting of heritage assets, a minor positive effect is expected in combination. Furthermore, the land purposed for release is mostly free of biodiversity designations. Helping to limit the encroachment of development into relatively undeveloped and undisturbed countryside locations will help to maintain the wildlife value of these areas. A minor positive effect is therefore expected for this policy in relation to SA objective 3.6: Biodiversity.

## LP7: Strategic Gaps

**6.87** Policy LP7 sets out the approach to limiting the merging of settlements and sets out the requirement that proposed developments within strategic gaps will be required to meet. The likely effects of Policy LP7 are summarised in Table 6.7 below and are described in the below table.

**Table 6.7: Likely SA effects of LP7**

SA Objective	LP7
1.1: Access to jobs	-
1.2: Economic wellbeing	-
1.3: Optimal use of land	++
1.4: Infrastructure	0
2.1: Housing	-

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SA Objective	LP7
2.2: Affordable housing	-
2.3: Access to facilities	+
2.4: Community cohesion	+
2.5: Healthy living	+
3.1: Renewable energy	0
3.2: Flooding and water quality	+
3.3: Reduce car use	+
3.4: Landscape/townscape	++
3.5: Heritage	++
3.6: Biodiversity	+

**6.88** Minor negative effects are expected for SA Objectives 1.1: Access to Jobs and 1.2: Economic Wellbeing as restricting development of land for employment opportunities within Strategic Gaps under policy LP7 could adversely affect economic wellbeing and access to jobs. However, the Strategic Gap is not an absolute constraint to economic development as some sites may meet the criteria set out in the policy.

**6.89** The protection of Strategic Gaps directs development away from greenfield land towards the regeneration and re-use of brownfield land. Development is promoted in the most sustainable locations within settlement boundaries and brownfield land where possible. A significant positive effect is therefore expected in relation to SA Objective 1.3: Optimal Use of Land.

**6.90** Minor negative effects are expected in relation to SA Objectives 2.1: Housing and 2.2: Affordable Housing. The protection of strategic gaps restricts the allocation of housing sites to help meet North Somerset’s market and affordable housing need. However, housing development required within

Strategic Gaps will be permitted where it meets the criteria set out in Policy LP7; therefore the negative effect is not considered to be significant.

**6.91** Minor positive effects are expected for SA Objectives 2.3: Access to facilities and 2.4: Community cohesion. The allocation of Strategic Gaps could have a limited effect on community cohesion by preventing overburdening of facilities and service caused by sprawling of settlements. Potential new growth required on the edge of settlements will be directed towards or within settlement boundaries, encouraging easier access to services and facilities via active travel modes. Therefore, a minor positive effect is also expected on SA Objective 2.5: Healthy Living. Directing proposed development away from Strategic Gaps and towards or within settlement boundaries could provide better access to public transport. Therefore, a minor positive effect is also expected in relation to SA Objective 3.3: Reduce car use.

**6.92** Weston-super-Mare and Hutton Strategic Gap; Weston-super-Mare and Locking Strategic Gap and majority of Yatton and Congresbury Strategic Gap lie within Flood Zone 2. Limiting new development within these Strategic Gaps will reduce surface water flooding risk and lower the overall flood risk to the area by maintaining greenspace between settlements. Therefore, a minor positive effect is expected on SA Objective 3.2: Flooding and Water Quality.

**6.93** Strategic Gaps between settlements can play an important role in maintaining local character and therefore protecting local heritage assets. The inclusion of strategic gaps prevents sprawling of settlements which would be detrimental to a settlement's identity, individual character and landscape setting. Therefore, protecting the setting and character of a settlement should result in significant positive effects in relation to SA Objectives 3.4: Landscape/townscape and 3.5: Heritage. Development within Strategic Gaps will only be permitted where the identity and character of a settlement and landscape setting is not harmed.

**6.94** A minor positive effect is expected in relation to SA Objective 3.6: Biodiversity. Limiting development within Strategic Gaps is likely to help preserve the rural character and maintain separation between settlements. It



will also help to reduce the impacts on more undisturbed and less developed areas in terms of biodiversity. The protection of the Strategic Gap between Yatton and Congresbury will protect the integrity of the Biddle Street SSSI and prevent any detrimental impact to current wildlife sites and maintain wildlife networks.

## LP8: Transport Infrastructure Allocations and Safeguarding

**6.95** Policy LP8 lists land that is allocated or safeguarded to deliver transport related schemes in the District. This includes improvements to a number of existing services as well as the delivery of sustainable transport schemes. The likely effects of Policy LP8 are summarised in Table 6.8 below and are described in the below table.

**Table 6.8: Likely SA effects of LP8**

SA Objective	LP8
1.1: Access to jobs	+
1.2: Economic wellbeing	+
1.3: Optimal use of land	--?/+
1.4: Infrastructure	++
2.1: Housing	+
2.2: Affordable housing	0
2.3: Access to facilities	+
2.4: Community cohesion	+
2.5: Healthy living	+

SA Objective	LP8
3.1: Renewable energy	0
3.2: Flooding and water quality	0
3.3: Reduce car use	++/-
3.4: Landscape/townscape	-
3.5: Heritage	-
3.6: Biodiversity	-

**6.96** The provision of transport infrastructure over the plan period will be of importance to ensure that new and existing residents have good access to jobs. As the population grows and sites are built out, transport mitigation (including sustainable transport schemes) will be required to limit increases in congestion. A minor positive effect is therefore expected in relation to SA objective 1.1: Access to jobs. Ensuring that both employees and suppliers can access employment areas will be of importance to supporting investment in the plan area and as such a minor positive effect is also recorded in relation to SA objective 1.2: Economic wellbeing.

**6.97** Many of the schemes set out in Policy LP10 are improvements to existing infrastructure and as such the requirement for the use of greenfield land at these locations is likely to be limited. However, schemes such as Banwell and Barrow Gurney Bypasses would involve a substantial amount of greenfield land to be developed. These areas take in portions of agricultural land that are of Grade 3 value or higher and therefore an overall mixed minor positive and significant negative effect is expected in relation to SA objective 1.3: Optimal use of land. The significant negative effect is uncertain given that the split of Grade 3 between Grade 3a (good quality) and Grade 3b value (moderate quality) is unknown.

**6.98** Through the inclusion of various allocations and safeguarding, the policy will support the delivery of new transport infrastructure in itself. It will also support residents' access to existing and new community facilities. Therefore, a

significant positive effect is expected in relation to SA objective 1.4: Infrastructure. The transport mitigations set out in the policy will also be required to make a number of proposed housing sites included in the Local Plan, sustainable and viable. A minor positive effect is therefore also recorded in relation to SA objective 1.5: Housing. The support that the policy provides in terms of access to services and facilities essential for meeting the needs of residents from day to day, both in the District and surroundings, means that minor positive effects are also recorded in relation to SA objectives 2.3: Access to facilities, 2.4: Community cohesion and 2.5: Healthy living. The policy includes land for the creation of an active travel link between Locking Parklands and East of Weston which is likely to have additional benefits in relation to the health and wellbeing of residents in this area.

**6.99** The policy includes numerous schemes which will support modal shift. The railway improvements included in the policy, incorporating the reopening of Portishead Passenger Rail Line, rapid bus transit improvements for Weston and mass transit improvements from Bristol Centre to Bristol Airport are considered the most substantial of these. However, the inclusion of transport schemes such as bypass roads, which may result in induced demand in relation to car travel are unlikely to support a move towards sustainable transport and may result in increased air pollution and carbon emissions in the District. It is, however, recognised that these schemes are likely to be of importance in terms of limiting congestion in parts of North Somerset. Overall a mixed significant positive and minor negative effect is expected in relation to SA objective 3.3: Reduce car use.

**6.100** The most substantial infrastructure schemes set out in Policy LP10 fall outside of areas assessed for their landscape value and are not within or within close proximity of the Mendip Hills AONB. However, the greenfield land take involved in their delivery could result in impacts relating to the existing character and the openness of these areas. Given that the Barrow Gurney Bypass would lie within the Green Belt, the delivery of this scheme could have particular implications in relation to openness and encroachment into the countryside. A minor negative effect is expected in relation to SA objective 3.4: Landscape/townscape. The majority of the transport schemes detailed in Policy LP10 are not in close proximity to heritage assets in the District. However, the

re-opening of the Portishead Passenger Rail Line would likely require extensive works that could have implications for the settings of heritage assets in the settlement which are mostly concentrated at the Conservation Areas towards its central, northern and southern areas. A minor negative effect is therefore expected in relation to SA objective 3.5: Heritage.

**6.101** The transport schemes detailed in Policy LP10 are also relatively unconstrained in terms of biodiversity assets. However, the greenfield land take involved in the delivery of some schemes and their subsequent use for vehicular travel is likely to result in species being displaced and habitats being fragmented and disturbed, as well as potentially affected by emissions from traffic. Furthermore, the majority of the schemes lie within Horseshoe Bat Zone C associated within the North Somerset and Mendip Bat SAC. While it is recognised that the design of transport schemes might be tailored to limit the potential for effects relating to bats, a precautionary approach is taken and a minor negative effect recorded in relation to SA objective 3.6: Biodiversity.

## LP9: Bristol Airport

**6.102** Policy LP9 sets out the approach to development of facilities to support the operation of Bristol Airport at the defined Green Belt inset. The likely effects of Policy LP9 are summarised in Table 6.9 below and are described below the table.

**Table 6.9: Likely SA effects of LP9**

SA Objective	LP9
1.1: Access to jobs	+
1.2: Economic wellbeing	++
1.3: Optimal use of land	0
1.4: Infrastructure	+

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SA Objective	LP9
2.1: Housing	0
2.2: Affordable housing	0
2.3: Access to facilities	0
2.4: Community cohesion	0
2.5: Healthy living	+
3.1: Renewable energy	+
3.2: Flooding and water quality	0
3.3: Reduce car use	--/+
3.4: Landscape/townscape	+
3.5: Heritage	+
3.6: Biodiversity	+

**6.103** Bristol Airport is well-connected to the city of Bristol via regular dedicated bus services which also serve a limited number of stops within North Somerset. The policy requires that development allows for modal shift to public transport to serve the airport which is likely to help support access to jobs for those without access to a car. The airport is an important employer in the District and supporting the delivery of facilities that ensure its safe and sustainable operation is likely to protect its existing role in the wider area. The policy also specifically requires that new development ensures that benefits to the local economy are maximised. A minor positive effect is therefore expected in relation to SA objective 1.1: Access to jobs and a significant positive effect is expected in relation to SA objective 1.2: Economic wellbeing.

**6.104** The policy requires that proposals for the airport are supported by a surface access strategy with identified funding and trigger points. Development at this location should also be supported by improvements to the local highway network (including those supporting active modes). Given the infrastructure requirements relating to proposals for the airport a minor positive effect is

expected in relation to SA objective 1.4: Infrastructure. The requirement for new infrastructure which will support active modes of transport is also expected to benefit public health in the area. While the continuing operational of the airport could have implications for the residential amenity and health and wellbeing of local people, the policy requires that noise pollution is mitigated (or residents are appropriately compensated) where the operation of the airport could have adverse impacts. A minor positive effect is therefore expected in relation to SA objective 2.5: Health living.

**6.105** The policy requires that development maximised opportunities for renewable energy generation. Therefore a minor positive effect is identified in relation to SA objective 3.1: Renewable energy.

**6.106** The support for the use of more active modes and public transport in relation to Bristol Airport is likely to help limit the potential for increased congestion, air pollution and greenhouse gas emissions associated with its operation. Adverse impacts relating to air quality and climate change are specifically required to be minimised and mitigated by the policy. However, the continuing operation and potential future growth of the airport is likely to have implications in terms of contribution the District makes to climate change given the proportion of trips that will be made to the airport by car and the impacts the aviation industry has in relation to carbon emissions. An overall mixed significant negative and minor positive effect is expected in relation to SA objective 3.3: Reduced car use.

**6.107** The Green Belt inset is not proposed to be changed through the policy and therefore the area free from Green Belt policy has not been amended. The policy requires that proposals for the airport minimise and mitigate impacts relating to visual and landscape value and biodiversity. The airport surroundings contain a number of Wildlife Sites and Felton Common Local Nature Reserve as well as Scheduled Monuments and Windmill House Grade II Listed Building. The approach of the policy (which also requires that impacts on the openness of the Green Belt is minimised) is expected to help protect setting of these assets as well the openness of the surrounding area and its biodiversity value. Minor positive effects are therefore expected in relation to SA objectives 3.4: Landscape/townscape, 3.5: Heritage and 3.6: Biodiversity.

## LP10: Air Safety

**6.108** Policy LP10 sets out the approach to development within Public Safety Zones (PSZ) associated with Bristol Airport and other safeguarded aerodromes. The likely effects of Policy LP10 are summarised in Table 6.10 below and are described below the table.

**Table 6.10: Likely SA effects of LP10**

SA Objective	LP10
1.1: Access to jobs	0
1.2: Economic wellbeing	+/-
1.3: Optimal use of land	0
1.4: Infrastructure	+
2.1: Housing	-
2.2: Affordable housing	0
2.3: Access to facilities	0
2.4: Community cohesion	0
2.5: Healthy living	+
3.1: Renewable energy	0
3.2: Flooding and water quality	0
3.3: Reduce car use	+/-
3.4: Landscape/townscape	0
3.5: Heritage	0
3.6: Biodiversity	0

**6.109** Policy LP10 seeks to ensure the safety of aerodromes and on the ground uses in the event of an air crash. The policy is expected to help support the safe functioning of Bristol Airport and other aerodromes in the plan area. This is likely to support the contribution these locations can make to economic growth in the District. Therefore, a minor positive effect is expected in relation to SA objective 1.2: Economic wellbeing. However, the policy would limit development which increases the numbers of people working at a given property within PSZs and therefore certain types of economic growth may be deemed unacceptable in these areas and a minor negative effect is expected in combination with the minor positive effect already recorded.

**6.110** The policy includes exceptions in relation to the types of development which will be permitted within the PSZ at Bristol Airport and other aerodromes. Development to support new infrastructure provision such as long stay car parking and other transport infrastructure is to be supported within these locations. A minor positive effect is therefore expected in relation to SA objective 1.4: Infrastructure. Given that the policy is not supportive of extensions or alternations to properties that would result in an increase in the numbers of people living at that location, a minor negative effect is expected in relation to SA objective 2.1: Housing. Uses which may benefit public health in the District (such as open spaces, golf courses and allotments) are considered acceptable within PSZs in line with Policy LP10. Therefore, a minor positive effect is expected in relation to SA objective 2.5: Healthy living.

**6.111** The policy is not expected to promote the use of air travel in the District given its specific focus on restricting development that might otherwise have implications for safety at these locations. It is unlikely that this aspect of the policy would result in effects relating to climate change. However, the policy allows development that would support car use at aerodromes as well as development that would support travel by public transport. This approach is expected to contribute to as well as mitigating the potential for congestion and air pollution as well as carbon emissions in the District. A mixed minor positive effect and minor negative effect is therefore recorded in relation to SA objective 3.3: Reduce car use.



## LP11: Royal Portbury Dock

**6.112** Policy LP11 seeks to support the development of facilities and infrastructure within the Royal Portbury Dock area which contribute to sustainable improvements to operational efficiency and its role as a major employer. The likely effects of Policy LP11 are summarised in Table 6.11 below and are described below the table.

**Table 6.11: Likely SA effects of LP11**

SA Objective	LP11
1.1: Access to jobs	++
1.2: Economic wellbeing	++
1.3: Optimal use of land	+
1.4: Infrastructure	+
2.1: Housing	0
2.2: Affordable housing	0
2.3: Access to facilities	+
2.4: Community cohesion	+
2.5: Healthy living	+
3.1: Renewable energy	+
3.2: Flooding and water quality	-
3.3: Reduce car use	+
3.4: Landscape/townscape	+
3.5: Heritage	0
3.6: Biodiversity	+

**6.113** Significant positive effects are expected in relation to SA objective 1.1: Access to jobs and SA objective 1.2: Economic wellbeing as Royal Portbury Dock is important employer within North Somerset. Policy LP11 will further support access to employment opportunities for residents in the District as well as allowing for some level of local economic growth. Improvements in connectivity and safer routes for employees to the Port from Portishead, Bristol and other nearby settlements by means other than private car, including public transport, will support better access to existing and new employment opportunities for all. In addition, the policy requires development of facilities and infrastructure to maximise benefits to the local economy.

**6.114** Policy LP11 is not proposing any extension to the Royal Portbury Dock and there are no plans for greenfield land to be developed; rather the existing developed area will see intensification. A minor positive effect is expected in relation to SA objective 1.3: Optimal use of land.

**6.115** Minor positive effects are expected in relation to SA objective 1.4: Infrastructure. The policy proposes improvements to transport infrastructure in particular at Junction 19 of the M5 to address capacity issues and public transport and active travel connectivity issues. Improvements and investment in transport infrastructure will enhance existing infrastructure benefiting employees at the Port and residents within the District. Investment and enhancement of local infrastructure particularly at Junction 19 of the M5 could unlock and support future economic growth within the area.

**6.116** Minor positive effects are expected in relation to SA objective 2.3: Access to facilities. Enhancements to Junction 19 of the M5 will improve access to facilities and services via non-car related travel. Safer walking routes proposed will encourage active travel and offer access to service and facilities during employee breaks. Improvements in access to facilities and services has the potential to increase footfall to these areas. Furthermore, improving accessibility via public transport and active travel will aid community cohesion. Minor positive effects are therefore expected in relation to SA objective 2.4: Community cohesion.

**6.117** In accordance with the policy, the enhancement of Royal Portbury Dock must not result in any significant harm to current living conditions of local residents in neighbouring settlements. Therefore, minor positive effects are expected in relation to SA objective 2.5: Healthy living.

**6.118** A minor negative effect is expected in relation to SA objective 3.2: Flooding and water quality. Part of the Port lies within Flood Zone 2 and is at risk of tidal flooding. There is also potential fluvial flood risk from the River Avon. However, as there is no extension proposed there is unlikely to be an increase in flood risk at the Port with no new land being developed. The retention of existing Green Belt land between the Port and Portishead will offer a permeable surface for the retention of water.

**6.119** A minor positive effect is expected in relation to SA objective 3.3: Reduce car use. Enhancement of public transport and active travel connectivity will reduce the requirement for private car use for employees at the Port and residents within local neighbourhoods.

**6.120** There are no significant areas of sensitive landscape or heritage assets within the Port. The remaining area of Green Belt land between the Port and Portishead is considered extremely sensitive in preventing unrestricted urban sprawl. The policy requires that the landscape impacts of the operation of the port and any new development are not unacceptable. Therefore, a minor positive effect is expected in relation to SA objective 3.4: Landscape/townscape and a negligible effect for SA objective 3.5: Heritage. Future development at the Port will protect and further enhance the local ecology and biodiversity in the area. A variety of wildlife sets surround the Port in land with the Severn Estuary SSSI running along the coastal side of the Port. Therefore, a minor positive effect is expected in relation to SA objective 3.6: Biodiversity.

## LP12: Local Green Space

**6.121** Policy LP12 protects designated Local Green Space from development that could cause adverse effects except in very special circumstances. The

likely effects of Policy LP12 are summarised in Table 6.12 below and are described below the table.

**Table 6.12: Likely SA effects of LP12**

SA Objective	LP12
1.1: Access to jobs	-
1.2: Economic wellbeing	-
1.3: Optimal use of land	++
1.4: Infrastructure	0
2.1: Housing	-
2.2: Affordable housing	-
2.3: Access to facilities	0
2.4: Community cohesion	+
2.5: Healthy living	++
3.1: Renewable energy	0
3.2: Flooding and water quality	+
3.3: Reduce car use	0
3.4: Landscape/townscape	+
3.5: Heritage	+
3.6: Biodiversity	+

**6.122** Given the restrictions on development within designated Local Green Spaces, economic wellbeing and access to jobs could be adversely affected. Therefore, a minor negative effect is expected in relation to SA objective:1.1: Access to jobs and SA objective 1.2: Economic wellbeing.

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**6.123** Policy LP14 protects green space within settlement boundaries from proposed development. A significant positive effect is therefore expected in relation to SA Objective 1.3: Optimal use of land.

**6.124** Minor negative effects are expected in relation to SA objective 2.1: Housing and SA objective 2.2: Affordable housing. The designation of Local Green Spaces could restrict development of housing in those areas, although housing development, where required within Local Green Space will be permitted in very special circumstances.

**6.125** Policy LP12 will benefit community cohesion due to the importance of Local Green Spaces to communities. The designated green spaces generally lie within the settlement boundary and in close proximity to the communities they serve. Therefore, a minor positive effect is expected in relation SA objective 2.4: Community cohesion.

**6.126** Significant positive effects are also likely in relation to SA Objective 2.5: Healthy living. Local Green Spaces that are of good size and are accessible can offer significant recreational value for communities, also promoting active and healthy lifestyles and enhancing mental health and wellbeing.

**6.127** In areas at risk of flooding, Local Green Spaces offer a permeable surface for the retention of flood water. Within Clevedon, Portishead and Weston-super-Mare, Local Green Spaces occupy land along the coastal frontage of the settlements helping create a buffer between the coastline and developed areas. Therefore, a minor positive effect is expected in relation to SA Objective 3.2: Flooding and water quality.

**6.128** Minor positive effects are expected in relation to SA Objective 3.4: Landscape/townscape and SA Objective 3.5: Heritage. Local Green Spaces within settlements can play an important role in maintaining local character and therefore protecting local heritage assets. Local Green Spaces enhance the landscape setting of a settlement and provide important greenspaces within developed areas.

**6.129** Local Green Spaces can offer areas of biodiversity importance and wildlife habitats. Local Green Space can also provide habitats for non-protected species and act as a carbon store when the greenspace contains trees or areas of woodland. A small number of the Local Green Spaces sit adjacent to the Severn Estuary SSSI or within current wildlife sets and are likely to have a higher biodiversity value. Therefore, a minor positive effect is expected in relation to SA Objective 3.6: Biodiversity.

## LP13: Preferred Area for Mineral Working – Land at Hyatts Wood Farm, South of Stancombe Quarry

**6.130** Policy LP13 sets out the criteria that planning applications for mineral working at land at Hyatts Wood Farm must meet. The likely effects of Policy LP13 are summarised in Table 6.13 below and are described below the table.

**Table 6.13: Likely SA effects of LP13**

SA Objective	LP13
1.1: Access to jobs	+/-
1.2: Economic wellbeing	+
1.3: Optimal use of land	-
1.4: Infrastructure	0
2.1: Housing	0
2.2: Affordable housing	0
2.3: Access to facilities	+
2.4: Community cohesion	0

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SA Objective	LP13
2.5: Healthy living	0
3.1: Renewable energy	0
3.2: Flooding and water quality	0
3.3: Reduce car use	-
3.4: Landscape/townscape	--
3.5: Heritage	-
3.6: Biodiversity	-

**6.131** A minor positive effect is expected in relation to SA objective 1.2: Economic wellbeing. The identification of land for mineral working will offer job opportunities during the preparation of the site and while the site functions as a likely extension of the existing working Stancombe Quarry. Furthermore, development of an expanded quarry will boost and help grow the local economy within the District. There may be the potential for on the job training opportunities. Due to the nature of quarry work, job opportunities may be relatively limited and accessible by private car only with public transport and active travel likely to be limited. Therefore, mixed minor positive and minor negative effect are expected in relation to SA objective 1.1: Access to jobs.

**6.132** The land at Hyatts Wood Farm is currently designated as Green Belt and any development of the land will have a negative effect on the existing greenspace. The proposed site lies next to an existing quarry so the effects to the green belt may be less significant. The policy does make provision for adequate and appropriate provision for restoration and aftercare. Therefore, a minor negative effect is expected in relation to SA Objective: 1.3: Optimal use of land.

**6.133** The policy does not propose any additional infrastructure that would accompany development of the site. Any proposals for mineral working should have a phased infrastructure program. Therefore, a negligible effect is expected in relation to SA objective 1.4: Infrastructure.

**6.134** The proposed site is within close proximity of Backwell, roughly 1.6km from the settlement boundary, creating potential negative effects on residents living in the settlement. However, any development of the proposed site must meet the relevant development management policies to minimise any negative effects brought by development and the working of the quarry. There is also an existing working quarry within the area. Therefore, a negligible effect is expected in relation to SA objective 2.4: Community cohesion. Due to the proposed site's location within easy distance of Backwell and also 4km from Nailsea with a larger variety of services, easy access to services and facilities is expected for employees of the proposed quarry. Therefore, a minor positive effect is expected in relation to SA objective 2.3: Access to facilities.

**6.135** Negligible effects are expected in relation to SA objective 2.5: Healthy living. Provision will be made for diversion of a public right of way that could be affected by operations from the quarry. However, the public right of way will be reinstated when appropriate.

**6.136** The Hyatts Wood Farm site is within an Environment Agency Source Protection Zone. Source Protection Zones (SPZs) are defined around large and public potable groundwater abstraction sites and appropriate measure may be required to minimise any adverse effects to water resources. However, the policy protects against any adverse effects on water and water resources. Therefore, negligible effects are expected in relation to SA objective 3.2: Flooding and water quality.

**6.137** Minor negative effects are expected in relation to SA Objective 3.3: Reduce car use. Due to the location of the proposed site, public transport will be limited and the use of private car will likely be the main mode of transport to reach the site. There is a railway station in Backwell, Nailsea & Backwell, however it is 3.7km away.

**6.138** Development of the proposed site will likely have a negative impact on the landscape and could detract from the visual attractiveness of the area. The policy does set out that development of a site for a quarry must have good quality landscaping, with appropriate planting/bunding which should be retained



where appropriate and maintained. There are a number of historic monuments within Hyatts Wood Farm that will likely be impacted by development of the proposed site. Therefore, a significant negative effect is expected in relation to SA objective 3.4: Landscape/townscape and a minor negative effect in relation to SA objective 3.5: Heritage. There are three pockets of ancient and semi-natural woodland directly to the north, south and west of the proposed site. The proposed site lies within North Somerset and Mendip Hills Bats SAC Zone B designated as being of importance for Horseshoe Bats, which indicates the areas importance in relation to this species. Therefore, a minor negative effect is expected in relation to SA Objective 3.6: Biodiversity.

## LP14: Area of Search for Minerals Working – Land at Downside Farm, South of Freemans Quarry

**6.139** Policy LP14 sets out the criteria that planning applications for mineral working at land at Downside Farm, south of Freemans Quarry, identified as an area of search, must meet. The likely effects of Policy LP14 are summarised in Table 6.14 below and are described below the table.

**Table 6.14: Likely SA effects of LP14**

SA Objective	LP14
1.1: Access to jobs	+/-
1.2: Economic wellbeing	+
1.3: Optimal use of land	-
1.4: Infrastructure	-
2.1: Housing	0
2.2: Affordable housing	0

SA Objective	LP14
2.3: Access to facilities	-
2.4: Community cohesion	0
2.5: Healthy living	0
3.1: Renewable energy	0
3.2: Flooding and water quality	0
3.3: Reduce car use	-
3.4: Landscape/townscape	-
3.5: Heritage	-
3.6: Biodiversity	-

**6.140** A minor positive effect is expected in relation to SA objective 1.2: Economic wellbeing. The identification of an area of search for mineral working could offer job opportunities and an economic boost during the preparation of the site and while the site functions as a working quarry. There may be the potential for on the job training opportunities. However, due to the nature of quarry work, job opportunities may be limited and likely accessible by private car only, with opportunities to commute via public transport and active travel likely to be limited. Therefore, mixed minor positive and minor negative effects are expected in relation to SA objective 1.1: Access to Jobs.

**6.141** The land at Downside Farm is currently designated as green belt and any development of the land will have a negative effect on the existing greenspace. The area of search lies south of an existing quarry so the effects to the green belt are less likely to be significant. The policy does make provision for adequate and appropriate provision for restoration and aftercare. Therefore, a minor negative effect is expected in relation to SA objective: 1.3: Optimal use of land.

**6.142** The policy does not propose any additional infrastructure that would accompany development of the site. Any proposals for mineral working should have a phased infrastructure program. Due to the location of the area of search in close proximity to the A38, it could impact on existing transport infrastructure in terms of capacity with the A38 providing access to Bristol Airport. Therefore, a negative effect is expected in relation to SA objective 1.4: Infrastructure.

**6.143** The area of search is within close proximity of the Potters Hills, roughly 0.4km, and Felton, 1.3km, from the settlement boundary, creating potential negative effects on residents living in the settlement. However, any proposed development must meet the relevant development management policies to minimise any negative effects brought by development and working of the quarry. There is also an existing working quarry within the area and the Area of Search would potentially help facilitate extension of that. Therefore, negligible effects are expected in relation to SA objective 2.4: Community cohesion. Potters Hill and Felton are small settlements with limited facilities and services that would be available to employees of a quarry. Therefore, minor negative effects are expected in relation to SA objective 2.3: Access to facilities.

**6.144** Negligible effects are expected in relation to SA Objective 2.5: Healthy living. Provision will be made for diversion of a public right of way that could be affected by operations from the quarry. However, the public right of way will be reinstated when appropriate.

**6.145** The Downside Farm site is partly within an Environment Agency Source Protection Zone. Source Protection Zones (SPZs) are defined around large and public potable groundwater abstraction sites and appropriate measure may be required to minimise any adverse effects to water resources. However, the policy protects against any adverse effects on water and water resources. Therefore, negligible effects are expected in relation to SA objective 3.2: Flooding and water quality.

**6.146** Minor negative effects are expected in relation to SA objective 3.3: Reduce Car Usage. Due to the location of the area of search, public transport will be limited and private car will likely be the main mode of transport. An

airport bus runs along the A83 from Bristol, however the nearest bus stop is roughly 1km from the area of search.

**6.147** Development within the area of search will likely have a negative impact on the landscape and detract from the visual attractiveness of the area. The policy does set out that any development of a site for a quarry must have good quality landscaping, with appropriate planting/bunding which should be retained where appropriate and maintained. There are a number of designated historic features within Downside Farm that will likely be impacted by development of the area of search. Therefore, minor negative effects are expected in relation to SA objective 3.4: Landscape/townscape and SA objective 3.5: Heritage. There is an area of ancient and semi-natural woodland containing a current wildlife set to the south of the area of search. The area of search lies within North Somerset and Mendip Hills Bats SAC Zone A and B designated as being of importance for Horseshoe Bats, which indicates the areas importance in relation to this species. Therefore, a negative effect is expected in relation to SA objective 3.6: Biodiversity.

## LP15: Minerals Safeguarding Area for Carboniferous Limestone

**6.148** Policy LP15 protects a Carboniferous Limestone Mineral Safeguarding Area (MSA) from development that is incompatible with safeguarding minerals. The likely effects of Policy LP15 are summarised in Table 6.15 below and are described below the table.

**Table 6.15: Likely SA effects of LP15**

SA Objective	LP15
1.1: Access to jobs	+/-
1.2: Economic wellbeing	+

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SA Objective	LP15
1.3: Optimal use of land	0
1.4: Infrastructure	0
2.1: Housing	0
2.2: Affordable housing	0
2.3: Access to facilities	0/-
2.4: Community cohesion	0
2.5: Healthy living	0
3.1: Renewable energy	0
3.2: Flooding and water quality	0
3.3: Reduce car use	-
3.4: Landscape/townscape	-
3.5: Heritage	-
3.6: Biodiversity	-

**6.149** A minor positive effect is expected in relation to SA Objective 1.2: Economic Wellbeing. The safeguarding of an area for mineral workings could offer job opportunities if the site is used for minerals working, during both the preparation of the site and while the site functions as a working quarry, positively impacting on the local economy. However, any other development to support the District's economy within the area is restricted unless it is proven that the minerals are not worth safeguarding. Due to the nature of quarry work, job opportunities will likely be distant from settlements and accessible by private car only with public transport and active travel likely to be limited. Therefore, mixed minor positive and minor negative effects are expected in relation to SA Objective 1.1: Access to Jobs.

**6.150** The land safeguarded for mineral works is currently designated as green belt and any development of the land would potentially have a negative effect

on the existing greenspace. Two existing quarries lie within the safeguarded area so the effects to the green belt of any eventual minerals working are less likely to be significant. Therefore, a negligible effect is expected in relation to SA Objective: 1.3: Optimal Use of Land.

**6.151** The restrictions within the policy to safeguard minerals could limit new residential development. However, due to the area's rural location and the safeguarding boundary running along Potters Hill settlement boundary, a small settlement, any effect in terms of restricting residential development is likely to be negligible. Exemptions are also set out within the policy for alterations and extension to existing buildings; infill developments and change of use. Therefore, negligible effects are expected in relation to SA Objective 2.1: Housing and SA Objective 2.2: Affordable Housing.

**6.152** The area safeguarded lies between Nailsea and Backwell and Potters Hill and Felton, creating potential negative effects on residents living in the settlement if the area was to be developed for minerals use. However, there is also an existing working quarry within the area. Therefore, negligible effects are expected in relation to SA Objective 2.4: Community Cohesion. Potters Hill and Felton are small settlements with limited facilities and services available. Backwell and Nailsea to the north west of the safeguarded area are larger settlements providing better access to a wider range of services and facilities. Therefore, negligible mixed with minor negative effects are expected in relation to SA Objective 2.3: Access to Facilities.

**6.153** Minor negative effects are expected in relation to SA Objective 3.3: Reduce Car Usage. Due to the location of the safeguarded area, public transport will be limited and private car will likely be the main mode of transport if the area was to be developed.

**6.154** Development within the safeguarded area is to be restricted and therefore the impact on the landscape is limited. Any future minerals development would likely have a negative impact on the landscape and detract from the visual attractiveness of the area, but this is likely to be temporary pending eventual restoration. There are a number of historic monuments within the safeguarded

area that could be impacted by any development. Therefore, minor negative effects are expected in relation to SA Objective 3.4: Landscape/townscape and SA Objective 3.5: Heritage. There is a small strip of a larger wildlife set within the safeguarded area. A larger area of ancient and semi-natural woodland lies to the north of the safeguarded area. The area of search lies within North Somerset and Mendip Hills Bats SAC Zone A and B designated as being of importance for Horseshoe Bats, which indicates the areas importance in relation to this species. Therefore, a potential minor negative effect is also identified in relation to SA Objective 3.6: Biodiversity.

## LP16: University of Bristol Site in Langford

**6.155** Policy LP16 supports development within the boundary of the University of Bristol’s Langford campus for educational, employment and ancillary uses. The likely effects of Policy LP16 are summarised in Table 6.16 below and are described below the table.

**Table 6.16: Likely SA effects of LP16**

SA Objective	LP16
1.1: Access to jobs	+/-
1.2: Economic wellbeing	+
1.3: Optimal use of land	+
1.4: Infrastructure	0
2.1: Housing	+
2.2: Affordable housing	0
2.3: Access to facilities	+
2.4: Community cohesion	+
2.5: Healthy living	+

SA Objective	LP16
3.1: Renewable energy	0
3.2: Flooding and water quality	0
3.3: Reduce car use	+/-
3.4: Landscape/townscape	0?
3.5: Heritage	0?
3.6: Biodiversity	0?

**6.156** Policy LP16 supports development within the existing University campus at Langford. While the area is currently difficult to access without using a car, due to its rural location, the policy encourages better connectivity via public transport. A mixed effect is therefore likely in relation to SA objectives 1.1: Access to jobs and 3.3: Reduce car use. The measures included in the policy seeking to improve walking and cycle routes means that a minor positive effect is likely on SA objective 2.5: Healthy living.

**6.157** A minor positive effect is identified in relation to SA objective 1.2: Economic wellbeing as the policy supports development for employment uses within the site. Development within the site may also include student accommodation; therefore a minor positive effect is likely in relation to SA objective 2.1: Housing.

**6.158** A minor positive effect is likely in relation to SA objective 2.3: Access to facilities as the policy promotes improved access between the campus and local facilities. The policy also aims to strengthen links between the University campus and the local community, including local schools.

**6.159** As development would be focussed within the existing campus, a minor positive effect is identified in relation to SA objective 1.3: Optimal use of land. Effects on SA objectives 3.4: Landscape, 3.5: Heritage and 3.6: Biodiversity are also most likely to be negligible for this reason, although effects are uncertain



until detailed proposals come forward. The policy also specifies that the setting of the Grade II listed Langford house should be protected.

## LP17: Wyndham Way

**6.160** Policy LP17 allocated land at Wyndham Way as a mixed use area to accommodate new town centre uses, new homes and a net increase in employment space. The likely effects of Policy LP17 are summarised in Table 6.17 below and are described below the table. The appraisal of this location for development was initially undertaken on a ‘policy off’ basis, in that it was assessed on the basis of the red line boundary only, without taking into account any policy requirements. This assessment (i.e. the appraisal of site LUC\_2004) is presented in Chapter 5. That ‘policy off’ appraisal is presented alongside the ‘policy on’ appraisal below, for ease of reference. The policy on appraisal takes the policy off appraisal as a starting point, but takes into account the requirements of the policy itself.

**Table 6.17: Likely SA effects of LP17**

SA Objective	Policy Off (site equivalent to LUC_2004)	Policy On (LP17)
1.1: Access to jobs	++	++
1.2: Economic wellbeing	+	+
1.3: Optimal use of land	++	++
1.4: Infrastructure	0	+
2.1: Housing	0	+
2.2: Affordable housing	0	0
2.3: Access to facilities	--	--
2.4: Community cohesion	0	0

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SA Objective	Policy Off (site equivalent to LUC_2004)	Policy On (LP17)
2.5: Healthy living	++/--	++/--
3.1: Renewable energy	0	0
3.2: Flooding and water quality	-	-
3.3: Reduce car use	+	++
3.4: Landscape/townscape	?	?
3.5: Heritage	?	?
3.6: Biodiversity	-	-

**6.161** A significant positive effect is expected for SA objective 1.1: Access to jobs, as new residents at the site will be able to access jobs in Portishead and new employment provision will be made on site (650 jobs) which will be accessible to residents of the town. The significant positive effect will be further enhanced by the policy requirement to provide new connections within Portishead which can be used for walking and cycling. This, along with the site's proximity to the proposed new railway station, will reduce the need to travel by car, resulting in a significant positive effect on SA objective 3.3: Reduce car use. A minor positive effect is likely in relation to SA objective 1.2: Economic wellbeing due to the scale of jobs that would be provided. A significant positive effect is likely in relation to SA objective 1.1: Optimal use of land as the site is brownfield.

**6.162** The provision of 350 homes including a range of housing types within the site means that a minor positive effect is likely in relation to SA objective 2.1: Housing.

**6.163** A minor positive effect is likely in relation to SA objective 1.4: Infrastructure as the policy requires consideration of the impact on infrastructure such as schools, the leisure centre, and Somerset Hall including expansion, possible relocation, or new provision.

## LP18: Coastal Change Management Areas

**6.164** Policy LP18 identifies Coastal Change Management Areas (CCMAs), within which development will only be appropriate where it meets the specified criteria. The likely effects of Policy LP18 are summarised in Table 6.18 below and are described below the table.

**Table 6.18: Likely SA effects of LP18**

SA Objective	LP18
1.1: Access to jobs	0
1.2: Economic wellbeing	+
1.3: Optimal use of land	0
1.4: Infrastructure	0
2.1: Housing	0
2.2: Affordable housing	0
2.3: Access to facilities	0
2.4: Community cohesion	0
2.5: Healthy living	+
3.1: Renewable energy	0
3.2: Flooding and water quality	++
3.3: Reduce car use	0
3.4: Landscape/townscape	0
3.5: Heritage	0
3.6: Biodiversity	0

**6.165** The policy is likely to have a significant positive effect on SA objective 3.2: Flooding and water quality as it seeks to minimise the amount of development at risk from coastal erosion and flooding. As a result, minor positive effects are also likely in relation to SA objectives 2.5: Healthy living and 1.2: Economic wellbeing. While the policy restricts residential and other development in CCMAAs, this is not considered to have negative effects as housing provided in those areas would not be considered to be high quality.

## **Design and Place-Making Policies**

**6.166** The likely effects of the Design and Place-Making Policies are summarised in Table 6.19 below and are described below the table.

**Table 6.19: Likely SA effects of the design and place-making policies**

SA Objective	SP1	SP2	SP3	SP4	SP5	SP6	SP7	SP8	SP9	SP10	SP11	SP12	SP13
1.1: Access to jobs	0	0	0	0	0	0	0	0	0	0	0	0	0
1.2: Economic wellbeing	0	0	0	0	0	0	0	0	0	0	0	0	0
1.3: Optimal use of land	0	0	0	0	+	0	+	++	0	0	0	0	0
1.4: Infrastructure	0	0	0	0	0	0	+	0	0	0	0	0	0
2.1: Housing	0	+	+	+	0	0	0	0	0	0	0	+/-	0
2.2: Affordable housing	0	0	0	0	0	0	0	0	0	0	0	0	0
2.3: Access to facilities	0	0	0	0	0	0	0	0	0	0	0	0	0
2.4: Community cohesion	0	0	0	0	0	0	0	0	0	0	0	0	0
2.5: Healthy living	+	+	+	+	0	0	0	0	+	+	+	0	+
3.1: Renewable energy	0	0	0	0	++	++	++	0	0	0	0	+/-	0
3.2: Flooding and water quality	0	0	0	0	++	+	+	0	++	++	++	0	++
3.3: Reduce car use	0	0	0	0	0	0	0	0	0	0	0	0	0
3.4: Landscape/townscape	++	++	++	+	+	0	+	+	0	0	+	++	0
3.5: Heritage	++	0	0	0	0	0	+	0	0	0	+	0	0
3.6: Biodiversity	+	0	0	0	++	0	+	0	0	0	+	0	++

## DP1: High Quality Design

**6.167** The measures set out in this policy require high quality design standards in new developments, which will have significant positive effects on SA objective 3.4: Landscape and townscape in particular, as well as SA objective 3.5: Heritage as the setting of heritage assets and the historic character of settlements will be preserved and enhanced. Development is required to avoid adverse effects on biodiversity and the incorporation of landscape features such as trees and hedgerows will further benefit SA objective 3.6: Biodiversity. The provision of amenity space within new development will benefit SA objective 2.5: Healthy living, as will the criteria relating to avoiding glare or amenity impacts from new development.

## DP2: Residential Development Within Settlement Boundaries and DP3: Residential Extensions

**6.168** The restrictions placed on infill development and extensions through these policies will have significant positive effects on SA objective 3.4: Landscape and townscape. Policy DP2 seeks to avoid adverse impacts on the street scene and requires that new infill developments are in keeping with their surroundings in terms of form, scale and building materials, while policy DP3 requires that extensions do not harm the street scene and respect their surroundings. Minor positive effects on SA objective 2.5: Healthy living are also expected as these policies require gardens to remain appropriately sized (DP2) and for the living conditions of neighbouring properties not to be prejudiced. Minor positive effects on SA objective 2.1: Housing are also expected as although the policies are to some extent restrictive to housing-related development, they will ensure that new and existing housing is of an appropriately high standard.

## DP4: HMOs and Residential Subdivision

**6.169** This policy is expected to have a minor positive effect on SA objective 2.1: Housing as it will ensure that housing is high quality by preventing the inappropriate sub-division of housing. It will also have a minor positive effect on SA objective 2.5: Healthy living by ensuring decent living standards and amenity. The requirement for residential sub-divisions not to have negative effects on their surroundings means that a minor positive effect is also likely in relation to SA objective 3.4: Landscape and townscape.

## DP5: Climate Change Adaptation and Resilience, DP6: Net Zero Construction and DP7: Large Scale Renewable and Low Carbon Renewable Energy

**6.170** These three policies are all expected to have significant positive effects on SA objective 3.1: Renewable energy as they all seek to mitigate and adapt to climate change including through the generation of renewables. In particular, policy DP6 sets out a requirement for all buildings to achieve net zero operational energy compliance. Positive effects are also likely from all three policies in relation to SA objective 3.2: Flooding and water quality, as all of the policies include measures seeking to mitigate the risks of flooding and to protect water quality. Policy DP5 is likely to have a significant positive effect on that objective as it requires development to avoid areas at high risk of flooding and to incorporate SuDS. Policies DP5 and DP7 are likely to have positive effects on SA objectives 3.4: Landscape/townscape and 3.6: Biodiversity due to the measures that they include seeking to ensure that renewable energy and other developments do not have adverse effects on these features, while policy DP7 will also have a minor positive effect on SA objective 3.5: Heritage. Policy DP7 will also have a minor positive effect on SA objective 1.4: Infrastructure as it requires proposals for energy generation from renewable and low carbon sources to have no unacceptable impact on infrastructure assets. Policies DP5,

DP6 and DP7 are expected to have minor positive effects on SA objective 1.3: Optimal use of land as they include measures prioritising the use of brownfield sites and protecting best and most versatile agricultural land.

## DP8: Efficient Use of Land

**6.171** A significant positive effect on SA objective 1.2: Optimal use of land is likely from this policy as it specifically seeks to ensure that new developments make effective and efficient use of land. While higher density development is encouraged for this reason, the policy also requires density to respect and complement local character; therefore a minor positive effect on SA objective 3.4: Landscape/townscape is expected.

## DP9: Flood Risk, DP10: Sustainable Drainage and DP11: Rivers, Watercourses and Springs

**6.172** These three policies will all have significant positive effects on SA objective 3.2: Flooding and water quality as they all specifically aim to reduce the risk of flooding and to preserve the quality of watercourses. Reducing the risk of flooding will also have minor positive effects on SA objective 2.5: Healthy living, due to the negative impacts that flooding can otherwise have on peoples' physical and mental health. Policy DP11 is likely to have minor positive effects on SA objectives 3.4: Landscape/townscape and 3.5: Heritage as it requires development proposals along main rivers and viewed rhynes to preserve and enhance the natural, historically and culturally distinctive landscape of the North Somerset Levels and Moors. Policy DP10 promotes the use of SuDS which can benefit the natural environment; therefore a minor positive effect is likely on SA objective 3.6: Biodiversity.



## DP12: Development in the Green Belt

**6.173** This policy is expected to have a significant positive effect on SA objectives 3.4: Landscape/townscape as its primary aim is to preserve the openness and character of North Somerset's Green Belt. Mixed effects may occur in relation to SA objectives 2.1: Housing and 3.1: Renewable Energy as, while the policy could be seen as restrictive to these forms of development, the policy does not prohibit them and the criteria that proposals must meet should ensure that new developments of this nature that do come forward in the Green Belt are of high quality.

## DP13: Environmental Pollution, Living Conditions, Human Health and Safety

**6.174** Significant positive effects are expected in relation to SA objectives 3.2: Flooding and water and 3.6: Biodiversity as the policy sets out measures to mitigate environmental pollution resulting from development, including air and water pollution. In addition, the policy also sets out requirements which mitigate harm to living conditions, and risks to health and safety, therefore a minor positive effect is identified in relation to SA objective 2.5: Healthy living.

## Transport Policies

**6.175** The likely effects of the Transport Policies are summarised in Table 6.20 below and are described below the table.

**Table 6.20: Likely SA effects of the transport policies**

SA Objective	DP14	DP15	DP16	DP17	DP18	DP19	DP20
1.1: Access to jobs	0	0	0	+	0	0	0
1.2: Economic wellbeing	0	0	0	0	0	0	0
1.3: Optimal use of land	0	0	0	0	0	0	0
1.4: Infrastructure	0	0	0	0	0	0	0
2.1: Housing	0	0	0	0	0	0	0
2.2: Affordable housing	0	0	0	0	0	0	0
2.3: Access to facilities	0	0	0	0	0	0	0
2.4: Community cohesion	0	0	0	0	0	0	0
2.5: Healthy living	+	++	++	0	0	0	0
3.1: Renewable energy	0	0	0	0	0	0	0
3.2: Flooding and water quality	0	0	0	0	0	0	0
3.3: Reduce car use	+	++	++	++	++	+/-	+/-

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SA Objective	DP14	DP15	DP16	DP17	DP18	DP19	DP20
3.4: Landscape/townscape	+	0	0	0	0	0	0
3.5: Heritage	0	0	0	0	0	0	0
3.6: Biodiversity	0	0	0	0	0	0	0

## DP14: Highway Safety, Traffic and Provision of Infrastructure Associated with Development

**6.176** The measures in this policy requiring mitigation where new development could negatively impact on traffic levels are expected to have minor positive effects on SA objectives 2.5: Healthy living and 3.3: Reduce car use. A minor positive effect is also likely in relation to SA objective 3.4:

Landscape/townscape as the policy requires development not to have a negative impact on the character of the surrounding area as a result of traffic generation.

## DP15: Active and Sustainable Transport, DP16: Active Travel Routes, DP17: Public Transport Accessibility and DP18: Travel Plans

**6.177** Policies DP15 and DP16 both aim to encourage and facilitate increased levels of walking and cycling within North Somerset, including by protecting existing and proposed active travel routes, and so are likely to have significant positive effects on SA objectives 2.5: Healthy living and 3.3: Reduce car use. Policy DP17 will also have a significant positive effect on SA objective 3.3: Reduce car use as it seeks to ensure that people are able to access well-serviced bus stops. A minor positive effect on SA objective 1.1: Access to jobs is also likely to result, as more people should be able to access employment sites via sustainable modes of transport. The requirement for Travel Plans to be prepared under policy DP18 will also have a significant positive effect on SA objective 3.3: Reduce car use as these plans will aim to reduce the amount of car traffic generated by new development.

## DP19: Parking and DP20: Airport Related Car Parking

**6.178** These policies could have mixed effects on SA objective 3.3: Reduce car use. While they both allow for car parking provision, which could be seen as facilitating ongoing car use and reducing modal shift, they both seek to ensure that parking provision is at an appropriate level and do not undermine the overall approach to encouraging sustainable transport use.

## Economic Development Policies

**6.179** The likely effects of the Economic Development Policies are summarised in Table 6.21 below and are described below the table.

**Table 6.21: Likely SA effects of the economic development policies**

SA Objective	DP21	DP22	DP23	DP24	DP25	DP26	DP27	DP28	DP29	DP30	DP31	DP32	DP33
1.1: Access to jobs	++	+	+	++	+	+	+	+/-	+	0	0	0	0
1.2: Economic wellbeing	++	++	++	++	+	+	+	++	++	++/-	++/-	0	0
1.3: Optimal use of land	+	0	0	+	+	+	+	0	0	+	+	+	0
1.4: Infrastructure	0	0	0	0	0	0	0	+?	0	0	0	0	0
2.1: Housing	0	0	0	+	+	+	0	0	0	-	-	0	0
2.2: Affordable housing	0	0	0	0	0	0	0	0	0	0	0	0	0
2.3: Access to facilities	0	+	+	++	++	++	++	--/+	++	0	0	0	0
2.4: Community cohesion	+	+	0	+	+	+	+	+/-	+	0	0	0	0
2.5: Healthy living	0	+	0	+	+	+	+	+/-	+	0	+	0	0
3.1: Renewable energy	0	+	0	0	0	0	0	0	0	0	0	+	+
3.2: Flooding and water quality	0	0	0	0	0	0	0	0	0	0	+	0	+
3.3: Reduce car use	+	+	0	+	+	+	+	--/+	+	0	+	0	0
3.4: Landscape/townscape	0	+	0	+	0	0	+	+	0	0	+	0	0
3.5: Heritage	0	+	0	+	0	0	+	+	0	0	+	0	0
3.6: Biodiversity	0	+	0	0	0	0	0	0	0	0	+	+	+

## DP21: Safeguarding Employment Sites [See reference 19]

**6.180** The approach to safeguarding employment sites is expected to have significant positive effects on SA objectives 1.1: Access to jobs and 1.2: Economic wellbeing given the nature of the policy. Given that the policy will allow for alternative uses at these locations where wider economic aspirations would not be adversely affected, a sustainable approach to the use of land supplies in the District is broadly supported. A minor positive effect is therefore expected on SA objective 1.3: Optimal use of land. The policy will help support access to jobs for a majority of residents in the plan area and supports development at safeguarded employment sites in circumstances where there would be removal of incompatible uses to benefit the community or development would result in significant improvements in the living conditions of existing neighbouring residents. The policy is therefore expected to have a minor positive effect on SA objective 2.4: Community cohesion. A minor positive effect is also expected on SA objective 3.3: Reduced car use given that the policy is expressly opposed to development of existing employment sites where there is potential for adverse effects in relation to commuting patterns.

## DP22: Visitor Attractions and DP23: Visitor Accommodation

**6.181** Policies DP22 and DP23 are supportive of the delivery of a high quality of visitor attractions and accommodation in the District. The policy does not set out the specific location of new developments of this type and given the rural nature of many parts of North Somerset, some will come forward at locations which are accessible to a lower number of residents. However, development provided in this way will be of importance in terms of supporting access to jobs for residents in rural locations, while developments of this type in the more developed areas of the District will be accessible to a wider number of residents. Minor positive

effects are therefore expected on SA objective 1.1: Access to jobs for both policies. Given that both policies will support the growth and economic value of the tourism industry in North Somerset (particularly in light of changes resulting from Brexit and COVID-19) significant positive effects are expected for both policies on SA objective 1.2: Economic wellbeing. Both policies will also support access to facilities in the District which may be used by local people (visitor attractions and accommodation may provide space for community meetings, etc.) as well as visitors to the District and minor positive effects are also expected on SA objective 2.3: Access to facilities.

**6.182** Policy DP22 includes requirements for developments for visitor attractions to be of a high quality of design with resulting no adverse impacts for the natural and historic environment, local amenity and character of the area. This approach is likely to result in minor positive effects on SA objectives 2.4: Community cohesion, 3.4: Landscape/townscape and 3.5: Heritage and 3.6: Biodiversity. These types of developments are also required by Policy DP22 to support climate change objectives and opportunities for access by active or public transport. Therefore, minor positive effects are also expected on SA objectives 2.5: Healthy living, 3.1: Renewable energy and 3.3: Reduce car use.

## DP24: Town Centres, DP25: District Centres and DP26: Local Centres

**6.183** Policies DP24, DP25 and DP26 are expected to help promote the sustainable growth, regeneration and viability of the town, district and local centres in North Somerset. Given the role these locations play in terms of access to jobs (for example in the service sector and retail) as well as the overall economic success of the District, positive effects are expected for all three policies on SA objectives 1.1: Access to jobs and 1.2: Economic wellbeing. The larger towns in North Somerset contain the highest concentrations of business in the District [\[See reference 20\]](#) and it is expected that Policy DP24 will help to support existing businesses in these locations by supporting development that is complementary to the existing centres. It will also directly support developments that increase job, education and training



opportunities and therefore the positive effects expected for this policy in relation to SA objectives 1.1 and 1.2 are likely to be significant. All three policies are supportive of developments for uses above shops or commercial units, which will support a more efficient pattern of land use in the District. This includes support for new housing delivered in this manner and therefore minor positive effects are expected for all three policies on SA objectives 1.3: Optimal use of land and 2.1: Housing.

**6.184** All three policies are expected to help support the maintenance and delivery of new services and facilities (including essential services and facilities which are of importance for community cohesion) at more locations which are accessible to a high number of residents. All three policies also support development which improves access by active modes of transport. The positive effects recorded on SA objective 2.3: Access to facilities are expected to be significant given the importance of centres in the District in terms of ensuring access to services and facilities for residents. Minor positive effects are also expected on SA objectives 2.4: Community cohesion and 3.3: Reduce car use. Given the likely benefits related to supporting an increased uptake of active modes of transport minor positive effects are also expected on SA objective 2.5: Healthy living for these policies. Of the three policies considered, only Policy DP24 expressly addresses the aesthetic qualities required of new development. This policy requires that development enhances the character of town centres and the identity and heritage of individual elements of these centres. Minor positive effects are therefore recorded on SA objectives 3.4: Landscape/townscape and 3.5: Heritage.

## DP27: Primary Shopping Areas

**6.185** Policy DP27 is expected to promote the vitality and viability of the primary shopping areas in Weston-super-Mare, Clevedon, Nailsea and Portishead, thereby supporting the economic sustainability of these areas and job provision here. Given that the policy will only support uses outside of Class E(a) where they support the functioning of the town centre and encourage increased footfall, minor positive effects are expected in relation to SA objectives 1.1: Access to jobs and 1.2: Economic wellbeing. The policy will support appropriate

complementary uses of land within primary shopping areas and therefore minor positive effects are identified on SA objective 1.3: Optimal use of land. A significant positive effect is identified in relation to SA objective 2.3: Access to facilities given that the policy will support the provision of services in areas which are among the most accessible in the District, including those that are easily accessible by different modes of transport. Given that social integration will likely be supported by the provision of additional services and facilities delivered in town centre locations, a minor positive effect is identified in relation to SA objective 2.4 Community cohesion. Supporting the enhancement of the existing town centres is likely to benefit public health, as retail and shopping areas will be more easily accessible on foot or using other active transport modes and this is also likely to support reduced reliance on private vehicles. Therefore, minor positive effects are also expected on SA objectives 2.5 Healthy living and 3.3: Reduce car use. The policy also required that Class E uses outside of Class E(a) should also contribute local distinctiveness and this is likely to benefit the enhancement of townscapes in the District and the local historic environment and its setting. Minor positive effects are therefore recorded on SA objectives 3.4: Landscape/townscape and 3.5: Heritage.

## DP28: Retail Parks and DP29: Sequential Approach for Town Centre Uses

**6.186** Policies DP28 and DP29 will help to direct the majority of retail proposals to primary shopping area with retail park locations only to be considered where it is demonstrated that there are no suitable locations of this type. The specific sequential approach is set out through Policy DP29. It is likely that these policies will encourage the economic growth of the District at retail parks and town centre locations with job provision supported by this type of growth. Both policies are expected to have a positive effect in relation to SA objectives 1.1: Access to jobs and 1.2: Economic wellbeing. The positive effect in relation to SA objective 1.2 is significant for both policies given the importance this type of development will have in terms of supporting retail growth and expenditure as well growth in related sectors. Both policies will support access to jobs, however, by setting the principle for development at retail parks, Policy DP28

will allow for the provision of some new job creation at locations which are less accessible to those without a car. Therefore, the minor positive effect recorded on SA objective 1.1 is combined with a minor negative effect. Given their large size, delivering large scale new retail parks may support substantial new infrastructure provision in the plan area and therefore an uncertain minor positive effect is expected on SA objective 1.4: Infrastructure. Policy DP28 requires that large proposals should not harm the viability and vitality of town or local centres.

**6.187** The general support for retail service provision and protection for centre locations as among the most accessible in the District which contribute social integration means that a minor positive effect is expected in relation to SA objectives 2.3: Access to facilities, 2.4: Community cohesion and 2.5: Healthy living. The wide range of services and facilities accessible at these locations help to encourage trips to be made by cycling and walking. For Policy DP29 the positive effect is likely to be significant that the sequential test will help focus retail services where they are most accessible to local people. Policy DP28 provides some support for a more car centric approach to development with negative effects expected on SA objectives 2.3, 2.4 and 2.5. The potential for a proliferation of car journeys to result means that a significant negative effect is recorded for Policy DP28 in relation to SA objective 3.3: Reduce car use. The policy also requires the incorporation of pedestrian links between new retail parks and surrounding areas and therefore a minor positive effect is expected in combination. The requirement set out in Policy DP28 for retail park development to incorporate high-quality design of buildings, layout, landscaping and public realm means that minor positive effects are recorded in relation to SA objectives 3.4: Landscape/townscape and 3.5: Heritage.

## DP30: Control of Non-Mineral Development and DP31: Mineral Working Exploration, Extraction and Processing

**6.188** The approach to minerals workings and non-mineral development in areas where there could be impacts on mineral reserves is expected to help ensure suitable supplies of these resources thereby supporting long term economic growth in North Somerset. Significant positive effects are therefore expected in relation to SA objective 1.2: Economic wellbeing for both policies. Both policies could limit the delivery of other types of economic growth in close proximity to mineral sites and a minor negative effect is expected in combination with the significant positive effects. The support both policies provide in terms of protecting land which contain mineral resources for suitable uses means that minor positive effects are recorded on SA objective 1.3: Optimal use of land. The protection of land for future minerals working and support for development relating to minerals working will also make parts of the District unsuitable for housing delivery. Therefore, minor negative effects are expected for both policies on SA objective 2.1: Housing. While Policy DP31 includes the principle to support development for minerals working, this is based on conditions which development should address in relation to water resources, flood risk, air quality and other types of pollution, health and safety as well as visual impacts including those relating to heritage and landscape. Minor positive effects are therefore expected on SA objectives 2.5: Healthy living, 3.2: Flooding, 3.3: Reduce car use, 3.4: Landscape/townscape, 3.5: Heritage and 3.6: Biodiversity.

## DP32: Waste Management Facilities and DP33: Disposal of Waste by Landfill or Land Raise

**6.189** Policy DP32 outlines that priority will be given to previously developed land regarding proposals for facilities to manage non-hazardous waste, therefore a minor positive effect is identified in relation to SA objective 1.3: Optimal use of land. In addition, both policies outline that opportunities for

energy recovery are taken, therefore minor positive effects are identified in relation to SA objective 3.1: Renewable energy. Minor positive effects are also identified for SA objective 3.6: Biodiversity as both policies seeks to mitigate environmental impacts. A minor positive effect is expected in relation to SA objective 3.2: Flooding for Policy DP22 as it outlines that proposals for waste disposal by landfilling or land raising will be permitted provided that they are not within water source protection zones.

## Natural and Historic Environment Policies

**6.190** The likely effects of the Natural and Historic Environment Policies are summarised in Table 6.22 below and are described below the table.

**Table 6.22: Likely SA effects of the natural and historic environment policies**

SA Objective	DP34	DP35	DP36	DP37	DP38	DP39	DP40	DP41	DP42
1.1: Access to jobs	0	0	0	0	0	0	0	0	0
1.2: Economic wellbeing	0	0	0	0	0	+	0	0	0
1.3: Optimal use of land	0	0	0	0	0	0	0	0	0
1.4: Infrastructure	0	0	0	0	0	0	0	0	0
2.1: Housing	0	0	0	0	0	0	0	0	0
2.2: Affordable housing	0	0	0	0	0	0	0	0	0
2.3: Access to facilities	0	0	0	0	0	0	0	0	0
2.4: Community cohesion	++	+	+	+	+	+	0	0	0
2.5: Healthy living	++	+	+	+	+	+	0	0	0
3.1: Renewable energy	0	0	0	0	0	0	0	0	0
3.2: Flooding and water quality	+	+	+	0	0	0	0	0	0
3.3: Reduce car use	+	0	0	0	0	0	0	0	0
3.4: Landscape/townscape	+	+	+	+	++	++	+	0	+
3.5: Heritage	+	+	+	+	++	+	++	++	++
3.6: Biodiversity	++	++	++	++	+	+	0	0	0

## DP34: Green Infrastructure, DP35: Nature Conservation, DP36: Biodiversity Net Gain and DP37: Trees, Woodlands and Hedges

**6.191** Significant positive effects on SA objective 3.6: Biodiversity are likely for Policies DP34, DP35, DP36 and DP37, given that they all include requirements for development proposals that will protect and enhance biodiversity. Retention and incorporation of wildlife features is explicitly mentioned in requirements set out for green infrastructure in Policy DP34 and the commitment to creating Green Infrastructure networks is likely to improve habitat connectivity within North Somerset. Policy DP35 and P36 ensure that development will not result in adverse impacts on designated sites and will provide opportunities to deliver enhancements respectively. Long term impacts are also considered in these policies, with Policy DP35 setting out mitigation measures needed where it is deemed development proposals may impact designated and Policy DP36 requiring that all proposals must demonstrate how BNG will be implemented and monitored.

**6.192** Minor positive effects on SA objectives 3.4: Landscape/townscape and 3.6: Biodiversity are likely for Policies DP34, DP35, DP36 and DP37 as the protection and enhancement of the natural environment is also likely to protect and enhance landscape character and the setting of heritage assets.

**6.193** Significant positive effects on SA objectives 2.4: Community cohesion and 2.5: Healthy living are likely for Policy DP34 as the policy requires development proposals to ensure that green infrastructure is designed to promote community cohesion and enable the community to actively use it for recreation, including requirements to retain and incorporate public rights of way. The protection measures outlined in Policy DP35 and DP37 and the enhancement measures outlined in DP36 are also likely to contribute to providing North Somerset's residents with sufficient attractive, open space.

Therefore, minor positive effects on SA objectives 2.4 and 2.5 are identified for these policies.

**6.194** Policy DP34 emphasises that proposals should ensure that green infrastructure is multi-functional, maximising the opportunity to respond to climate change. It is likely this will encourage the incorporation of active travel routes into green infrastructure networks, which may promote more sustainable travel patterns amongst residents. Minor positive effects for Policy DP34 are therefore identified in relation to SA objective 3.3: Reduce car use.

**6.195** Policy DP34 requires development proposals to integrate sustainable drainage into green infrastructure and therefore minor positive effects on SA objective 3.2: Flooding and water quality are identified. The delivery of biodiversity net gains, as set out in Policy DP36, and the protection of designated biodiversity sites, as set out in Policy DP35, is likely to offer opportunities to improve water quality and prevent pollution to watercourses. Minor positive effects on SA objective 3.2 are therefore also likely for these policies.

## DP38: Landscape and DP39: Mendip Hills AONB

**6.196** Significant positive effects on SA objective 3.4: Landscape/townscape are likely for Policies DP38 and DP39 as the former is directly concerned with ensuring that development proposals do not adversely impact the landscape character of the District and the latter requires development proposals to conserve and enhance the Mendip Hills AONB, which form an integral part of North Somerset's landscape character. Policy DP38 requires development proposals to have regard to the distinctive qualities of nationally registered and unregistered Historic Parks and Gardens, carefully integrate into the historic environment and respect the character of the historic landscape. As such, significant positive effects on SA objective 3.5: Heritage are likely for this policy. A Minor positive effect on SA objective 3.5 is likely for Policy DP39 as the protection of undesignated green space and the Mendip Hills AONB will



contribute to preserving the setting of historic environment assets. The requirements for proposals to not have adverse impacts on landscape character are also likely to contribute to protecting wildlife and habitats in the District. As a result, minor positive effects on SA objective 3.6: Biodiversity are identified for Policies DP38 and DP39.

**6.197** Minor positive effects on SA objective 2.4: Community cohesion and SA objective 2.5: Healthy living are likely for Policies DP38 and DP39 as the requirements for development proposals set out may also contribute to protecting key areas of open space in towns and the countryside within North Somerset, that provide opportunities for meeting and recreation.

**6.198** Policy DP39 requires proposals to consider the economic well-being of the Mendip Hills AONB and therefore minor positive effects on SA objective 1.2: Economic wellbeing are identified.

## **DP40: Built Heritage, DP41: Archaeology and DP42: Historic Parks and Gardens**

**6.199** Significant positive effects on SA objective 3.5: Heritage are likely for Policies DP40, DP41 and DP42 as they require development proposals to demonstrate that they will not cause harm to designated heritage assets, archaeological assets and non-designated heritage assets and historic parks and gardens respectively. Requirements include a Heritage Statement or heritage impact assessment to accompany planning applications and, in the case of Policy DP40, development proposals should enhance the character, appearance and special interest of Conservation Areas, listed buildings and their settings where possible.

**6.200** Conservation Areas and the listed buildings within them form a significant part of the character of towns within the District, whilst Historic Parks and Gardens within North Somerset contain important aspects of landscape character. Policies DP40 and DP41 contribute to protecting the aforementioned

and therefore minor positive effects on SA objective 3.4: landscape/townscape are likely.

## Life Prospects Policies

**6.201** The likely effects of the Life Prospects Policies are summarised in Table 6.23 below and are described below the table.

**Table 6.23: Likely SA effects of the life prospects policies**

SA Objective	DP43	DP44	DP45	DP46	DP47	DP48	DP49	DP50	DP51	DP52
1.1: Access to jobs	0	0	0	0	0	0	0	0	0	0
1.2: Economic wellbeing	0	0	0	0	0	0	0	0	0	0
1.3: Optimal use of land	0	+	0	0	0	0	0	0	0	0
1.4: Infrastructure	0	+	0	0	0	0	0	0	0	0
2.1: Housing	++	++	++	++	++	+	0	0	0	0
2.2: Affordable housing	++	0	++	++	++	0	0	0	0	0
2.3: Access to facilities	0	+	0	0	+	0	0	++	++	++
2.4: Community cohesion	+	0	0	0	+	0	0	0	0	0
2.5: Healthy living	0	0	0	++	++	0	++	++	++	++
3.1: Renewable energy	0	0	0	0	0	0	0	0	0	0
3.2: Flooding and water quality	+	0	0	0	0	0	0	0	0	0
3.3: Reduce car use	0	+/-	0	0	0	0	0	+	+	0
3.4: Landscape/townscape	+	+	0	0	0	+	0	+	0	+
3.5: Heritage	+	0	0	0	0	0	0	0	0	+
3.6: Biodiversity	+	0	0	0	0	0	0	+	0	0

## DP43: Affordable Housing (Including Rural Exception Schemes)

**6.202** The approach to affordable housing delivery will have significant positive effects on SA objectives 2.1: Housing and 2.2: Affordable Housing, due to the nature of the policy. Minor positive effects on SA objectives 3.2: Flooding and water quality, 3.4: Landscape/townscape, 3.5: Heritage and 3.6: Biodiversity are likely as the policy requires sensitive locations to be avoided which is assumed to include constraints of this nature. A minor positive effect may also occur on SA objective 2.4: Community cohesion as the delivery of affordable housing will enable a wider range of people, including younger people and families, to remain living in their local communities.

## DP44: Gypsies and Travellers and Travelling Show People

**6.203** The provision of Gypsy and Traveller sites, including the extension of two existing sites, to meet the identified local needs will have a significant positive effect on SA objective 2.1: Housing. Minor positive effects are likely in relation to SA objectives 1.4: Optimal use of land and 3.4: Landscape/townscape as the policy gives preference to brownfield sites and requires consideration to be given to impacts on local character. A minor positive effect is also likely in relation to SA objective 2.3: Access to facilities as the policy requires the provision of appropriate services and for the proximity of sites to local services and facilities to be considered. Effects on SA objective 3.3: Reduce car use may be mixed as, while the policy requires sites to be close to facilities (which may enable walking/cycling) and safe pedestrian access, it also considers the access of sites to the road network and requires appropriate parking provision which may discourage modal shift. A minor negative effect is likely in relation to SA objective 3.2: Flooding as the sites to be extended are in high flood risk zones.

## DP45: Residential Space Standards, DP46: Housing Type and Mix and DP47: Older Person Accommodation

**6.204** These policies will all have significant positive effects on SA objectives 2.1: Housing and 2.2: Affordable Housing, as the policy requirements will increase the overall quality and accessibility of new housing (including affordable housing) in North Somerset. A significant positive effect on SA objective 2.5: Healthy lives is also expected from policies DP45, DP46 and DP47 as these policies will ensure that appropriate housing is available to meet the needs of all groups including elderly and those needing care. Policy DP47 will have minor positive effects on SA objectives 2.3: Access to facilities and 2.4: Community cohesion as the policy will ensure that elderly people are able to access community facilities and participate actively in their local communities.

## DP48: Residential Annexes

**6.205** The criteria that will be applied to applications for residential annexes through this policy could be seen as potentially restrictive; however they will ensure that any annexes are appropriate and do not negatively impact upon residential amenity. Therefore, an overall minor positive effect is likely in relation to SA objective 2.1: Housing. A minor positive effect is also likely in relation to SA objective 3.4: Landscape/townscape as the policy seeks to ensure that annexes are appropriately sized so as not to negative impact on local character.

## DP49: Healthy Places

**6.206** The requirement of this policy for development proposals over certain sizes to be subject to a Health Impact Assessment (HIA) means that a significant positive effect is likely in relation to SA objective 2.5: Healthy living.

## DP50: New Community Facilities, Open Space and Sports Pitches, DP51: Protection of Built Community Facilities and DP52: Protection of Open Space and Recreation

**6.207** These policies are expected to have significant positive effects on SA objectives 2.3: Access to facilities and 2.5: Healthy Living as they set out criteria for the protection of and delivery of new educational, sporting, leisure, health and community uses and require them to be well-related to the intended community users. Requiring new provision to meet the needs of new developments (policy DP51) will help to ensure that existing facilities are not overloaded. Minor positive effects are also likely in relation to SA objective 3.3: Reduce car use for DP50 and DP51 as the measures in the policies will help to ensure that facilities are accessible to more people via non-car based modes of transport; for example policy DP50 encourages a town-centre first approach and DP51 requires facilities to be accessible to pedestrians and cyclists. Minor positive effects are expected for Policies DP50 and DP52 in relation to SA objective 3.4: Landscape/townscape as they both outline requirements that will aid in the mitigation of harm to the character of the area. In addition, a minor positive effect is expected from policy DP52 in relation to SA objective 3.5: Heritage as the policy outlines that development proposals affecting other green and blue spaces will only be permitted provided they do not adversely affect areas which make a worthwhile contribution to the setting of an area. A minor positive effect is also identified for Policy DP50 in relation to SA objective 3.6: Biodiversity as it outlines requirements which will mitigate harm to ecology from both noise and light pollution.

## Countryside Policies

**6.208** The likely effects of the Countryside Policies are summarised in Table 6.24 below and are described below the table.

**Table 6.24: Likely SA effects of the countryside policies**

SA Objective	DP53	DP54	DP55	DP56	DP57	DP58	DP59	DP60	DP61	DP62
1.1: Access to jobs	0	+	+	+	0	+	+	+	+	0
1.2: Economic wellbeing	0	+	+	+	0	+	+	+	+	0
1.3: Optimal use of land	++	0	+	0	0	0	++	+	+	+
1.4: Infrastructure	0	0	0	0	0	0	0	0	0	0
2.1: Housing	0	+	0	0	+	+	0	0	0	0
2.2: Affordable housing	+	0	0	0	0	0	0	0	0	0
2.3: Access to facilities	0	0	0	+	0	0	+	0	0	+
2.4: Community cohesion	0	0	0	+	0	0	+	0	0	0
2.5: Healthy living	+	0	+	+	0	0	0	0	0	0
3.1: Renewable energy	+	0	0	0	0	0	0	0	0	0
3.2: Flooding and water quality	+/-	0	0	+	0	0	0	0	0	+
3.3: Reduce car use	0	+	0	0	0	0	0	0	0	0
3.4: Landscape/townscape	+	0	+	+	+	+	+	+	+	+
3.5: Heritage	+	0	0	+	+	+	0	0	0	0
3.6: Biodiversity	+	0	0	+	0	0	0	0	0	0

## DP53: Best and Most Versatile Land

**6.209** The overall purpose of the policy is to protect Best and Most Versatile Agricultural Land, in particular from significant, inappropriate and unsustainable proposals. In addition, the policy outlines requirements for residential development proposal layouts to include proposals to preserve the better-quality land for schemes which support local food production. While the policy also outlines a number of exceptions for when development could be permitted, these exceptions have other benefits and do not detract from the overall purpose of the policy. Therefore, a significant positive effect is identified in relation to SA objective SA objective 1.3: Optimal use of land.

**6.210** The retention of high quality agricultural land may contribute to protecting open space that is used for leisure by communities. Furthermore, the policy may also contribute to protecting landscapes which contribute to the setting of heritage assets or provide habitats for wildlife. As such, minor positive effects on SA objective 2.5: Healthy living, SA objective 3.4: Landscape/townscape, SA objective 3.5: Heritage and SA objective 3.6: Biodiversity are likely.

**6.211** In addition, the policy outlines that where development is proposed on sites of 1 hectare or greater on Grade 3a BMV agricultural land, development will be permitted if it is to be used for affordable housing, or for renewable energy production, therefore minor positive effects are expected for SA objective 2.2 Affordable housing and 3.1: Renewable energy.

**6.212** The policy will limit the potential for housing development in some locations within North Somerset, but it is not considered the policy will have a significant impact on land supply for such development and therefore negligible effects have been identified in relation to SA objective 2.1: Housing.



## DP54: Rural Workers Housing, DP55: Agriculture and Land Based Rural Businesses and DP56: Equestrian Development

**6.213** Minor positive effects on SA objectives 1.1: Access to jobs and 1.2: Economic wellbeing are likely for all of these policies as Policy DP55 provides accommodation that will enable workers to take advantage of rurally located jobs, Policy DP55 will provide job opportunities by enabling agricultural and forestry development, whilst Policy DP56 will contribute to creating equestrian and other outdoor sport and recreation job opportunities in the countryside.

**6.214** Minor positive effects on SA objective 1.3: Optimal use of land are likely for Policy DP55 as it makes specific reference to the re-use of existing buildings over new buildings, which will contribute to reducing land take needed for development in rural areas.

**6.215** Minor positive effects on SA objectives 2.3: Access to facilities, 2.4: Community cohesion and 2.5: Healthy living are likely for policy DP56 as it will provide facilities for recreation in rural areas, which will provide meeting opportunities for residents. Minor positive effects are also identified for Policy DP55 in relation to SA objective 2.5: Healthy living as it encourages proposals to seek to provide enhancements to surrounding public rights of way.

**6.216** Minor positive effects on SA objective 3.2: Flooding and water quality are likely for Policy DP56 as it requires any equestrian development to demonstrate that they would not contribute to increased flood risk locally or pollution of nearby watercourses.

**6.217** Policy DP54 will provide opportunities for rural workers to live in close proximity to the environment in which they work, which will reduce the need for long private car trips among this group of workers. As such, minor positive effects are identified for the policy in relation to SA objective 3.3: Reduce car use.

**6.218** Policies DP55 and DP56 include a requirement that proposals should respect their rural setting and should not cause harm to the character of the landscape. As a result, minor positive effects are likely in relation to SA objective 3.4: Landscape/townscape for these policies. In the case of Policy DP56, consideration of the impact of lighting on ecology is also considered, and therefore minor positive effects are identified in relation to SA objective 3.6: biodiversity. Policy DP56 also requires that proposals do not cause harm to heritage assets. As such, minor positive effects on SA objective 3.5: Heritage are likely for this policy.

## DP57: Replacement Dwellings in the Countryside, DP58: Conversion or Reuse of Rural Buildings, DP59: Previously Developed Land in the Countryside, DP60: Employment on Green Field Land in the Countryside, DP61: Existing Businesses in the Countryside and DP62: Visitor Accommodation in the Countryside including Camping and Caravanning

**6.219** Minor positive effects on SA objectives 1.1: Access to jobs and 1.2: Economic wellbeing are likely for policies DP58, DP59, DP60 and DP61 as they all enable conversion or new development of buildings that will contribute to providing job opportunities in rural locations, which will support the rural economy.

**6.220** Policy DP59 is concerned with offering support for the use of previously developed land in the countryside, provided that impacts of the development are commensurate with the previous development. As this policy directly

supports sustainable re-use of land, significant positive effects on SA objective 1.3: Optimal use of land are likely. Minor positive effects on this SA objective are likely for Policies DP60, DP61 and DP62. In the case of Policy DP60, the policy only permits employment on green field land where no suitable redevelopment sites are available and in the case of Policies DP61 and DP62, the re-use of existing buildings is given priority over new development.

**6.221** Policy DP59 requires that any development should be in close proximity to a settlement with a good range of services and facilities and Policy DP62 requires that any proposals for mobile homes in the countryside should be easily accessible in relation to existing facilities and services. As such, minor positive effects on SA objective 2.3: Access to facilities are likely.

**6.222** Minor positive effects on SA objective 2.4: Community cohesion are likely for Policy DP59 as it includes support for development that would bring significant social benefits.

**6.223** Policy DP62 requires that proposals for mobile homes are outside of flood zone 3, which will reduce flood risk and therefore minor positive effects on SA objective 3.2: Flooding and water quality are likely.

**6.224** All of the policies except DP60 include requirements that any development or re-development proposals are not harmful to the character and appearance of the countryside and design of new buildings should be in keeping with surroundings. Policy DP60 restricts employment development on greenfield land in the countryside, which should help to conserve local character. As a result, minor positive effects on SA objective 3.4: Landscape/townscape are likely. Minor positive effects on SA objective 3.5: Heritage are likely for Policy DP57 and Policy DP58. In the case of the former, this is due to a requirement that any dwellings replaced are not a designated or undesignated assets, and for the latter, this is due to a requirement for any conversion to preserve the architectural and historic significance of the building and its setting.

## Delivery Policy

**6.225** The likely effects of the Delivery Policy are summarised in Table 6.25 below and are described below the table.

**Table 6.25: Likely SA effects of the delivery policies**

SA Objective	DP63
1.1: Access to jobs	0
1.2: Economic wellbeing	0
1.3: Optimal use of land	0
1.4: Infrastructure	++
2.1: Housing	0
2.2: Affordable housing	0
2.3: Access to facilities	++
2.4: Community cohesion	+
2.5: Healthy living	+
3.1: Renewable energy	+
3.2: Flooding and water quality	+
3.3: Reduce car use	+
3.4: Landscape/townscape	+
3.5: Heritage	+
3.6: Biodiversity	+

## Policy DP63: Infrastructure Delivery and Development Contributions

**6.226** This policy is expected to have significant positive effects on SA objectives 1.4: Infrastructure and 2.3: Access to facilities as it seeks to ensure that the required infrastructure to support new development is funded and delivered. A minor positive effect on SA objective 2.4: Community cohesion is also expected as the policy should aid the creation of sustainable and balanced new communities, with provision in line with projected needs and standards of new residential development. Minor positive effects are also expected in relation to SA objectives 2.5: Healthy living and 3.3: Reduce car use as the policy requires facilities to be located in safe and accessible locations accessed by safe routes including direct links to a pedestrian and cycle network, thereby promoting active travel modes which encourage healthy lifestyles. Minor positive effects are also likely on several other SA objectives as the policy specifies that it applies to the delivery of physical, social, digital, community, environmental and any other infrastructure required to support development and regeneration. Benefits may therefore be achieved in relation to SA objective 3.1 Renewable energy as well as a number of the environmental SA objectives.

### Cumulative Effects

**6.227** Earlier stages of the plan making process (Challenges and Choices Part 2 – ‘Choices for the Future’ (2020)) considered the potential for development at various ‘Broad Locations’ in the District. The SA Interim Report which was consulted on alongside that iteration of the plan, considered the potential for impacts relating to each of these locations.

**6.228** The description of cumulative effects by the Broad Locations is presented in relation to the largest settlements (i.e. Weston-super-Mare, Portishead, Nailsea and Backwell and Clevedon) in the District. These are the locations at which much of the new development will occur over the plan area. The remaining Broad Locations are grouped together with any area specific issues

relating to individual settlements and locations identified in that text. Following the presentation of these high-level findings, this section then presents the cumulative effects of the policies in the Pre-Submission Local Plan taken as a whole on each of the SA objectives, considering the effects on the entire District.

## Weston-super-Mare (including Hutton, Locking and Bleadon)

**6.229** This is the main settlement of North Somerset and it provides good access to jobs as well as services and facilities, including healthcare and education. The town also benefits from access to three railway stations. As such it is expected that provision of new development at this location will have broadly positive effects in relation to access to services and facilities and health, while also potentially supporting a reduced dependency on travel by car, given the stronger sustainable transport links and proximity of essential services for many residents. This is less likely to be case at Hutton and Locking given the more limited range of services and facilities at these smaller settlements, although it is recognised that Locking contains a healthcare centre.

**6.230** Parts of Weston-super-Mare fall within Flood Zones 2 and 3 and therefore there is potential for new residential and other development, as well as the supporting infrastructure required to deliver that new development, to be affected by flood risk. In addition, new development could exacerbate the risk of flooding facing existing development, as a result of greenfield land being developed. Sites proposed to the west of Weston-super-Mare have potential for adverse effects relating to the Severn Estuary SPA, SAC and Ramsar site and the sites proposed for development at that settlement also lie within Consultation Zone C associated with the North Somerset and Mendip SAC meaning there is potential for cumulative impacts relating to biodiversity. Sites allocated for development at Weston-super-Mare fall mostly within the settlement boundary with reduced potential for adverse effects relating to landscape although the extent of the Great Weston Conservation Area to the west means there is potential for cumulative adverse effects in relation to this

heritage asset and the settings of Listed Buildings within the designation. The smaller sizes of Bleadon, Hutton and Locking and the inclusion of potential sites for development at the settlement edges which have between high and medium landscape sensitive means there is considered to be greater potential for cumulative adverse effects relating to landscape and existing character at these settlements. At these settlements the close proximity of the Mendip Hills AONB means that development could have cumulative effects relating to the setting of the designated landscape. The Local Plan seeks to mitigate the potential for any coalescence between the larger settlement of Weston-super-Mare and Hutton and Locking by designating strategic gaps between these settlements within which the open or undeveloped character should be retained.

## Portishead

**6.231** Portishead is one the largest settlements in the plan area, providing good access to jobs and services and facilities. While the town does not currently provide access to a railway station, the Local Plan allocates land for the reopening of the Portishead Passenger Rail Line. Therefore, the proposed development at the settlement is likely to have benefits in relation to access to services and facilities and health, while also potentially supporting a reduced dependency on travel by car.

**6.232** Parts of the eastern area of Portishead fall within Flood Zones 2 and 3, including two sites proposed for development. Therefore, there is potential for development at Portishead, particularly in that area, to increase the number of residents at risk of being affected by flooding. No sites are proposed for development at the northern edge of the settlement which is likely to limit the potential for cumulative effects relating to the Severn Estuary biodiversity sites. Furthermore, the Local Plan includes the designation of much of the northern edge of Portishead as Local Green Space which will reduce the potential for development in this area and for increased pressures resulting on the Severn Estuary designations. The majority of the proposed allocation sites at Portishead are within the existing developed area which limits the potential for cumulative impacts relating to landscape and biodiversity. However, the relatively close proximity of Weston Big Wood SSSI means there is potential for



increased recreational pressures on this site due to the cumulative effects of growth proposed locally. Some of the proposed sites also fall within Consultation Zone C associated with the North Somerset and Mendip SAC and there is potential for cumulative impacts relating to this designation. It is also noted that parts of Portishead have been designated as Conservation Areas; therefore there is potential for new development to adversely affect the settings of these heritage assets although it is recognised that proposed sites are all at least 300m from these assets with intervening development present, thereby reducing the potential for cumulative adverse effects to result.

## Nailsea and Backwell

**6.233** Nailsea is one of the largest settlements in the plan area and provides good access to jobs and services and facilities for residents of the town as well as within Backwell to the south. There is a railway station at the north of Backwell which effectively serves both settlements. Therefore, the proposed development at Nailsea and Backwell is likely to have benefits in relation to access to services and facilities and health, while also potentially supporting a reduced dependency on travel by car. While a number of the sites proposed for development are currently beyond the existing built up areas of these settlements, they are notable for their potential sustainability benefits. It is noted that there is some potential for increased car travel and congestion between the settlements along Station Road given the strong relationship between them. However, the Local Plan contains policy for development at these settlements to address this issue.

**6.234** In comparison with much of the rest of District these settlements and the sites proposed for allocation are relatively free from flood risk. There is, however, the potential for new development to have cumulative impacts on biodiversity sites in the surrounding areas given the close proximity of Nailsea and Tickenham Moors SSSI to the north east of Nailsea and Nailsea and Tickenham Moors Wildlife Site within part of current existing gap between the two settlements. The settlements are in close proximity to the North Somerset and Mendip Bats SAC, falling within Consultation Zones A and B for this designation. The Local Plan seeks to address this issue by including a



requirement for a new North Somerset Nature Park to provide bat mitigation. A new area of Green Belt is designated to the west to help maintain the perception of separation between Nailsea and Backwell. There is potential for cumulative adverse effects relating to the historic environment at both settlements given the relatively close proximity of proposed development sites to heritage assets such as Backwell West Town and Nailsea Kingshill Conservation Areas.

## Clevedon

**6.235** Clevedon also sits as one of the largest settlements in the plan area, providing good access to jobs and services and facilities. The town does not benefit from a railway station, although there are direct bus services to Weston-super-Mare and Bristol. Therefore, the proposed development at the settlement is likely to have cumulative benefits in relation to access to services and facilities and health, while also potentially supporting a reduced dependency on travel by car.

**6.236** The south western parts of Clevedon fall within Flood Zones 2 and 3 and a number of proposed site allocations fall within these locations meaning there is potential for increased flood risk to affect residents and site users. Only one site at the settlement is located within close proximity of the Severn Estuary biodiversity sites, although there is potential for some cumulative effects relating to recreational pressures on Ancient Woodlands which are in close proximity to the town edge to the north east. Furthermore, through the Local Plan, areas of Local Green Space are designated towards parts of the settlement edge where it adjoins the Severn Estuary, thereby limiting the potential for increased recreation pressures elsewhere. Much of the land proposed for development lies within the existing developed area, meaning there is reduced potential for cumulative negative impacts relating to landscape. The close proximity of one proposed site allocation to Clevedon and Clevedon Triangle Conservation Areas, however, means there is some potential for adverse effects relating to these heritage assets.

## Remaining Broad Locations in the District

**6.237** By and large the settlements in the remaining Broad Locations in the District provide more limited access to services and facilities and sustainable transport links. Many locations provide access to a healthcare centre. However, with the exception of settlements close to Churchill/Langford (i.e. Sandford which is in close proximity to the secondary school at Churchill) most settlements do not benefit from good access to both a primary school and secondary school. It is likely that residents at these locations would have to travel longer distances to access services and facilities, with greater dependency on travel by car and more limited potential to make use of walking and cycling which might otherwise benefit health and wellbeing in the plan area. The allocation of these sites, however, is noted to be of importance to ensuring the viability of existing local services and facilities in less developed settlements in the plan area. These allocations will also help to support the viability of local centres in the plan area. While the allocation of a new strategic location at Wolvershill (north of Banwell) will be less well-related to existing services and facilities (although the relationship with Banwell and existing Weston urban area as well as the Bristol urban area is noted) the centre is to incorporate new local centres and new services and facilities which will benefit residents at the site and those in the surroundings as well as helping to instil a degree of self-containment at the site.

**6.238** Most of the settlements in the remaining Broad Locations are unconstrained by areas of higher flood risk (Flood Zones 2 and 3). Importantly, while areas of flood risk surround much of Yatton and Congresbury, the sites proposed for allocation are mostly located outside of these areas. Development at these settlements has the potential to result in cumulative effects on Tickenham, Nailsea & Kenn Moors and Biddle Street, Yatton SSSIs given these sites' relatively close proximity to the settlements.

**6.239** There is potential for cumulative adverse effects in relation to the setting of the Mendip Hills AONB where development is delivered within the smaller settlements in the south of the District. At these smaller settlements there is also potential for new development to harm existing character. The relatively

small settlements of Churchill/Langford, Sandford and Winscombe are all proposed to accommodate at least two new housing sites, meaning there is increased potential for cumulative impacts relation to existing character of these settlements. However, at the smaller settlements to the south of the District, most notably, at Banwell, Churchill/Langford, Sandford and Winscombe, the majority of proposed sites are within the existing built up area and/or are not identified as being high of landscape sensitivity. This approach is likely to help limit the significance of any cumulative effects that might result.

**6.240** There is potential for landscape impacts in relation to the strategic location at Wolverhill (North of Banwell) given the potential for coalescence between this location and Banwell. The Local Plan seeks to mitigate this potential effect and to maintain the identity of Banwell, in particular, by designating a strategic gap between these areas.

**6.241** It is notable that Churchill/Langford contains a Conservation Area, with the designation of a relatively high number of sites for development having potential to have cumulative impacts on its setting. This is also the case at Yatton and Congresbury although these settlements are more sizeable and the proposed sites for allocation are located further away from Conservation Areas.

## SA Objective 1.1: Ensure a range of job opportunities are easily accessible without having to use a car

**6.242** The locations proposed for development across the District through the Local Plan (as set out through the spatial strategy Policy SP3) are located mainly within the existing larger settlements and/or areas that are relatively well-related to the nearby larger and regionally important city of Bristol. These areas provide access to a high concentration of job opportunities in the District and surroundings. The delivery of employment land to meet the projected needs of the District and to be broadly in step with housing growth over the plan period is set out through Policy SP9: Employment. This approach will also help to ensure

good access to employment areas for many existing and new residents. While some smaller scale provision to meet local needs is provided for through this policy, it is noted that residents in more rural locations are more likely to have to commute longer distances to access employment opportunities. Supporting infrastructure, including sustainable and active transport improvements will be of importance for these residents as well as the wider population more generally, to ensure jobs can be accessed within the District. Allocations and safeguarding for these types of improvements are set out in Local Plan through Policy SP10: Transport.

**6.243** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to access to jobs. These effects will be long-term and permanent.

## SA Objective 1.2: Provide opportunities to improve economic wellbeing and reduce inequalities by providing good access to education and training opportunities

**6.244** Providing much of the housing growth over the plan period and employment growth at the larger settlements, in line with Policy SP3: Spatial strategy and SP9: Employment, will help to ensure that a large proportion of residents have good access to education facilities. This approach will also respond positively to labour market forces and parts of the District which have proved most attractive in recent years in terms of securing inward investment. The approach includes an amount of employment land (81 ha) to respond to the most up to date evidence.

**6.245** The Local Plan also includes policies (notably Policy LP5: Town centre hierarchy) to support the successful functioning of town centre locations which is likely to support job creation and expenditure at these locations. Criteria to ensure the successful functioning of important employment locations, including

Bristol Airport and Royal Portbury Dock, are included through Policies LP9: Bristol Airport and LP11: Royal Portbury Dock. The Local Plan also details allocations for education facilities in the plan area (Policy LP3: Educational, sporting, leisure, and community use) to address the identified needs of the District over the plan period. This point considered, the distribution of development in the plan area to some of the smaller settlements which do not benefit from access to both a primary school and secondary school, including at Bleadon and Sandford, will result in some residents having reduced access to facilities which will support opportunities for education.

**6.246** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to economic wellbeing. These effects will be long-term and permanent.

### SA Objective 1.3: Promote the optimal use of land which supports regeneration, maximise re-use of previously developed (brownfield) land and protects the rural economy

**6.247** The spatial strategy includes a focus on the existing urban areas in the District, which will help to promote the use of previously developed land. The majority of sites allocated are located in existing settlements where there may be opportunities to make use of brownfield urban land. However, some sites have allocated on greenfield land with Grade 3 or higher agricultural soils. This includes the strategic site to the south east of Weston-super-Mare at Wolverhill. Notable areas of higher value agricultural soils (Grade 2 and higher) may be lost to development at sites to the south and south east of Nailsea and north east and north west of Backwell.

**6.248** Policy SP7: Green Belt proposes an extension to the Green Belt south of Nailsea. The Plan also encourages new employment development to prioritise the reuse of existing buildings and brownfield land through Policy SP9:

Employment. Policy DP44: Gypsies and Travellers and Travelling Showpeople gives preference to suitable sites identified for Gypsy and Traveller needs on brownfield land with development unsuitable within the Green Belt.

**6.249** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to the optimal use of land. These effects will be long-term and permanent.

## SA Objective 1.4: Promote development which requires a deliverable level of high-quality and sustainable infrastructure

**6.250** It is expected that the distribution of development across the plan area in line with the spatial strategy set out in Policy SP3 will support residents' access to areas at which community infrastructure provision is currently strongest. At these areas there is likely to be more limited requirement for new infrastructure to support new development in comparison to presently less developed locations. The delivery of large-scale development at Wolverhill (north of Banwell) through Policy LP1 as well as sites at Nailsea and Backwell (Policy LP3) which are relatively well-related to existing larger settlements or which would incorporate substantial new service provision is likely to benefit new and existing residents. The policy approach to ensure that infrastructure is delivered in line with new development in the plan area is set out through Policy DP63: Infrastructure delivery and development contributions. The Local Plan also includes policies that directly require the delivery of specific new infrastructure that will support the sustainability of new development over the plan period. This includes through Policies LP5: Educational, sporting, leisure, and community use and SP10: Transport.

**6.251** Overall, a cumulative minor positive effect is expected in relation to access to and delivery of infrastructure. This effect will be long-term and permanent.

## SA Objective 2.1: Boost housing delivery and meet the housing need identified within the plan period

**6.252** The spatial strategy supports the delivery of a diverse range of houses in a variety of tenure and size to meet the future needs of North Somerset residents. The North Somerset Local Plan allocates enough land to meet the identified local housing need. Land has been identified to secure a minimum of 14,902 dwellings over the plan period. This includes a large strategic site to the south east of Weston-super-Mare at Wolvershill. Of the sites allocated for development, the larger sites are expected to make the most positive contribution to housing affordability in the District.

**6.253** Policy SP1: Sustainable Development and Policy SP8: Housing ensure that a mix of house types and size of housing are delivered to meet local needs in sustainable locations in mixed and balanced communities over the plan period. Any residential development within the District is required to meet Policy DP1: High Quality Design to ensure high quality design throughout that integrates with the surrounding area; is sustainable; and is resilient to climate change. Housing for full time workers in agriculture is supported through Policy DP54: Rural workers housing.

**6.254** Overall, a significant positive effect is expected in relation to housing. This effect will be long-term and permanent.

## SA Objective 2.2: Deliver affordable or specialist housing where it is most needed to meet the needs of North Somerset's population

**6.255** The delivery of affordable and specialist housing is one of the strategic priorities within the Local Plan. Delivering affordable housing that ranges in size



and form in areas with the most need is key within the Local Plan spatial strategy.

**6.256** Policy SP1: Sustainable Development supports the delivery of affordable and specialist housing at a range of sizes and forms contributing to sustainable development. Policy DP43: Affordable Housing (including rural exception schemes) requires all developments of 10 dwellings or more (or on sites of 0.5 hectare or above), and five dwellings or more within the Area of Outstanding Natural Beauty, to make affordable housing provision. This must be at least 30% within the greater Weston area and at least 35% elsewhere.

**6.257** Overall, a significant positive effect is expected in relation to affordable housing. This effect will be long-term and permanent.

## SA Objective 2.3: Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities

**6.258** The main settlements in the plan area provide the best access to services and facilities and it is expected that Policy SP3: Spatial Strategy would help to ensure that the majority of residents have good access to these types of provisions. The settlements of Weston-super-Mare, Portishead, Clevedon and Nailsea all provide access to a town centre and delivering much of the growth to be relatively well-related these locations will support access to a range of services and facilities. The incorporation of new services and facilities at strategic locations will be of importance to meet the needs of the large number of new residents to be located in the strategic development at Wolvershill. The site will include a new local centre (Policy LP7: Town centre hierarchy). However, it is noted that some settlements at which residential development is to be provided (including Bleadon and Sandford) would result in residents having more limited access to certain types of services and facilities.



**6.259** Policies that seek to protect the town centre locations in the District (notably Policy DP2: Sequential approach for town centre uses) will help to ensure suitable uses are concentrated mostly in these areas where they are accessible to large proportion of residents. Policies that seek to ensure the delivery of new services and facilities and the protection of existing provisions will also be of importance in terms of securing good levels of access for residents. This approach is set out through Policy DP50: New community facilities, open space and sports pitches. The mechanism for securing funding for specific infrastructure to make new development acceptable in planning terms is set out through Policy DP63: Infrastructure delivery and development contributions.

**6.260** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to access to services and facilities. These effects are considered to be long-term and permanent.

## SA Objective 2.4: Enhance community cohesion and community facilities provision including cultural facilities

**6.261** The relatively high level of development to be delivered over the plan period to meet the identified housing need for the District has the potential to have implications for community cohesion in the area. These effects may occur as pressures on existing community facilities result and new growth areas have to be integrated with the existing pattern of development in the plan area. However, it is expected that the spatial strategy for the District (Policy SP3) would help to limit the magnitude of these effects by locating the majority of growth towards the larger settlements. At these locations service provision is strongest and there is likely to be greater capacity to accommodate growth without adverse effects in relation to settlement character and existing community networks. The level of self-containment that can be supported through delivery of new employment land to be in step with housing growth over the plan period will be of importance in terms of supporting a degree of

community cohesion. Those policies which support development at the most developed locations of the District (most notably LP4: Settlement boundaries) are considered likely to further promote the benefits identified. It is also important to support the viability of town centre locations to help ensure that residents have good access to a range of community facilities in central locations and to help promote a sense of identity in the District. The Local Plan seeks to achieve this through Policies DP24: Town centres, DP25: District Centres, DP26: Local Centres and DP29: Sequential approach for town centre uses.

**6.262** Policies which most directly ensure the delivery of new and the protection of existing services and facilities that support the needs of local community are considered of most importance to the achievement of this SA objective. This is addressed in the Local Plan through Policies DP50: New community facilities, open space and sports pitches. It will be of importance to ensure that community services and facilities are delivered in a timely manner to support new development. This requirement is addressed in the Local Plan through Policy DP63: Infrastructure delivery and development contributions.

**6.263** Overall, a cumulative minor positive and minor negative effect is expected in relation to community cohesion. These effects are considered to be long-term and permanent.

## SA Objective 2.5: Achieve healthy living opportunities promoting good access to healthcare centres, open spaces, Public Rights of Way, walking and cycling opportunities, and outdoor leisure activities

**6.264** The delivery of a high proportion of the new housing development towards the larger settlements of the plan area, in line with the spatial strategy (Policy SP3) will provide many residents with good access to healthcare

facilities which will support improved levels of public health. All of the main settlements of Weston-super-Mare, Clevedon, Portishead and Nailsea provide access to these types of services. Weston-super-Mare also provides access to the only hospital in the District (although there is a minor injuries unit in Clevedon). These areas also provide good access to open space and other recreation facilities. The focus of most new growth (including employment growth) towards these locations will also encourage more journeys to be made by cycling and walking given the shorter distances to essential services and facilities and jobs. The potential to make use of cycling is further supported by the distribution of development set out through the spatial strategy given that the main settlements are all connected to the National Cycle Network. In light of the important role the city plays for the District's residents in terms of employment, it is notable that parts of the National Cycle Network provide access to Bristol from Portishead and Nailsea.

**6.265** The approach to housing delivery in the plan area also includes some growth at the smaller settlements, including Bleadon, Sandford and Wrington. Development at these locations will help to prevent the stagnation of local services. However, these settlements lack a healthcare centre and furthermore residents are considered less likely to travel by active modes from these locations considering their relative isolation.

**6.266** The Local Plan includes allocations sites that will help to meet the needs of new and existing residents through Policy LP3: Educational, sporting, leisure, and community use. This includes the delivery of new allotments in Weston-super-Mare, which will support healthy food growing. Policy DP50: New community facilities, open space and sports pitches seeks to provide new facilities of this type where they will be well related the residents they will serve. It also supports the delivery of facilities of this type in tandem with population growth. Existing provisions for health services are protected through Policy DP51: Protection of built community facilities and policy DP52: Protection of open space and recreation protects outdoor spaces. The requirement for the provision of new or enhancement of existing areas of open space (Policy DP34: Green Infrastructure) is expected to be of importance in terms of supporting access to open space for recreation and exercise as development occurs over the plan period.

**6.267** Overall, a cumulative mixed significant positive and minor negative effect is expected in relation to health. These effects are considered to be long-term and permanent.

## SA Objective 3.1: Reduce carbon emissions by supporting appropriate decentralised renewable energy generation

**6.268** North Somerset Council declared a Climate Emergency in February 2019. North Somerset aims to be carbon neutral by 2030 which is supported by the spatial strategy and Policy SP2: Climate Change. Policy SP2 encourages the generation of energy required from renewable and low carbon sources and minimising energy use.

**6.269** New development should incorporate the use of renewable energy through building design. This is supported by Policy SP6: Villages and rural areas and Policy DP6: Net zero construction. All developments must follow the principles of the energy hierarchy to ensure that the building design prioritises energy reduction and renewable energy technologies should be used to meet the residual energy demand. Renewable energy offsetting is possible where it is not feasible to meet residual energy demand on-site. New residential buildings should achieve the maximum on-site renewable energy generation possible.

**6.270** Proposals for large scale renewable energy generation will be supported when the criteria in Policy DP7: Large scale renewable energy generation are met. Development proposals, where possible, should connect to existing heat networks.

**6.271** Overall, a cumulative minor positive effect is expected in relation to renewable energy. This effect is expected to be long-term and permanent.

## SA Objective 3.2: Contribute to reducing vulnerability to tidal and fluvial flooding, without increasing flood risk elsewhere. Also minimise surface water flood risk and harm to water quality and availability

**6.272** Much of the District is affected by higher levels of flood risk, particularly to the west towards the Severn Estuary where extensive areas of Flood Zone 2 and 3 are present. To the north areas of flood risk are present to a lesser extent around the River Avon and its tributaries. There are also areas which are identified as being at higher risk of flooding from surface water and ground water. A number of the sites proposed for allocation in line with the spatial strategy (Policy SP3) in Weston-super-Mare, Clevedon and Portishead fall within higher risk flood areas associated within tidal and fluvial sources. However, the majority of the land within the strategic locations are outside of these higher risk flood areas. The extent of the District that is covered by Source Protection Zones (which take in areas close to Weston-super-Mare as well as parts of Clevedon, Portishead and Nailsea) means that new development included in the spatial strategy for the District may have implications for water quality unless appropriate mitigation is achieved where needed.

**6.273** The Local Plan seeks to reduce the potential for increased flood risk and to protect water quality through Policies DP9: Flood risk, DP10: Sustainable drainage and DP11: Rivers, watercourses, and springs. The Local Plan, through these policies, requires that new developments consider the sources of any flood risk and the impacts of climate change while SuDS should be incorporated to help address these issues and reduce the risk of pollution. The inclusion of Policy DP34: Green Infrastructure is also considered of importance to ensuring flood risk in the plan area is minimised as new development is delivered given the contribute that Green Infrastructure can make to promoting natural drainage.

**6.274** Overall, a cumulative mixed minor positive and minor negative effect is expected in relation to flood risk. These effects are considered to be long-term and permanent.

**SA Objective 3.3: Reduce the need to travel by car to minimise environmental impacts of unsustainable forms of travel, including transport related carbon emissions and air pollution. Ensure good access to infrastructure that promotes travel by active modes (walking and cycling)**

**6.275** The overall scale of development proposed through the Local Plan will inevitably result in an increase in traffic as well as air pollution and carbon emissions associated with this. However, the spatial strategy within the Local Plan supports a reduction in car use through encouraging walking and cycling and the use of public transport. Policy SP1: Sustainable Development and Policy SP2: Climate Change prioritise active travel and public transport over car use.

**6.276** The Local Plan requires new development proposals to demonstrate how they will prioritise active travel and public transport over car use through Policy SP1: Sustainable development. The same policy supports the delivery of new development in sustainable locations near existing settlements to allow better accessibility to active travel networks and public transport to access services, facilities and employment. The delivery of essential travel infrastructure such as reducing capacity issues and public transport and active travel connectivity issues at Junction 19 of the M5 will support continued public transport use while improving accessibility for continued car use.

**6.277** Policy DP5: Climate change adaptation and resilience sets out the approach of the Local Plan in relation to impacts on air quality. Furthermore, new development should be designed and located so as to minimise the need to travel by car and to support a modal hierarchy which priorities more sustainable forms of transport as set out in Policy DP15: Active and sustainable transport. This policy also includes support for use of private electric vehicles as part of the hierarchical approach to promoting more sustainable modes of transport.

**6.278** Many of the site allocations proposed within the Local Plan will help to promote modal shift in the plan area. The mixed use strategic growth location at Wolverhill will support the creation of accessible walking and cycling routes linking the new development with local facilities and three M5 crossing points, two of which is for cars. New developments, residential and employment, allocated within the Local Plan have the potential to increase car usage when located out with settlement boundaries and away from existing public transport.

**6.279** Overall, a cumulative minor positive and minor negative effect are expected for reduced car use. These effects are considered to be long-term and permanent.

## SA Objective 3.4: Minimise impact on and where appropriate enhance sensitive landscapes

**6.280** The District contains part of the Mendip Hills AONB to the south. Furthermore, the landscape sensitivity work undertaken for North Somerset identifies that the land surrounding many of the settlements in the plan area is potentially sensitivity to development. The majority of the development proposed through the Local Plan is to be focussed at the larger settlements away from the AONB, as set out through the spatial strategy (Policy SP3). However, a small amount of growth would occur within the settlements of Bleadon, Sandford, Winscombe and Banwell which are within or close to the



AONB. Development at the strategic location at Wolvershill (Policy LP3: Nailsea and Backwell) is noted to have potential to have implications related to the setting of the AONB, however, policy requirements are included for development seeking to address this issue. Furthermore, the plan includes the release of some Green Belt land (Policy LP8: Extent of the Green Belt) for development which may have implications in relation to the openness of the countryside in the District. A new area of Green Belt is to be identified between Nailsea and Backwell, however. In addition to residential development that could have implications for local landscape character, the policy identifies areas for minerals working (Policies LP13: Preferred area for mineral working – land at Hyatts Wood Farm, south of Stancombe Quarry, LP14: Area of search for minerals working – land at Downside Farm, south of Freemans Quarry and LP15: Minerals Safeguarding Area for carboniferous limestone) which could result in disruption to local character.

**6.281** The Local Plan includes policies which seek to preserve the openness of the Green Belt (Policy DP12: Development in the Green Belt) and which require development to meet certain design requirements and preserve local aesthetic quality and character (Policy DP1: High quality design). Development proposals should also consider the existing landscape of the District (Policy DP38: Landscape), including that of the AONB (Policy DP39: Mendip Hills AONB). There is also a requirement included in the policy to maintain important gaps in the plan area between settlements (Policy LP8: Strategic Gaps) as part of the approach to ensure their identity and limit coalescence. These policies are expected to help reduce the potential for adverse effects on the higher value landscapes in North Somerset.

**6.282** Overall, a cumulative minor positive and significant negative effect is expected in relation to landscape. These effects are considered to be long-term and permanent.



## SA Objective 3.5: To conserve and enhance historic places, heritage assets and their settings

**6.283** The delivery of much of the new growth over the plan period, in line with the spatial strategy (Policy SP3), towards the main settlements in the plan area is likely to have implications for the settings of heritage assets given their concentration mostly towards these areas. Furthermore, considering the most substantial areas for focussed growth, the strategic location set out for development (Policy LP1: Strategic location: Wolverhill (north of Banwell)) has the potential to adversely affect the settings of heritage assets in the plan area. However, there are criteria in Local Plan policies to limit the potential for harm to the settings of nearby assets. There is also potential for heritage assets in the plan area to be subject to harm in relation to their settings through minerals working which are set out through Policies LP13: Preferred area for mineral working – land at Hyatts Wood Farm, south of Stancombe Quarry and LP14: Area of search for minerals working – land at Downside Farm, south of Freemans Quarry.

**6.284** The Local Plan, however, includes development management policies that set out the approach to ensuring the protection of settings of heritage assets in North Somerset as new development is delivered. This includes a requirement for development to make best use of a site's heritage value and to contribute positively to local character as included in Policy DP1: High quality design. The requirement for new developments to consider heritage assets and archaeology is set out through Policies DP40: Built Heritage, DP41: Archaeology and non-designated heritage assets and DP42: Historic Parks and Gardens.

**6.285** Overall, a cumulative mixed minor positive and significant negative effect is expected in relation to the historic environment. These effects are considered to be long-term and permanent.

## SA Objective 3.6: Protect and enhance Biodiversity, Geodiversity and Green Infrastructure and allow for its adaptation to climate change, particularly with respect to protected habitats and species

**6.286** In general, it is expected that new development in North Somerset is likely to result in habitat loss, fragmentation and disturbance as well as the displacement of species as a result of construction and human activities once development is occupied. The relatively high level of development (14,902 homes and 81ha of employment land) set out through Policies SP8: Housing and SP9: Employment is likely to mean that it is not possible to mitigate all adverse effects relating to the natural environment.

**6.287** The District takes in and is in close proximity to a number of important biodiversity designations. This includes the Severn Estuary SPA, SAC and Ramsar site, parts of the Avon, Avon Gorge Woodlands SAC and the North Somerset and Mendips Bats SAC. A number of consultation zones extend around the North Somerset and Mendips Bats SAC taking in much of the District, indicating the potential for impacts on this species through new development. Much of the new growth over the plan period (as set out through Policy SP3: Spatial strategy) lies within a consultation zone associated with the North Somerset and Mendips Bats SAC. Sites towards Nailsea and Backwell are particularly close to this designation, however the Local Plan requires the creation of a new North Somerset Nature Park to provide bat mitigation to address the potential impacts of development. The location of proposed development sites at Nailsea also have potential for implications relating to the integrity of Tickenham, Nailsea and Kenn Moors SSSI, while there is potential for impacts on Biddle Street, Yatton SSSI given the close proximity of development proposed at Yatton.

**6.288** The design of new development will present opportunities to incorporate measures to achieve mitigation and potentially benefits relating to biodiversity. This is of particular relevance in light of the requirement for biodiversity net gain to be achieved at development sites, in line with the Environment Act. The protection of the green infrastructure network to support habitat provision and wider connectivity in the plan area is set out through Policy DP34: Green Infrastructure. The Local Plan also requires that the effects of new development relating to nature designation are identified and mitigated, while also setting out the District's approach to biodiversity net gain and the retention of existing trees through Policies DP35: Nature conservation, DP36: Biodiversity Net Gain and DP37: Trees and Woodlands.

**6.289** The Local Plan has been subject to a separate Habitats Regulations Assessment (HRA) which considered the potential impacts on European designated sites. The HRA for the Pre-Submission Local Plan concludes that, with recommended amendments to policy wording incorporated, the Local Plan will not result in adverse effects on the integrity of European sites either alone or in combination with other plans or projects.

**6.290** Overall, a cumulative mixed minor positive and significant negative effect is expected in relation to biodiversity. These effects are considered to be long-term and permanent.

**Table 6.26: Summary of the likely SA effects of the policies in the Pre-submission North Somerset Local Plan**

Policies	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
SP1: Sustainable development	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SP2: Climate change	0	0	+	0	0	0	0	0	+	++	++	+	0	0	+
SP3: Spatial strategy	++/-	++	--/+	+	++	+	++/-	++/-	++/-	0	-	++/-	--	--	--
SP4: Placemaking	0	+	+	0	0	0	0	+	+	+	+	0	++	+	+
SP5: Towns	+	0	+	0	0	0	+	0	0	0	0	+	++	0	0
SP6: Villages and rural areas	0	+	+	0	+	0	+	0	+	0	0	+	++	0	0
SP7: Green Belt	+	0	+	0	0	0	+	+	+	0	+	+	++	+	+
SP8: Housing	++/-	++	--/+	+	++	+	++/-	++/-	++/-	0	-	++/-	--	--	--
SP9: Employment	++	++	+/-	+	0	0	+/-	++	+/-	0	-	++/-	-	-	--
SP10: Transport	+	0	0	0	0	0	0	0	+	++	0	++	0	0	0
SP11: Green infrastructure and historic environment	0	0	+	0	0	0	0	0	+	0	0	0	++	++	++
SP12: Minerals	+/-	+	0	0	0	0	0/-	0	0/-	0	0	-	-	-	0
SP13: Waste	0	0	0	0	0	0	0	0	+	0	0	0	0	0	+
LP1: Strategic location: Wolvershill (north of Banwell)	++/0	++	--?	+	0	++	+	++	++	0	+	++	+/-?	+?	++/-
LP2: Housing, employment and mixed use allocations	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LP3: Educational, sporting, leisure, and community use allocations	+	+	+/-	++	0	0	-	+	+	+	-	-	-	-	-
LP4: Settlement boundaries	+	0	+	0	0	0	++	++	+	0	0	++	+	+/-	+
LP5: Town centre hierarchy	+	+	+?	0	0	0	++	+	+	0	0	+	+	0	0

Policies	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
LP6: Extent of the Green Belt	+	0	+/-	0	+	0	+	+	+	0	+	+	++/--	+/-	+
LP7: Strategic gaps	-	-	++	0	-	-	+	+	+	0	+	+	++	++	+
LP8: Transport infrastructure allocations and safeguarding	+	+	--?/+	++	+	0	+	+	+	0	0	++/-	-	-	-
LP9: Bristol Airport	+	++	0	+	0	0	0	0	+	+	0	--/+	+	+	+
LP10: Air safety	0	+/-	0	+	-	0	0	0	+	0	0	+/-	0	0	0
LP11: Royal Portbury Dock	++	++	+	+	0	0	+	+	+	+	-	+	+	0	+
LP12: Local green space	-	-	++	0	-	-	0	+	++	0	+	0	+	+	+
LP13: Preferred area for mineral working – land at Hyatts Wood Farm, south of Stancombe Quarry	+/-	+	-	0	0	0	+	0	0	0	0	-	--	-	-
LP14: Area of search for minerals working – land at Downside Farm, south of Freemans Quarry	+/-	+	-	-	0	0	-	0	0	0	0	-	-	-	-
LP15: Minerals Safeguarding Area for carboniferous limestone	+/-	+	0	0	0	0	0/-	0	0	0	0	-	-	-	-
LP16: University of Bristol site in Langford	+/-	+	+	0	+	0	+	+	+	0	0	+/-	0?	0?	0?
LP17: Wyndham Way	++	+	++	+	+	0	--	0	++/--	0	-	++	?	?	-
LP18: Coastal change management areas	0	+	0	0	0	0	0	0	+	0	++	0	0	0	0
DP1: High quality design	0	0	0	0	0	0	0	0	+	0	0	0	++	++	+
DP2: Residential infilling	0	0	0	0	+	0	0	0	+	0	0	0	++	0	0
DP3: Residential extensions	0	0	0	0	+	0	0	0	+	0	0	0	++	0	0
DP4: HMOs and residential subdivision	0	0	0	0	+	0	0	0	+	0	0	0	+	0	0

Policies	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
DP5: Climate change adaptation and resilience	0	0	+	0	0	0	0	0	0	++	++	0	+	0	++
DP6: Net zero construction	0	0	0	0	0	0	0	0	0	++	+	0	0	0	0
DP7: Large scale renewable energy generation	0	0	+	+	0	0	0	0	0	++	+	0	+	+	+
DP8: Efficient use of land	0	0	++	0	0	0	0	0	0	0	0	0	+	0	0
DP9: Flood risk	0	0	0	0	0	0	0	0	+	0	++	0	0	0	0
DP10: Sustainable drainage	0	0	0	0	0	0	0	0	+	0	++	0	0	0	0
DP11: Rivers, watercourses, and springs	0	0	0	0	0	0	0	0	+	0	++	0	+	+	+
DP12: Development in the Green Belt	0	0	0	0	+/-	0	0	0	0	+/-	0	0	++	0	0
DP13: Environmental pollution, living conditions, human health and safety	0	0	0	0	0	0	0	0	+	0	++	0	0	0	++
DP14: Highway safety, traffic and provision of infrastructure associated with development	0	0	0	0	0	0	0	0	+	0	0	+	+	0	0
DP15: Active and sustainable transport	0	0	0	0	0	0	0	0	++	0	0	++	0	0	0
DP16: Active travel routes	0	0	0	0	0	0	0	0	++	0	0	++	0	0	0
DP17: Bus accessibility	+	0	0	0	0	0	0	0	0	0	0	++	0	0	0
DP18: Travel plans	0	0	0	0	0	0	0	0	0	0	0	++	0	0	0
DP19: Parking	0	0	0	0	0	0	0	0	0	0	0	+/-	0	0	0
DP20: Airport related car parking	0	0	0	0	0	0	0	0	0	0	0	+/-	0	0	0
DP21: Safeguarding employment sites	++	++	+	0	0	0	0	+	0	0	0	+	0	0	0
DP22: Visitor attractions	+	++	0	0	0	0	+	+	+	+	0	+	+	+	+

Policies	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
DP23: Visitor accommodation	+	++	0	0	0	0	+	0	0	0	0	0	0	0	0
DP24: Town centres	++	++	+	0	+	0	++	+	+	0	0	+	+	+	0
DP25: District centres	+	+	+	0	+	0	++	+	+	0	0	+	0	0	0
DP26: Local centres	+	+	+	0	+	0	++	+	+	0	0	+	0	0	0
DP27: Primary shopping areas	+	+	+	0	0	0	++	+	+	0	0	+	+	+	0
DP28: Retail parks	+/-	++	0	+	0	0	--/+	+/-	+/-	0	0	--/+	+	+	0
DP29: Sequential approach for town centre uses	+	++	0	0	0	0	++	+	+	0	0	+	0	0	0
DP30: Control of non-mineral development	0	++/-	+	0	-	0	0	0	0	0	0	0	0	0	0
DP31: Mineral working exploration, extraction and processing	0	++/-	+	0	-	0	0	0	+	0	+	+	+	+	+
DP32: Waste management facilities	0	0	+	0	0	0	0	0	0	+	0	0	0	0	+
DP33: Disposal of waste by landfill or land raise	0	0	0	0	0	0	0	0	0	+	+	0	0	0	+
DP34: Green infrastructure	0	0	0	0	0	0	0	++	++	0	+	+	+	+	++
DP35: Nature conservation	0	0	0	0	0	0	0	+	+	0	+	0	+	+	++
DP36: Biodiversity net gain	0	0	0	0	0	0	0	+	+	0	+	0	+	+	++
DP37: Trees, woodlands and hedges	0	0	0	0	0	0	0	+	+	0	0	0	+	+	++
DP38: Landscape	0	0	0	0	0	0	0	+	+	0	0	0	++	++	+
DP39: Mendip Hills AONB	0	+	0	0	0	0	0	+	+	0	0	0	++	+	+
DP40: Built heritage	0	0	0	0	0	0	0	0	0	0	0	0	+	++	0
DP41: Archaeology	0	0	0	0	0	0	0	0	0	0	0	0	0	++	0
DP42: Historic parks and gardens	0	0	0	0	0	0	0	0	0	0	0	0	+	++	0

Policies	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
DP43: Affordable housing (including rural exception schemes)	0	0	0	0	++	++	0	+	0	0	+	0	+	+	+
DP44: Gypsies and travellers and travelling show people	0	0	+	+	++	0	+	0	0	0	0	+/-	+	0	0
DP45: Residential space standards	0	0	0	0	++	++	0	0	0	0	0	0	0	0	0
DP46: Housing type and mix	0	0	0	0	++	++	0	0	++	0	0	0	0	0	0
DP47: Older person accommodation	0	0	0	0	++	++	+	+	++	0	0	0	0	0	0
DP48: Residential annexes	0	0	0	0	+	0	0	0	0	0	0	0	+	0	0
DP49: Healthy places	0	0	0	0	0	0	0	0	++	0	0	0	0	0	0
DP50: New educational, sports, leisure and community facilities	0	0	0	0	0	0	++	0	++	0	0	+	+	0	+
DP51: Protection of built community facilities	0	0	0	0	0	0	++	0	++	0	0	+	0	0	0
DP52: Protection of open space and recreation	0	0	0	0	0	0	++	0	++	0	0	0	+	+	0
DP53: Best and most versatile land	0	0	++	0	0	+	0	0	+	+	+/-	0	+	+	+
DP54: Rural workers housing	+	+	0	0	+	0	0	0	0	0	0	+	0	0	0
DP55: Agriculture and land based rural businesses	+	+	+	0	0	0	0	0	+	0	0	0	+	0	0
DP56: Equestrian development	+	+	0	0	0	0	+	+	+	0	+	0	+	+	+
DP57: Replacement dwellings in the countryside	0	0	0	0	+	0	0	0	0	0	0	0	+	+	0
DP58: Conversion or reuse of rural buildings	+	+	0	0	+	0	0	0	0	0	0	0	+	+	0



**Chapter 6** Sustainability Appraisal Findings for the Pre-Submission Local Plan

Policies	1.1	1.2	1.3	1.4	2.1	2.2	2.3	2.4	2.5	3.1	3.2	3.3	3.4	3.5	3.6
DP59: Previously developed land in the countryside	+	+	++	0	0	0	+	+	0	0	0	0	+	0	0
DP60: Employment on green field land in the countryside	+	+	+	0	0	0	0	0	0	0	0	0	+	0	0
DP61: Existing businesses in the countryside	+	+	+	0	0	0	0	0	0	0	0	0	+	0	0
DP62: Visitor accommodation in the countryside including camping and caravanning	0	0	+	0	0	0	+	0	0	0	+	0	+	0	0
DP63: Infrastructure delivery and development contributions	0	0	0	++	0	0	++	+	+	+	+	+	+	+	+

## How Environmental and Sustainability Considerations have been Integrated into the New North Somerset Local Plan

**6.291** The Sustainability Appraisal has been conducted in such a way that it meets the requirements of the EU Strategic Environment Assessment Directives (including through EU exit legislation) and UK Government guidance on the preparation of Sustainability Appraisals. As required by the regulations, the Sustainability Appraisal has been developed through an iterative process and has informed decision making at every stage of developing the North Somerset Local Plan.

**6.292** The initial informative stage of the Sustainability Appraisal was the Scoping process. This included a review of other relevant plans, programmes and strategies that have an influence on sustainability and provide the policy context for the Local Plan. The social, environmental and economic baselines were established which identified the key sustainability issues to be addressed and provided the basis from which the potential effects of the Local Plan could be assessed. The Scoping process has been updated as the plan has developed over time. The original Scoping consultation took place from July 2020 and the key elements of the Scoping Report (i.e. the baseline information, review of plans, policies and programmes and key sustainability issues) have been reviewed and updated as appropriate in the SA Reports prepared at each stage of plan preparation since then.

## How the Sustainability Appraisal has been Taken into Account

**6.293** The policies and sites within the Local Plan have been subject to Sustainability Appraisal throughout their development, along with reasonable

alternative options. Each policy and proposal has been assessed against the social, environmental and economic objectives in the SA framework in order to establish the likely positive and negative effects. Where significant negative effects were found, potential mitigation measures were identified wherever possible. The results of the appraisals were used to inform the decision-making process and establish appropriate options to take forward into the Local Plan. Each stage of developing the Local Plan has included undertaking Sustainability Appraisal to take account of new evidence and new policy options. These updates helped further refine the options to include in the Local Plan.

**6.294** The Sustainability Appraisal Report includes the individual appraisals for each policy option taken forward into the Local Plan as well as the reasonable alternative options considered. The SA Report also includes an overview of all of the policies included in the Pre-Submission Local Plan to show the cumulative impact of the policies (see Chapter 6).

## How the Results of Consultation have been Taken into Account

**6.295** The SEA Regulations require that opinions expressed by consultees be taken into account during the development of a plan before the plan is adopted. The Sustainability Appraisal was consulted on alongside consultation on the draft Local Plan at each stage. All comments and representations were taken into account and used to further refine the Sustainability Appraisal.

## The Reasons for Choosing the Pre-Submission (Regulation 19) Local Plan, in Light of Reasonable Alternatives Considered

**6.296** The Local Plan sets the spatial vision of the place that North Somerset will become by 2039, based on 12 strategic priorities. The vision, strategic

priorities and objectives were developed early in the plan-making process through the Challenges for the Future and Choices for the Future consultations and were set out in Preferred Options consultation. These were reviewed in the light of responses received to the consultation, new evidence and the and proposed national planning reforms but are considered to remain a robust framework for the preparation of the Pre-Submission Local Plan.

**6.297** The approach within the Local Plan has been developed with the aim of delivering the spatial vision, informed by a range of both evidence-base studies and the Sustainability Appraisal.

## Level of Growth

**6.298** The Local Plan sets out to meet North Somerset's evidence-based needs. The objectively assessed housing need for North Somerset, using the Government's standard method, would be 1,347 dwellings per annum, or 20,205 over the Local Plan period. At the Preferred Options stage, the housing figure included in the Plan was based on that Objectively Assessed Need (OAN). However, based on recent evidence, this is not considered to be a realistic assessment of local housing need for North Somerset as it would require population growth to be sustained at 55% above the highest ever recorded trends, or see average household sizes fall at an implausible rate such that there are more single person households than families and other households with more than two persons. This is not, therefore, considered to be a reasonable option for the level of housing delivery in the Local Plan.

**6.299** The NPPF permits departing from the standard method if exceptional circumstances justify an alternative approach which reflects demographic trends and market signals. The study 'Reviewing the Demographic Evidence for North Somerset to Establish Local Housing Need' (ONS 2023) identified a local housing need of 993 dwellings per annum over the 15-year Local Plan period, which is the figure taken forward in the Pre-Submission Plan. Although this is a lower figure than the standard method calculation, it will meet household growth in full and includes a 89 dwelling annual uplift to allow sufficient homes for net migration to increase by 40% relative to past trends.

**6.300** The level of employment growth planned for is also based on the evidence. The Local Plan seeks to support a strong and robust economy by making provision for identified needs while also providing flexibility and choice to accommodate future opportunities. As the plan-making process had commenced during the Covid-19 pandemic, there was uncertainty about the robustness of economic forecasts earlier in the process. Following the Preferred Options consultation, the evidence base relating to the employment requirement was revised using updated economic forecasts (North Somerset Sites and Premises Evidence, Hardisty Jones Associates (HJA) 2023). This indicated that the overall employment land requirement for North Somerset for the period 2023-2043 is between 58 and 66ha. A total of 81.25ha of employment land is identified in the Pre-Submission Local Plan. The HJA evidence provides an indication of the minimum overall scale of employment land required for the Local Plan period of around 50ha. However, the uncertainties regarding the take-up of employment land need to be recognised - such as sites being built out at lower densities or lower density employment development occupying a greater percentage of overall business land. The Council therefore considers it necessary to provide an additional supply of sites reflecting the NPPF requirement to ensure planning policies have sufficient flexibility to accommodate needs not anticipated in the plan, allow for new and flexible working practices, and to enable a rapid response to changes in economic circumstances. In addition, this approach recognises the uncertainty around the level of re-use of previously developed employment areas to accommodate regeneration/new development as explored through the evidence. If redevelopment is slower than anticipated, a higher proportion of opportunities on new sites may be required. There is also anecdotal evidence that employment land demand is typically stronger than previous economic forecasts have indicated and therefore, taking all of this into account, the Local Plan makes additional provision for employment land to ensure a range of site opportunities.

## Distribution

**6.301** The spatial strategy proposed at the Preferred Options stage had been developed following consideration of the response to the Challenges for the

Future and Choices for the Future consultations. Priority would be given to locating new residential and mixed-use development in or close to urban areas where there is an existing or proposed wide range of facilities, services and jobs, and there are opportunities to encourage active travel, particularly at locations which are currently, or have the potential to be, well served by public transport. Employment opportunities would be encouraged at accessible locations which are well-related to the urban areas and where sustainable transport opportunities can be maximised. Residential development in areas at risk of flooding would be minimised outside the towns. The amount of development at villages and in the countryside would relate to local community needs.

**6.302** At the time of the Preferred Options consultation, the housing figure was higher than in the Pre-Submission Local Plan, reflecting the Government's standard method. As a result, the Council considered it necessary at that time to allocate Green Belt sites and strategic allocations were proposed at Weston-super-Mare (Wolvershill), Nailsea/Backwell and in the Green Belt adjacent to Bristol (Yanley Lane). Since the Preferred Options consultation, the Government has consulted on proposed changes to the NPPF and the Council has reconsidered the appropriateness of allocating land in the Green Belt in light of those proposed changes and the revised housing target. In the Pre-Submission Local Plan, the Green Belt allocation previously proposed at Yanley Lane is removed from the Plan. Given the importance of the land at Yanley Lane (assessed as high and moderate/high in terms of impact on Green Belt purposes) and East of Backwell (moderate), the planning judgement made by the Council is now that they should be retained as Green Belt. In addition, further technical work has concluded that the scale of growth previously proposed at Nailsea/Backwell is constrained by the lack of deliverability of strategic transport mitigations. The strategic allocation at Wolvershill remains in the Local Plan, providing strategic-scale development in the Weston-super-Mare area which is considered to be the most sustainable.

**6.303** In terms of the wider spatial distribution strategy, work was carried out by LUC earlier in 2023 to consider and appraise the likely sustainability effects of alternative spatial options. Commencing with a baseline of existing sites which were constant across the scenarios, this work considered seven alternative

spatial options and how they performed in relation to the SA objectives. While each option would result in a mix of effects, Option 1 which related to focussing development next to towns, but outside flood risk areas and Green Belt, was shown to achieve a balance between the benefits of delivering development at the towns and therefore offering good access to jobs, services and transport links, and the benefit of achieving a wider spread of development than would occur under some of the other options. This provided reassurance that the plan's spatial strategy and sequential approach remained robust.

## Other Key Policy Objectives and Issues

**6.304** The various stages of developing the Sustainability Appraisal have provided an iterative and rational method for refining the options considered throughout the Local Plan process. Based on the overarching objectives of the Local Plan policies and informed through the supporting evidence and the Sustainability Appraisal, the policies framework seeks to ensure the delivery of appropriate housing, enabling sustainable economic growth, enhancing and protecting the environment, supporting strong and healthy communities and delivering infrastructure. The various Sustainability Appraisal reports published during the preparation of the plan have shown that reasonable and alternative options have been considered and evaluated.

## Measures that are to be Taken to Monitor the Significant Environmental Effects of the Implementation of the Plan

**6.305** A monitoring framework is included in the Sustainability Appraisal Report. This enables the significant effects of implementing the Local Plan sites and policies to be assessed and compared to those predicted in this Sustainability Appraisal Report. It helps to ensure that any unforeseen adverse effects can be identified, and remedial action taken if required.

## Chapter 7

# Monitoring

**7.1** The SEA Regulations require that “the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action” and that the environmental report should provide information on “a description of the measures envisaged concerning monitoring”. Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

**7.2** Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. In order to allow for uncertainty about the likely effects of the Local Plan, indicators for all SA objectives have been included.

**7.3** A number of suggested indicators for monitoring the potential sustainability effects of the Local Plan are set out within the ‘Proposed SA Monitoring Framework for the North Somerset Local Plan’ section overleaf.

**7.4** The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already commenced, and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.



## Proposed SA Monitoring Framework for the North Somerset Local Plan

SA Objective 1.1: Ensure a range of job opportunities are easily accessible without having to use a car

### Indicator

- Travel to work methods and flows.
- Typical amount of job creation (jobs per ha) within different use classes.
- Current and planned broadband coverage.

SA Objective 1.2: Provide opportunities to improve economic well-being and reduce inequalities by providing good access to education and training opportunities

### Indicator

- Employment land availability.
- Typical amount of job creation (jobs per ha) within different use classes.
- Percentage change and comparison in the total number of VAT registered businesses in the area.
- Businesses by industry type.

- Amount of vacant industrial floorspace.
- Travel to work flows.
- Employment status by residents and job type.
- Economic activity of residents.
- Average gross weekly earnings.
- Implemented and outstanding planning permissions for retail, office and commercial use.
- Additional capacity of local schools.
- GCSE or equivalent performance.
- Level 2 qualifications by working age residents.
- Level 4 qualifications and above by working age residents.
- Increase in GVA of the District.
- Increase in investment in the District.

**SA Objective 1.3: Promote the optimal use of land which supports regeneration, maximise re-use of previously developed (brownfield) land and protects the rural economy**

### **Indicator**

- Percentage of new development on brownfield land.
- Area of high quality agricultural land in District.
- Number or area of contaminated sites remediated.

## SA Objective 1.4: Promote development which requires a deliverable level of high-quality and sustainable infrastructure

### Indicator

- Amount of CIL received.
- Total gains and losses of services and facilities.

## SA Objective 2.1: Boost housing delivery and meet the housing need identified within the plan period

### Indicator

- Average house prices.
- Annual dwelling completions.
- Population projections and forecasts.
- Percentage reduction of unfit/non-decent homes.
- Net additional transit and residential pitches (Gypsy, Traveller and Travelling Showpeople) permitted and completed to meet identified requirement.
- Quantum of new self-build housing.
- Mix of new housing delivered.

## SA Objective 2.2: Deliver affordable or specialist housing where it is most needed to meet the needs of North Somerset's population

### Indicator

- Average house prices.
- Number of affordable dwelling completions.
- Indices of Multiple Deprivation – particularly Barriers to Housing and Services Domain.

## SA Objective 2.3: Achieve reasonable access to a wide range of community, education, town centre and healthcare facilities

### Indicator

- Total gains and losses of services and facilities.
- Utilisation rates of local services and facilities.
- Amount of community, retail, leisure and office floorspace in town centres.
- Pedestrian footfall count in town, district and local centres.

## SA Objective 2.4: Enhancing community cohesion and community facilities provision including cultural facilities

### Indicator

- Total gains and losses of services and facilities.
- Utilisation rates of local services and facilities.
- Amount of community, retail, leisure and office floorspace in town centres.
- Pedestrian footfall count in town, district and local centres.

## SA Objective 2.5: Achieve healthy living opportunities promoting good access to healthcare centres, open spaces, Public Rights of Way, walking and cycling opportunities, and outdoor leisure activities

### Indicator

- Life expectancy.
- Percentage of people who regularly take 30 minutes exercise more than three times a week.
- Indices of Multiple Deprivation – Health and Disability sub-domain scores.
- Residents' opinion on availability of open space/leisure facilities.
- Location and extent of accessible open space to development sites.

- Total gains and losses of public open space.
- Hectares of accessible open space per 1000 population.
- Provision of accessible greenspace against Natural England Accessible Natural Greenspace Standards (ANGSt).
- Location and extent of recreational facilities close to development site.
- Location and extent of accessible greenspace close to development site.
- Proximity of site to healthcare facilities.
- Percentage of population obese.
- Number of GPs and dentists accepting new patients.
- Percentage or number of open spaces receiving Green Flag Award.
- Length of cycleways created/enhanced.

## SA Objective 3.1: Reduce carbon emissions by supporting appropriate decentralised renewable energy generation

### Indicator

- Greenhouse gas emissions (carbon dioxide equivalent).
- Energy consumption (GWh/household).
- Percentage of energy supplied from renewable sources.
- Number of new renewable energy developments.
- Renewable energy capacity installed and permitted (by type) (Megawatt).

**SA Objective 3.2: Contribute to reducing vulnerability to tidal and fluvial flooding, without increasing flood risk elsewhere. Also minimise surface water flood risk and harm to water quality and availability**

### **Indicator**

- Spatial extent of flood zones 2 and 3.
- Residential properties flooded from main rivers.
- Planning permission in identified flood zones granted permission contrary to advice from the Environment Agency.
- Incidences of flooding (and flood warnings) and location.
- SFRA results.
- Percentage or number of permitted developments incorporating SuDS.
- Percentage of water bodies at good ecological status or potential.
- Percentage of water bodies assessed at good chemical status.
- Water cycle study capacity in sewerage and water resources.
- Percentage of new development incorporating water efficiency measures.
- Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds.
- Number of developments in Source Protection Zones.

SA Objective 3.3: Reduce the need to travel by car to minimise environmental impacts of unsustainable forms of travel, including transport related carbon emissions and air pollution. Ensure good access to infrastructure that promotes travel by active modes (walking and cycling)

### Indicator

- Access to services and business' by public transport.
- Travel to work methods and flows.
- Car ownership.
- Network performance on roads.
- Public transport capacity, punctuality and efficiency.
- Length of Public Rights of Way created/enhanced; number of Rights of Way Improvement Plans implemented.
- Length of cycleways created/enhanced.
- Percentage of residents driving a car or van.
- Percentage of trips made using walking or cycling.
- Travel to work methods.



## SA Objective 3.4: Minimise impact on and where appropriate enhance sensitive landscapes

### Indicator

- Changes to landscape condition recorded in landscape sensitivity work.
- Percentage of new development in an area of high sensitivity as per the findings of the landscape sensitivity work.
- Development on previously developed land or conversion of existing buildings.

## SA Objective 3.5: To conserve and enhance historic places, heritage assets and their settings

### Indicator

- Number and percentage of Listed Buildings (all grades), Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Conservation Areas and heritage assets at risk.
- Percentage of Conservation Areas with an up-to-date character appraisal.
- Percentage of Conservation Areas with published management proposals.
- Number of historic buildings repaired and brought back into use.
- Number of major development projects that enhance the significance of heritage assets or historic landscape character.

- Number of major development projects that detract from the significance of heritage assets or historic landscape character.
- Improvements in the management of historic and archaeological sites and features.
- Percentage change in visits to historic sites.
- Percentage of planning applications where archaeological investigations were required prior to approval.
- Percentage of planning applications where archaeological mitigation strategies (were developed and implemented).
- Number of actions taken in response to breach of listed building control.

## SA Objective 3.6: Protect and enhance Biodiversity, Geodiversity and Green Infrastructure and allow its adaptation to climate change, particularly with respect to protected habitats and species

### Indicator

- Spatial extent of designated sites within the District.
- Percentage of SSSIs in 'favourable' condition.
- Percentage of permitted developments providing biodiversity value e.g. green/brown roof, living wall, native planting.
- Number of planning applications for development within Consultation Zone A associated with North Somerset and Mendip Bats SAC.
- Number of planning applications with conditions to ensure works to manage or enhance the condition of SSSI features of interest.

- Hectares of biodiversity habitat delivered through strategic site allocations.

## Chapter 8

# Conclusions

**8.1** The SA of the Pre-Submission North Somerset Local Plan has been undertaken to accord with current best practice and the guidance on SA/SEA as set out in the National Planning Practice Guidance. SA objectives developed at the Scoping stage of the SA process have been used to undertake a detailed appraisal of the current consultation document.

**8.2** The Pre-Submission Local Plan sets out detailed proposed policies to address strategic and non-strategic issues in the plan area, as well as identifying specific site allocations for residential, employment and other development. Due to the overall scale of development proposed in the Local Plan, adverse effects have inevitably been identified in relation to some of the SA objectives, in particular those relating to the landscape, biodiversity and cultural heritage. Some of these effects have the potential to be significant. However, the development proposed will meet the identified need for housing in the District, including in the areas of highest affordable housing need, and will also stimulate the economic growth of North Somerset. The plan seeks to achieve a balance between housing development and employment generation which will ensure the sustainable growth of the District.

**8.3** Focussing the majority of growth in the larger towns of North Somerset will maximise access to jobs, services and facilities, and should help to stimulate the use of non-car based modes of transport. While there is some development proposed in more rural areas, this will help to maintain the vitality and viability of the District's villages and may stimulate the delivery of new services and facilities, including public transport links, in those areas.

## Next Steps

**8.4** This SA Report will be available for consultation alongside the Pre-Submission Local Plan between November 2023 and January 2024.

**8.5** Following consultation, the Council will consider whether to propose any modifications to the Local Plan. The Local Plan, any proposed modifications to this, other supporting and submission documents, including this SA and responses received during the consultation, will be submitted to the Secretary of State for Examination.

LUC

November 2023

## Appendix A

# Consultation Comments Received on SA Work Completed

**A.1** The Council published the SA Scoping Report for the Local Plan in July 2020. A six-week consultation period followed this from 22nd July to 2nd September 2020. A summary of the comments received on the SA Scoping Report and the Council's response to these comments as published in the SA Scoping Consultation Report (2020) are set out below.

## Comments from Statutory Consultees

### Environment Agency

#### Comments on Q1. Have all relevant plans, programmes and policies been referenced?

- We support inclusion of UKCP18 which is due to be updated in 2020, this update needs to be included within the emerging SFRA Level 1 as proposed.

#### Officer Response

Noted. This will be included in the new SFRA when finalised.

## Comments on Q2. Is any significant economic, social or environmental data missing or misrepresented?

- The Environmental Baseline text should make reference to the Water Framework Directive, the directive should be followed when developing along watercourses.

### Officer Response

The baseline references local and national documents only. It is assumed that international documents are translated into National and Local policy.

## Biodiversity and landscape character area protection – Page 45

- The reference to Local Biodiversity Action plans has now largely been superseded by Action for priority species under NERC 2006.

### Officer Response

Noted and table 11, page 45 now references NERC 2006.

- Although the North Somerset LBAP appears to still be a relevant supplementary planning document, it is now 15 years old and will need to be updated with guidance on Biodiversity Net Gain, the Governments 25-year Plan and the new Environment Bill 2020.

## Officer Response

NSC will publish a Green Infrastructure strategy this year which will reflect these plans.

- Invasive non-native species should be included as an existing biodiversity problem, with the promotion of good and effective biosecurity practices.

## Officer Response

Added detail on non-native species in table 11, page 45.

- The promotion of and adopting of Natural Flood Management methods are encouraged for reasons of improved biodiversity and reduction in flood risk.

## Officer Response

Added detail in para 3.68 regarding natural flood management methods.

## Water Quality

- The Environment Agency supports sustainable development, in particular the encouragement of resource efficiency, specific emphasis should be placed on the issue of waste minimisation and recycling.



## Officer Response

Added paragraph 3.34 to reflect this about resource efficiency.

- The specific inclusion of text highlighting the need to protect ground and surface waters is welcomed, in terms of both quality and quantity, it is considered essential to convey a greater appreciation of the overall environmental setting.
- The water quality theme should, as detailed above, include ground and surface waters, in terms of both quality and quantity.
- Wastewater infrastructure should include phosphate stripping.

## Officer Response

Noted.

- The theme of 'making efficient use of land' should include reference to PPS23 as a source document.

## Officer Response

PPS23 replaced by NPPF.

## Flood Risk

- A Strategic Flood Risk Assessment Level 1 is currently being updated to include climate change which is supported.

## Officer Response

Noted.

## Green Infrastructure

- The inclusion of aspirations for greening river corridor for biodiversity improvements are welcomed, set back of development would create recreation and access for maintenance benefits. Any lighting should be set back and suitably designed with wildlife in mind.

## Officer Response

Noted.

## Rewilding

- Tree planting for rewilding is encouraged and supported for biodiversity, giving improvements for wildlife and climate change.
- When planting alongside watercourses access for maintenance must be considered.

## Officer Response

Noted.

## Net Gain

- We support and encourage the principle of Net Gain which is established within the SA, to make contributions for environmental gains either on or off-site. This aspiration is detailed in the National Planning Policy Framework and is further supported by the 25 Year Environment Plan. This sets an expectation for development, including housing and infrastructure, by all organisations and individuals, that will help deliver net gain. The Agency would expect guidance to be given for calculation of levels and look forward to future policy detailing how you will embed the environmental net gain principles.

### Officer Response

New Green Infrastructure strategy will reflect this. Added detail to objective 3.6 to greater reflect biodiversity net gain.

## Natural England (All comments were discussed with Natural England on 26<sup>th</sup> May 2020)

### Comment on Q1. Have all relevant plans, programmes and policies been referenced?

- Having reviewed the Pre-commencement and SA Scoping documents we welcome the acknowledgement of the opportunity to step back and reassess the strategic context and spatial strategy options. That reassessment should be supported by the best available evidence and will benefit from the evidence gathered through the JSP process and other ongoing local initiatives. In particular we would highlight the following:
  - Evidence from the SA and HRA for the JSP, particularly that which identified need for a strategic solutions to protect key nature

## Appendix A Consultation Comments Received on SA Work Completed

conservation interests in North Somerset, including rare bats and habitats sensitive to recreational pressures.

- Evidence presented in the Joint Green Infrastructure Strategy that illustrates how key priorities for nature, health, climate and can be delivered through an integrated approach to protection and provision of GI, prioritising key strategic projects.
- Evidence from environmental assessment of recent major development applications in North Somerset, including Bristol Airport, and large housing developments such as those around Nailsea, Weston, Clevedon and Banwell.
- In addition, the reassessment also allows more meaningful consideration of other local and national priorities, including climate and ecological emergencies, and work to take forward the Government's 25YEP, including a nature recovery network and biodiversity net gain. New legislation and duties will come into being during the preparation of the Local Plan.
- A spatial strategy should take account of all major constraints, issues and opportunities. The evidence described above will be key to this, and we welcome the intention to look at again at the Green Belt, which we believe can have an enhanced role in delivering goals of the Plan and sustainable development.

### Officer Response

A reference to evidence of the JSP SA and HRA will be included. However, this will be considered where there is general evidence that will remain relevant, but not specific mitigations in relation to specific sites.

Updated BAT data is on the way.

The N Somerset GI strategy is in progress and consultants have been passed these comments, it will:

- Follow guidelines set out within the West of England GI plan;
- Pay due regard to the new duties emerging from the Environment Bill and Defra's 25- year Environment Plan; and
- Take account of the Climate Emergency Strategy and Action Plan.

## Comment on Q2. Is any significance economic, social or environmental data missing or misrepresented?

- The baseline for tourism identifies a number of key attractions; many of these locations are within or close to protected sites and landscapes, which as noted above, are under increasing pressure from the effects of recreation. This illustrates the need for an integrated cross sectoral approach.

### Officer Response

Noted.

- We note the reference to the condition of SSSIs within North Somerset, which suggests 77.2% are in favourable condition. We are concerned that this figure is based on out of date information for many SSSIs and masks the reality of the current condition of these sites. Local Natural England SSSI lead advisers confirm that many of SSSIs are under increasing pressure from development related issues, which include poor water quality due to run-off, inappropriate or lack of management (absence of grazing animals and scrub encroachment), often due to high recreational pressure, as well as a range of urban fringe effects such as increased lighting, noise, fly tipping, cat predation, dog fouling, vandalism etc. Many of these SSSIs are noted as being key tourist attractions and their ongoing protection and management (particularly those sites where grazing is a

key part of favourable site condition) is important for the tourism sector as well as for their intrinsic ecological, landscape and/or geological interest.

### Officer Response

SSSI condition – acknowledged that most haven't been updated for 10 years, as obtaining data is difficult. Agreed that as there isn't currently any more up-to-date available, Natural England can feed through updates as they become available. May be able to provide case by case narrative for potential site locations.

- We are pleased the importance of water quality is recognised, as this is a widespread issue in North Somerset; however we are concerned the baseline references to the Severn Estuary River Basin Management Plan and to the North Somerset Levels and Moors Catchment Project might imply the identified issues are in hand, while we understand the funding and implementation of mitigation measures is still largely to be determined.

### Officer Response

Reference to the Bristol Avon Catchment Project added which provides information on catchment level interventions.

Water quality – It is noted that there are issues from surface water run-off, and new development could add to the problem. New local plan policy will be written to address this.

- We are also pleased the significant environmental, social and economic benefits of green infrastructure is recognised and that the West of England Joint Green Infrastructure Strategy is referenced. The emerging JGIS provides a framework for bringing together a range of evidence and

priorities, including the nature recovery network, so that the spatial strategy for development can be more integrated and local projects can be developed where they will have most benefit. Implementation of the WoE GI strategy will need to be supported by suitable policies in the new local plan.

### Officer Response

Noted that there is support is available from government for tree planting – and will ensure the right trees are planted in the right places. The Rewilding strategy will reference the Tree and Woodland strategy, being developed by the West of England Nature Partnership.

- We would welcome the opportunity to continue to work with North Somerset council and other authorities to coordinate the approach to strategic issues and identify best practice across the subregion. It will also be necessary to consider the need to work strategically with neighbouring Somerset authorities to identify shared issues, for example in relation to the Severn Estuary and Mendip Limestone Grasslands EU sites, and the Mendip Hills AONB. The Environment Bill and 25-year plan are clear that protection and enhancement of nature needs to go beyond existing designated sites to secure more, bigger and better-connected habitats that will be needed to halt the loss of biodiversity and deliver a range of other ecosystem benefits to society.

### Officer Response

We are committed to fulfil the Duty to cooperate role by working with neighbouring authorities.

## Comment on Q3. Are there any additional sustainability issues within North Somerset that need to be considered in the development of the New Local Plan document?

- We welcome the Council's recognition of the current climate emergency and the objective to reduce GHG to mitigate climate change. However, objectives relating to climate change adaptation are also needed in recognition that some changes are inevitable and suitable measures will be needed to reduce the adverse effects of this on people and the natural environment. We would expect the new local plan to have an important role in setting out how its spatial strategy will support climate change adaptation and mitigation, ideally identifying where natural solutions to managing threats and risks may be more cost-effective than hard engineering projects.

### Officer Response

Having reviewed other SAs, it is considered that climate change adaptation is covered within objectives relating to flooding, water supply, biodiversity and green infrastructure provision. Added wording in objective 3.6 – Protect and where possible enhance Biodiversity, Geodiversity and green infrastructure and allow its adaptation to climate change.

- We note the references to the Duty to Cooperate and commitment to working with neighbouring authorities and others to address strategic issues. The progression of the West of England GI strategy provides a way of meeting this duty in relation to the natural environment. A joined-up approach to the natural environment will be equally important with Somerset authorities. Sedgemoor District shares cross boundary European and nationally protected sites and landscapes with North Somerset district – recognising recreational pressures are already



impacting on these areas and are likely to increase as a result of the new local plan.

## Officer Response

We are committed to fulfil the Duty to cooperate and the new GI strategy will flow from the WoE strategy. New WoE tree strategy is being developed. This will be high-level doc with appropriate areas identified – including space for more urban trees.

## Comment on Q4. Do you agree with the proposed Sustainability Appraisal Framework?

- We have a number of concerns with the Sustainability Appraisal Framework as presented. It is essential that SA objectives and assessment criteria are robust and address the right issues and requirements. The proposed SA objectives and decision-making criteria as set out in tables 12 to 14 are not always easy to understand, with a number of apparent omissions and a lack of coherence in some parts – we have highlighted some examples below but would welcome further discussion with the Council.
- Table 12 – We recognise the urgent need to reduce carbon and other GHG emissions and are supportive of objective 3.1 Support decentralised renewable energy generation; renewable energy schemes can have negative impacts, including on landscape and ecological interests, and we would encourage the Council to consider undertaking a sensitivity/capacity study to ensure the most appropriate renewable technologies are directed to the most suitable locations.
- As previously mentioned, we would encourage the Council to include an objective for climate change adaptation and an objective to protect natural resources, including soil, air and water.

### Officer Response

We have added wording to objective 3.1 to reflect this.

A West of England study is due to be commissioned (July) which will address landscape sensitivity with respect to renewable energy.

- We also suggest 'where possible' is deleted from objective 3.6 in recognition that the Environment Bill is most likely to be have become law by 2023, the beginning of the plan period, and it is expected that all new development will be required to provide a 'net gain' for biodiversity – if such gains are not possible to achieve on site, an off-site contribution will be required. We would encourage the council to consider developing more detailed guidance on 'BNG' in the form of a SPD.

### Officer Response

Have retained 'where possible', but added that where not possible onsite, then offsite contributions to biodiversity enhancement will be required.

- Table 13 – We note that 'development at coastal locations' is considered to be a positive effect of the plan in relation to objective 2.5 improve health and wellbeing; this may be the case but the rationale for this statement is not clear and we would welcome further explanation, particularly as the North Somerset coastline lies adjacent to the Severn Estuary European site. The landscape/townscape objective 3.4 is broadly welcome, although the criteria should recognise that impacts on Mendip Hills AONB can arise from development outside, but in the setting of the AONB, depending on its characteristics and special qualities. Objective 3.6 protect and where possible enhance biodiversity and Green Infrastructure is welcome in principle, subject to deletion of 'where possible'; however, to be meaningful the suggested scoring criteria and indicators will require a

## Appendix A Consultation Comments Received on SA Work Completed

robust baseline and understanding of ecological assets. A great deal of evidence has been gathered to inform the WoE GI strategy and other plans and projects; the Council has also commissioned bat surveys in relation to the Bats SAC. This information should provide a reasonably sound basis for the new local plan.

### Officer Response

Coastal locations – The key settlements in North Somerset are in coastal locations. However, depending on the development, it could score poorly against Objective 3.6 which aims at protecting important sites.

Have amended objective 3.6: Protect and where possible enhance Biodiversity, Geodiversity and Green Infrastructure and allow its adaptation to climate change. Particularly with respect to protected habitats and species. Where this is not possible onsite, an offsite contribution to biodiversity enhancement will be required.

- It will also be necessary to develop a mechanism for calculating and securing biodiversity net gain from development, ideally linked to locally agreed GI priorities, such as protecting and reinforcing local nature recovery networks and providing new recreational opportunities to alleviate recreational and other pressures on sensitive habitats. It will be essential that a robust and consistent approach to the requirements and standards expected for site-based habitat surveys and analysis is set out clearly in the new local plan.

### Officer Response

New Green Infrastructure Strategy 2020 will address this.

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- Table 14 – Compatibility of SA objectives appears to have identified only one negative effect, relating to meeting housing needs and water quality – we recognise there is an existing issue with poor water quality in the District arising from development, including at Nailsea and underneath J19 of the M5, however this seems unlikely to be the only example of conflicting objectives, when considering the range of adverse effects new development can have on the natural environment.

### Officer Response

Have reviewed the table and some limited changes have been made.

## Comment on 5. Is the proposed methodology for the next stages of the Sustainability Appraisal correct?

- Subject to some changes to the SA Framework objectives and targets, the methodology itself appears reasonable and to follow standard practice.

## Monitoring

- We note the monitoring questions:
  - Were the assessment's predictions of sustainability effects accurate?
  - Is the plan contributing to the achievement of desired SA objectives and targets?
  - Are mitigation measures performing as well as expected?
  - Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?

## Officer Response

Monitoring the plan needs to fit into the work on collecting environmental data. Noted that there will be clearer responsibilities coming out of the Environment Bill.

- Monitoring is an essential element of the local plan process – the above questions are reasonable, but again are dependent on having set appropriate objectives and targets and identifying suitable and measurable indicators of success or otherwise. We expect the broad objectives and targets will need to become more specific as plan options are refined – for example to measure the progress of green infrastructure and/or strategic mitigation schemes such as may be required to address impacts on designated sites and landscapes.

## Officer Response

Noted.

## Historic England

Comment on Q1. Have all relevant plans, programmes and policies been referenced?

- Could we encourage the following?

## NSC 10-year strategy for heritage, arts and culture

- Objectives include supporting quality placemaking, and building the capacity of local heritage, arts & cultural organisations.

### Officer Response

This will be considered once adopted later in 2020.

## Great Weston Heritage Action Zone Delivery Plan

- <https://historicengland.org.uk/services-skills/heritage-action-zones/weston-super-mare/>
- <https://www.n-somerset.gov.uk/my-business/regeneration/weston-vision/heritage-action-zone/>

### Officer Response

Reference now included in review of plans, policies and programmes.

## Comment on Q3. Are there any additional sustainability issues within North Somerset that need to be considered in the development of the New Local Plan document?

- Our previous consultation response ([NS LP Generating ideas Jan 2018 HE.pdf](#)) highlighted the value of preparing a Heritage Topic Paper setting out the issues, opportunities, risks and challenges facing North Somerset's historic environment as a part of the preparation of a positive strategy

(NPPF para 185). Such explicit evidence would demonstrate a rationale for the Sustainability Appraisal in relation to the historic environment.

## Officer Response

A heritage topic paper has been produced and will inform the Local Plan.

- NSC has prepared Conservation Area Appraisals to consider the condition, risks and opportunities faced by the areas significant historic places. Are they useful references to inform the sustainability issues?

## Officer Response

Reference added in Appendix 1.

- The adequacy of baseline evidence – The assessment of potential sites across North Somerset will clearly need to be informed by up to date and robust historic environment evidence. Where an initial assessment of the relative impact (positive or negative) on the historic environment/heritage assets and their settings is inconclusive, then further work may be required at this stage to ensure reasonable and informed conclusions can be established as to the likely relative sustainability of emerging proposals.

## Officer Response

Noted.

- We have sometimes found that the implications for the setting of heritage assets is overlooked or 'parked' to a later application stage. Where this may be appropriate in some situations Planning Policy Guidance (PPG) is clear that where sites are proposed for allocation, sufficient detail should

be given to provide clarity about the nature and scale of development (addressing the ‘what, where, when and how’ questions). To answer such questions, one needs to appreciate the implications of conserving affected heritage assets.

### Officer Response

Conservation Officer’s Advice will be provided at site assessment stage.

- To reflect the above the following discrete adjustments to the key sustainability issues are suggested (see the ‘Amendments Recommended by Historic England’ section below).

### Officer Response

Adjustments have been made to the key sustainability issues to reflect these comments.

## Comment on Q5. If the proposed methodology for the next stages of the Sustainability Appraisal correct?

- To accord with the language and emphasis of national planning policy, could I suggest the following adjustments to the draft framework (see the ‘Amendments Recommended by Historic England’ section below).



## Officer Response

Objective 3.5 has been re-worded to reflect these comments.

# Amendments Recommended by Historic England

## Key Sustainability Issues

### Key Issue

- Heritage protection; or
- Protection and enhancement of North Somerset's heritage assets.

### Objective

- Protection of historical/cultural assets that could be threatened by development and land allocations and by neglect through being unoccupied/underused; or
- To conserve the significance of North Somerset's cultural heritage and finite heritage assets and their setting, and ensure their potential contributions to social, economic, and environmental objectives are realised.

### Scale of Challenge

- The District has many listed buildings, archaeological sites and conservation areas. Many heritage assets are undesignated.

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- There are potential risks associated with significant growth from, for example, strategic infrastructure associated with sizeable development, a discordant scale, massing and height of development in historic centres which can result in: a loss or erosion of landscape/townscape character; an adverse impact on the historic settlements; a direct and or indirect impact upon individual heritage assets and their settings; traffic congestion, air quality, noise or light pollution; and other problems affecting the historic environment.

### Likely Evolution of the Issue without the Plan

- Major
- Continuation or an increase in historic areas, monuments and buildings on the at-risk register. Failure of the Plan to support a realisation of the historic environment's potential to support economic, social and environmental objectives.

### Potential Role of the North Somerset Local Plan

- Heritage Assets including LBs, Cas and Scheduled Ancient Monuments and their settings immediate surroundings can all be sustained protected when determining site allocations, and policy. The Plan can also highlight the importance of regenerating threatened assets and identify potential new uses for them, and inspiring/informing distinctive design and place shaping; or
- Ensure the significance of heritage assets is sustained;
- Develop a stronger sense of place, and local distinctiveness;
- Promote the innovative reuse of the existing building stock for social, cultural and or economic purposes;
- Deliver heritage-led regeneration opportunities;
- Support the vitality and viability of town centre regeneration; and
- Promote heritage based tourism.

## SA Framework and Decision-making Criteria

### SA Objective

- 3.5: Minimise impact and where appropriate enhance treasured heritage assets and Conservation; or
- To conserve and enhance historic places, heritage assets and their settings.

### Decision-making Criteria (SA will look for...)

#### Positive Effect (+/++) – Development with Access to Multiple Bus Routes

- Development that is likely to safeguard, protect, and where appropriate enhance, the significance of any affected heritage asset, historic townscape or landscape.

#### Negative Effect (-/--) – Development Outside Cycling Network

- Development that leads to loss, change or heritage assets.
- Development in locations which would harm the character and setting of a heritage asset.
- Development likely to harm the significance of an affected heritage assets or its setting.

### Suggested Scoring Criteria/Indicator(s)

- Heritage advice likely to be needed on the following:

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- [++] enhances heritage assets
- [+] minor positive effect is likely overall on the heritage asset
- [0] site had no known heritage assets within boundary – and would not affect heritage setting
- [-] minor negative effect likely overall on minimal harm to the significance of the heritage asset
- [--] detrimental impacts on considerable harm to the significance of a heritage asset
- [?] likely effect on the heritage asset is uncertain

### Relevant SEA Topic

- Cultural Heritage

## Comments from Other Organisations and Individuals

**A.2** These comments have been taken from representations made to the North Somerset Local Plan Pre-commencement Document consultation. Only comments that explicitly refer to the Sustainability Appraisal Scoping Report have been detailed below, all other general comments have been considered through the pre-commencement consultation response.

## Bristol Airport

### Comment on Q1. Have all relevant plans and programmes been referenced?

- The review of plans and programmes presented at Appendix 1 to the Scoping Report should include reference to the following additional documents:
  - National: The Aviation Policy Framework (2013); Beyond the Horizon – The Future of UK Aviation: Next Steps Towards an Aviation Strategy (2018); Beyond the Horizon – The Future of UK Aviation: Making Best Use of Existing Runways (2018); Aviation 2050: The Future of UK Aviation.
  - Local: The emerging Bristol Airport Master Plan.
- Taking into account, and reflecting, the additional plans and programmes outlined above, BAL considers that Section 2 of the Scoping Report should be updated to include specific reference to the need to make provision for the long-term development needs of Bristol Airport, as a catalyst for economic growth.

#### Officer Response

Noted – documents referred to have been included in the review of plans, policies and programmes.

### Comment on Q2. Is any significant environment, social or economic data missing or misrepresented?

- BAL considers that the important economic role Bristol Airport plays in North Somerset and the wider region should be recognised in the

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Economic Baseline (in terms of employment, inward investment, connectivity and GVA) and the Social Baseline (in respect of tourism) sections of the Scoping Report.

- We note that the Scoping Report includes reference to Bristol Airport under the Environmental Baseline section. The baseline information in this section should be updated to reflect the most recent data in terms of aircraft movements, employment and public transport mode share. BAL would be happy to provide this information if required.

**Officer Response**

Noted. We still have not received updated information, but we are seeking to obtain information at later stage.

- At paragraph 3.45, the Scoping Report states that “It is recognised that planned expansion has the potential to impact a range of environmental (and socio-economic) receptors”. BAL considers that the baseline section of the Scoping Report is overly focused on the adverse impacts of the airport’s operation and growth and does not recognise the potential for these effects to be mitigated. Further, the Scoping Report does not clearly set out the significant economic benefits associated with airport growth and is, therefore, at present unbalanced.

**Officer Response**

Noted. Update to baseline section to reflect a more balanced approach to the airport expansion.

### Comment on Q3. Are there any additional sustainability issues within North Somerset that need to be considered in the development of the New Local Plan document?

- We note that the identified sustainability issues include a single reference to Bristol Airport under the theme 'Pollution'. We consider that the sustainability issues should also recognise and include specific reference to Bristol Airport as a key infrastructure asset and strategic employment site and the potential role of the new Local Plan in providing a positive policy framework for the future of the airport. This could be captured under the theme 'Economic prosperity'. The sustainability issues should also recognise the role of Bristol Airport in delivering social (including regeneration) benefits (under the theme 'Inequality') and the need for the Local Plan to promote investment in transport infrastructure including surface access to Bristol Airport, linked to the JLTP.

**Officer Response**

Noted. Bristol Airport's economic and employment role is featured under the theme 'Economic Prosperity'. No regeneration benefits are however identified in this instance.

### Comment on Q4. Do you agree with the proposed Sustainability Appraisal Framework?

- BAL notes the proposed SA Framework contained in Table 13 of the Scoping Report. We have the following comments on the SA objectives and associated criteria:
  - SA Objectives 1.1 to 1.3 and the associated scoring criteria focus predominantly on physical accessibility to jobs and we welcome the

identification of Bristol Airport as an area of high employment demand (Appendix 2) in this regard. We consider that the SA Framework would benefit from the inclusion of additional criteria related to: the scale of jobs creation/employment land provision; the promotion of inward investment/increasing competitiveness; and tourism.

- SA Objective 1.5 seeks to promote development that is unlikely to create excessive infrastructure requirements. We consider that there should be an additional objective that supports investment in strategic infrastructure.
- SA Objective 3.3 seeks to reduce the need to travel by car with criteria focusing on accessibility. We consider that there should be a further SA objective related to investment in transport infrastructure and increasing connectivity.

### Officer Response

The addition of another objective is not supported as it will be just for the benefit of the airport.

### Comment on Q5. Is the proposed methodology for the next stages of the Sustainability Appraisal correct?

- BAL does not have any comments on the methodology for the next stage of the SA at this stage.

### Officer Response

None.



## Mendip Hills AONB Unit

### Comment on Q1. Have all relevant plans and programmes been referenced?

- The Mendip Hills AONB Partnership produce the AONB Management Plan every five years. The Mendip Hills AONB Management Plan 2019-2024 was adopted by the joint local authorities in Spring 2019.
- Mendip Hills AONB Unit consider that providing a link to the Management Plan 2019-2024 would be beneficial to cross referencing <https://www.mendiphillsaonb.org.uk/caring-about-the-aonb/management-plan/>.
- Suggested amended text to be "...The significance of the landscape of the Mendip Hills is acknowledged by their designation as an Area of Outstanding Natural Beauty (AONB) (Map3) for which a Management Plan is produced each five years, the current plan being The Mendip Hills AONB Management Plan 2019-2024 <https://www.mendiphillsaonb.org.uk/caring-about-the-aonb/management-plan/>".

#### Officer Response

Noted in the review of plans, policies and programmes.

### Comment on Q2. Is any significant environment, social or economic data missing or misrepresented?

- Page 38 Green Infrastructure – The Mendip Hills support opportunities to encourage healthy lifestyles – Green Infrastructure opportunities link into the wider strategic GI movement networks within the AONB would be

supported, however impact on inherent sensitivities, special qualities and character of the landscapes will need to be carefully considered and addressed.

## Officer Response

Noted.

### Comment on Q3. Are there any additional sustainability issues within North Somerset that need to be considered in the development of the New Local Plan document?

- Mendip Hills AONB Unit wish to highlight considerations regarding forthcoming SHLAA for strategic allocations and transport schemes, highlighting that any considerations must have regards to the purpose of conserving and enhancing natural beauty when discharging any function in relation to, or affecting land within an Area of Outstanding Natural Beauty. Potential development proposals outside of the boundaries of the AONB that may have an impact within the designated area are also covered by the 'duty of regard'.
- The wider implications of any transport schemes must be considered, with the cumulative impact on the wider road network. One of the issues impacting the Mendip Hills AONB is that routes across the AONB are frequently used as short cuts by through traffic, affecting both tranquillity and the environment of the nationally protected landscape.
- A further consideration will be the impact of lighting on the protected landscape.

## Officer Response

Such considerations will be taken into account when assessing strategic sites.

## Church Commissioners for England

### Comment on Key Sustainability Issues and the North Somerset Local Plan

- In the Sustainability Appraisal Scoping Report (SASR), Table 11: Current and future Sustainability Issues in North Somerset and the role of the North Somerset Local Plan, 'meeting housing need' is identified as a key issue and the challenge is identified as providing significant housing growth required over the plan period. As set out in the table, planning policy will be used to require an appropriate level of affordable housing and spatial policies will be used to direct development to the most appropriate location.
- The Site is located within a sustainable location which abuts the settlement boundary within the village of Bleadon. It is protected by heavy screening to the south of the Site and residential units to the north, east and west. The majority of Bleadon's local amenities are located within Bleadon's central and eastern extent, and as such, it is the most sustainable plot in the Village for new residential development. Any future residential development of the Site can be positioned to reflect the layout of the surrounding existing dwellings to ensure that the overall layout and design responds positively to local context and character of the area. Therefore, it is considered that the Site can contribute to meeting local community's needs for housing, including affordable housing, as set out in the SASR.

## Officer Response

Site-specific assessments will not be considered at this stage of the Sustainable Appraisal.

- It also noted within Table 11 that 'biodiversity and landscape character area protection' is a key issue and it states that the New Local Plan should ensure that biodiversity and landscape assets are protected and enhanced in new development. The previous development proposals at the Site demonstrate the Church Commissioners commitment to delivering the required ecological mitigation measures to off-set any adverse impacts of development. As noted above, this was also welcomed by the Council in its pre-application response. Therefore, the Church Commissioners consider that development at the Site can contribute to achieving the SASR objective of protecting and enhancing biodiversity, landscape and character.

## Officer Response

Noted.

## Bloor Homes SW Ltd (Land at Banwell, Churchill and Portishead)

### Comment

- As this is only a Scoping Report at this stage, we primarily reserve our full comment until the Issues and Options Consultation in Summer 2020 when we envisage that a more complete Sustainability Appraisal will be available for comment.

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- Notwithstanding this, we would request that in preparing the Sustainability Appraisal, the Council revisit the Sustainability Appraisal Framework provided at Table 13 and ensure that this would provide a robust appraisal. For example, with regards to SA Objective 1.5 ('Development which is unlikely to create excessive infrastructure requirements') it is noted that areas where funding for major infrastructure projects is secured will have a positive effect. However, this positive effect is not carried across within the wording for the scoring criteria. Areas that therefore benefit from such infrastructure funding already in place (such as at Banwell) would not benefit within the scoring criteria.

### Officer Response

Whilst the wording of Objective 1.5 is retained, there have been changes to the scoring criteria in order to clarify which type of development should be avoided. That is, development in Low Value Land areas (CIL Zone A) requiring essential major infrastructure or where funding for necessary major infrastructure is uncertain/ areas of low viability unable to secure affordable housing or CIL requirements will score poorly.

- We anticipate that the revised Sustainability Appraisal that will be available within the Issues and Options Consultation will be more robust and we will comment in detail at this point on the intricacies of the evidence base.

### Officer Response

Further consultation will take place along with the Options Document.

## L&Q Estates

### Comment

- A review of the supporting Sustainability Appraisal (SA) Scoping Report has been undertaken (Appendix B). Whilst comments on the Scoping Report are formally invited only from three statutory environmental bodies: Environment Agency; Historic England; and Natural England, this review has been undertaken as part of the evidence base to promote Land at Pill Green. The review report also includes a preliminary appraisal of the Land at Pill Green against the sustainability objectives of the framework proposed in the Scoping Report.
- SA of a Local Plan must comply with the Environmental Assessment of Plans and Programmes Regulations 2004 (the “SEA Regulations”) and Section 19 of the Planning and Compulsory Purchase Act, which sets out requirements for SA. SA is a complex and legalistic process and should be undertaken iteratively, alongside the preparation of the Plan. A Local Plan must be prepared in accordance with Section 39 of the Act “with the objective of contributing to the achievement of sustainable development”. It should therefore be informed by the SA process, which itself must comply with the SEA Regulations.
- Scoping is the first stage of SA. It sets the framework for the process to follow so it is important that it is robust for a plan to be found sound at Examination. It is much more difficult and less credible to try to retrofit or remedy deficiencies in the SA process retrospectively. Therefore, the review focuses on the adequacy of the approach and content of the SA Scoping Report, with particular focus on the set of objectives proposed to form the SA Framework for the main appraisal of the Local Plan, to be undertaken at a later stage.
- The SA Scoping Report is considered to comply with the requirements of the SEA Regulations and Section 19 of the Planning & Compulsory Purchase Act. Suggestions have been made, that if actioned and addressed in the next stage of the SA process, would be considered to improve its relevance and ensure a flexible and forward-looking approach

to policy and potential site allocations, in a regulatory and policy environment that is changing rapidly.

- The Land at Pill Green scores very strongly against the proposed framework of sustainability objectives and is therefore considered to be a highly sustainable location for much-needed housing, that can be delivered quickly within the plan period and, importantly, reduce the need to travel by car due to its proximity to Bristol, nearby facilities and the ability to make use of the existing strong network of sustainable transport modes.

### Officer Response

Noted.

Site-specific assessments will be considered following the Call for Sites consultation at later stages in the plan preparation and the sustainability appraisal process.

## Flax Bourton Parish Council

### Comment

- FBPC wishes to ensure that the Pre- Commencement Document and the Sustainability Appraisal Scoping Report encompass accurate, up to date and properly modelled Transport and Sustainability Assessments unlike those which the JSP process revealed as being flawed. We would, for example, be extremely concerned if NSC felt it could rely on previously commissioned transport evidence which transport experts at the JSP hearings heavily criticised.

## Officer Response

A separate transport and sustainability assessment process will be undertaken at a number of stages in the preparation of a Local Plan.

## Congresbury Residents Action Group

### Comment

- We are confused by the status of this document. Paragraph xii on Page 6 states “The Scoping Report is published for consultation in accordance with the SEA Directive and Regulations. Consultation on an interim scoping report took place alongside the consultation on a Local Plan Issues and Options document in 2018. This revised scoping report will accompany the new Local Plan Challenges and Choices document which is due to be consulted on in May 2020”.
- It is not clear if you are consulting on this document. We assume that this consultation will be undertaken as part of the consultation on the next iteration of the Local Plan. If this is not the case, then you need to issue the Sustainability Scoping Report separately for formal consultation.

## Officer Response

Para xii. Of the Scoping Report was subsequently updated to reflect the change in NSC engagement strategy. The Scoping Report will accompany the ‘Challenges’ document which is due to be consulted on in July 2020.



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Formal consultation with the statutory organisations took place between 10 March 2020 – 22 April 2020. Further consultation will take place with the Challenges document.

- As flagged by the quotation from the Sustainability Scoping Report above, the Scoping Report refers to the next stage of the evolution of the Local Plan as the Local Plan Challenges and Choices document. But the Pre-commencement Document details the next stage of consultation to be on “Issues and Options”. The terminology needs to be consistent and match across all documents.

### Officer Response

Noted.

## Hallam Land Management Ltd

### Comment on Q1. Have all relevant plans and programmes been referenced?

- Regarding the Sustainability Appraisal (‘SA’), the SA Scoping Report provides a good starting point from which to conduct a SA process. HLM do, however, have the following comments in relation to the five questions set out.
- Yes, this is made clear throughout the SA and in the schedule at Appendix 1. What is not clear, however, is how the new Local Plan will interact with the West of England Joint Local transport Plan 4, the West of England Strategic Economic Plan, including how (or if) it will utilise the West of England evidence base for documents that are not listed for renewal by NSC, such as the Wider Bristol Strategic Housing Market Assessment. We

trust that this will be clearly communicated in the Issues and Options document.

## Officer Response

Noted.

## Comment on Q2. Is any significant environment, social or economic data missing or misrepresented?

- It is noted and supported that Clevedon, Nailsea and Portishead are recognised in the baseline assessment as forming a standalone tier of settlements, second only in sustainability terms to Weston-super-Mare, and that this is carried forward into the scoring matrix for Objective 1.1, thus forming an appropriate starting point for the spatial strategy that aligns with the current settlement hierarchy.
- From an environmental perspective, it is important that land benefitting from flood defence is recognised in the baseline conditions. Development in such locations is inherently more sustainable in flood risk management terms than other land within the Flood Zone 3A area, subject of course to the capacity and condition of said flood defences. Indeed, the precedent for development in such areas has already been set at the Weston Villages, which predominantly lie within tidal Zone 3A though benefit from existing flood defence. We trust that this matter will be addressed by and assessed in the new Strategic Flood Risk Assessment and feed into the SA process.

## Officer Response

Defences can be breached or overtopped, so the consequences for development need to be assessed against a 'worst case' scenario. The

existence of flood defences normally has no bearing upon the designation of the flood zones.

### Comment on Q3. Are there any additional sustainability issues within North Somerset that need to be considered in the development of the New Local Plan?

- HLM note, as is procedurally correct at this stage, that Green Belt is not within the proposed SA scope, which allows for a fair assessment of all prospective development sites in a policy off scenario. The Green Belt and any revisions to it will however have to be considered and justified as part of the refinement of the site selection process, with Green Belt sites released only if their particular sustainability credentials demonstrate exceptional circumstances.

#### Officer Response

Noted.

### Comment on Q4. Do you agree with the proposed Sustainability Appraisal Framework?

- HLM would comment that the scoring matrix for Objective 3.4 (minimising impact on treasured landscapes) does not sufficiently prioritise the protection of the Mendip Hills AONB and their setting over and above local landscape character areas. This runs contrary to NPPF Paragraph 72 which affords AONBs the highest status of policy protection. It follows, therefore, that sites within and/or adjacent to the AONB should receive the

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lowest score for this objective, leaving the other areas of 'high landscape sensitivity' elsewhere in the District to receive the second lowest scores.

- As alluded to in our response to question 2 above, it is believed that development on land benefitting from flood defences should be scored less negatively than development elsewhere in Zones 3A and 3B. The scoring matrix to Objective 3.3 (minimising vulnerability to tidal and fluvial flooding) should be re-structured to reflect this.
- With the exception of the above, the SA framework and scoring matrices are considered to be generally robust. The view taken on greenfield development is pragmatic and reasonable, as is the admittance of the need to build in high value areas to better generate funds for supporting infrastructure. We support the approach set out in Appendix 2 that allows embedded mitigation in the form of schools, transport infrastructure and community facilities to be assumed as deliverable on sites above certain capacity thresholds. This allows a fair and realistic comparison between sites of all scales in terms of their accessibility to key services.

### Officer Response

Reference to sites of high landscape sensitivity is made in the scoring indicators for Objective 3.4. It does not exclude sites in the AONB or within its setting. The AONB is specifically referenced.

### Comment on Q5. Is the proposed methodology for the next stages of the SA correct?

- The proposed methodology as currently presented is considered to generally align with National Planning Practice Guidance.

## Officer Response

Noted.

## Parish Councils Airport Association

### Comment

- Sustainability Appraisal Scoping Report 2020: The report acknowledges that the Bristol Airport planning application 18/P/5118/OUT was refused and that “planned expansion has the potential to impact a range of environmental (and socio-economic) receptors”. Thus, the Association believe that the Airport should remain constrained at 10 mppa and the permitted development rights of the Airport should be removed. Removing the permitted development rights of the Airport goes beyond the ‘Retain Existing Policy, Option 1’ in the consultation titled ‘Local Plan 2036, Issue and Options’. We request that this point is considered in the next stage of consultation.

## Officer Response

Noted.

## Harrow Estates

### Comment on Q1. Have all relevant plans and programmes been referred?

- No comments.

#### Officer Response

Noted.

### Comment on Q2. Is any significant environmental, social or economic data missing or misrepresented?

- Paragraph 2.3 outlines a range of issues to be addressed in the Local Plan, each falling into the categories Economic, Social and Environmental. We consider that issue 5 'Meeting communities' needs for well-designed/energy efficient housing, including affordable housing' should be expanded to include needs in respect of local services and facilities in existing communities. It is important that both existing and new communities have an appropriate balance of uses to enable it to be considered genuinely sustainable.

#### Officer Response

Noted p.13.

- Furthermore, issue 12 'Reduce the need to travel by car' should also be expanded to include reference to the need for appropriate growth to

support and sustain public transport opportunities. This is critical for North Somerset given that 24% of the working population travel to work in Bristol or elsewhere in South Gloucestershire with 74% of work journeys undertaken by car/van (paragraph 3.36). The percentage of people across the whole of North Somerset is only 5.5% against a UK average of 16.4% (paragraph 3.37).

- The strategic location of development on existing public transport routes is therefore a fundamental prerequisite of any robust strategy in North Somerset. It is noteworthy that the JSP representations made by Stagecoach Bus identified that the SDL's at Banwell and Churchill would be "entirely car dependent from the outset".

### Officer Response

Whilst the economic viability and the availability of public transport options are not within the remit of the local plan, this issue is addressed in p.44 under the key issue: Car-based travel.

- The idea of proximity to Bristol was explored further by Stagecoach at the JSP examination (Reference M4/58); "Set against these fundamental concerns and doubts, there seems little doubt that a range of potential strategic sites adjoining or close to the Bristol Urban Area, could technically deliver new homes in locations that would represent a much more deliverable and sustainable pattern of development than many of the SDLs already selected, and at the very least, could represent more robustly deliverable sources of housing supply over the plan period. Such locations could benefit from key sustainable transport infrastructure and services already in place, often on existing strong interurban bus corridors, or where it could be relatively much more cost-effectively provided; or both".

## Officer Response

Noted. The preferred locations for development will be considered in Stage B and C of the Sustainability Appraisal, whereby spatial strategy options will be reviewed and refined.

## Comment on Q3. Are there any additional sustainability issues within North Somerset that need to be conserved in the development of the New Local Plan document?

- Table 11 of the SA Scoping Report identifies 'Inequality' as being one of the sustainability issues and specifically the need for "better and more sustainable access to jobs, services, facilities and amenities for all". Whilst this is certainly not disputed, it is important to acknowledge that the need for such accessibility is not limited to those areas with higher levels of deprivation. There are areas of the District with lower levels of deprivation with lower levels of accessibility to services, particularly for the elderly, the less mobile or people who do not drive a car.

## Officer Response

The key issue is to tackle existing social inequalities within the District due to the presence of areas ranking high based on the Index of Multiple Deprivation 2019. The focus on the most deprived areas aims at addressing existing spatial injustices in the provision and allocation of employment land and other key facilities.

- The absence of reference to Green Belt in table 11 is welcomed as the sustainability of sites and areas needs to be undertaken on a 'policy off'



basis to ensure sites and locations are assessed objectively. In this regard, we consider the schedule of evidence base documents to be undertaken by the Council needs to be extended to include a landscape assessment as a separate document to the Green Belt assessment.

### Officer Response

Noted.

## Comment on Q4. Do you agree with the proposed Sustainability Appraisal Framework?

- We consider that the SA Framework Objectives matrix at table 12 needs to be amended at 2.1 'Boost delivery and meet the housing need identified within the plan period'. This is marked on the table as being a social issue but we believe that this should also be relevant to economic given the signify can't boost to the local economy in both construction and operational phases. Furthermore at 2.3 'Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities' should be included as an environmental issue because appropriate location of uses can reduce the need for journeys to be undertaken by private car.

### Officer Response

Noted and amended SA objectives to reflect these comments (2.3).

## Comment on Q5. Is the proposed methodology for the next stages of the Sustainability Appraisal correct?

- Broadly, yes, we agree with the Council's outline of the next steps. However, there has been no reference within either the Pre-Commencement Document or the Sustainability Appraisal Scoping Report to a call for sites consultation. We consider that it is essential for this stage of the process to ascertain the sites that are available for development.

### Officer Response

A call for sites consultation will be launched in tandem with the 'Challenges' consultation.

## Lands Improvement and Barratt Homes (Bristol) Ltd

## Comment on Q3. Are there any additional sustainability issues within North Somerset that need to be considered in the development of the new Local Plan?

- The Council have also published a Sustainability Assessment Scoping Report alongside the PCD. The purpose of the document is to set out a framework to guide the assessment of spatial strategy options, sites and policies of the new Local Plan. This will assist with the understanding of the impacts of the potential options in environmental, social and economic

terms. A preferred spatial option will then be identified within the Preferred Options Local Plan, prior to its submission to the Inspectorate.

- Paragraph xii provides a list of questions that the Council are specifically seeking responses to as part of the current consultation. We have no comment to make in respect of Questions 1, 2 and 5 but have provided the following response to Questions 3 and 4 below.

### Deliverability

- Whilst the sustainability issues listed provide a relatively comprehensive overview of the key issues affecting North Somerset, we consider that the issue of delivery/deliverability has been underplayed in the identification of important issues.
- As we have alluded to previously in the representations, the adopted Local Plan has failed to deliver the necessary homes, employment floorspace and supporting infrastructure for a number of years.
- This has been manifested in the Council's housing supply and delivery record of the plan period to date. On the matter of supply, the Council's stated position that it can demonstrate a 4.4 years supply of housing land is extraordinarily tenuous when other estimates indicate that it could be as low as 1.69 years when properly assessed against national guidance.<sup>1</sup> Indeed, it is important to note that the Council's position, regardless of the actual level of supply, has had to be underpinned in recent years by speculative development across the District, thus reinforcing the ineffectiveness of the adopted plan and its proposed site allocations.
- Furthermore, the housing delivery test results also make poor reading for the Council, showing that they have only delivered 78% of their housing requirement over the past 3 years. Again, this highlights the fact that the Council's current strategy has been woefully deficient in meeting its delivery needs over the current plan period.
- The knock-on impact of the failure to maintain an adequate supply of housing land and deliver the minimum housing requirement over a number of years has hindered the ability of the adopted plan to deliver its aspirations (e.g. reductions in out-commuting) and had adverse impacts

on important social issues (e.g. housing affordability). The deliverability of a plan, allocation or policy is an important consideration given that there can be significant environmental, social and/or economic consequences if it cannot be implemented. This should, therefore, be a significant factor in their assessment as part of the sustainability appraisal and we do not consider that this has been explored sufficiently within the Scoping Report.

### Officer Response

Deliverability as well as the Green Belt will be considered as factors during the plan making process, when the options are being tested and refined and along with the SA in bringing forward the Local Plan. It is not an issue to be considered under the SA process.

### Green Belt

- We welcome the absence of any reference to the need to protect the Green Belt for the purposes of assessing the sustainability of spatial options. Whilst we agree that the Green Belt is an important national designation and that it should be protected in line with the provisions of the NPPF and PPG, it is not an environmental, ecological or landscape designation that is, necessarily, any less sustainable to build on than land outside of the Green Belt.
- In simple terms, Green Belt land is no more/less sustainable to develop than non-Green Belt land and this should be reflected in the SA, as it currently appears it will be.
- Furthermore, it is important to consider the sustainability credentials of strategies that both do and do not involve the release of Green Belt land in order to demonstrate that exceptional circumstances exist to amend Green Belt boundaries. There are significant amounts of Green Belt land in highly sustainable locations. These locations include, to the south-west of Bristol, Portishead and other key service centres on important transit routes

to/from these larger settlements – e.g. Easton-in-Gordano and Long Ashton. The sustainability appraisal will likely show that there are significant sustainability benefits to delivering development in these locations, relative to spatial options that do not. This, in turn, can support an argument to release land from the Green Belt to meet development needs in line with national policy/guidance.

### Officer Response

Indeed, the purposes of the Green Belt are largely spatial, rather than environmental. However, some of them, i.e. (a) to check the unrestricted sprawl of large built-up areas; (c) to assist in safeguarding the countryside from encroachment; (e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land serve the achievement of higher sustainability outcomes.

## Comment on Q4. Do you agree with the proposed Sustainability Appraisal Framework?

- We are generally supportive of the Sustainability Appraisal Framework and, following on from our comments above, welcome the absence of any impacts on the Green Belt from the assessment of a site's sustainability credentials.
- However, following on from our comments regarding deliverability, we consider that this should be more prominent within any assessment.
- We note that delivery is touched upon at SA Objectives 1.5 and 2.1 and we welcome this acknowledgement. However, for the reasons set out above, we consider that deliverability should be a stand-alone SA Objective within the framework.

## Officer Response

The boundaries of the Green Belt can be altered only through a review of the local plan, and, even then, only in exceptional circumstances. NPPF 138 provides that, when considering Green Belt boundaries during the plan process, decision-makers will need to take into account sustainable patterns of development.

## Woodland Trust (SW)

### Comment

- Regarding the 'Potential role of the- North Somerset Local Plan' for the 'Climate Emergency' (pg. 49), we would expect this to also include the role of natural climate solutions in not only capturing and storing carbon, but also helping build resilience to the impacts of climate change (i.e. role- of green infrastructure in reducing flood risk, urban heating, etc.) – and thus the interrelated goals of nature recovery and responding to the climate emergency. This area should also explicitly address both mitigation and adaptation to climate change.
- We welcome the acknowledgement on pg. 59 (Biodiversity, Geodiversity & Green Infrastructure) that development can both enhance and negatively impact on ecological corridors. It is crucial that a systems-based approach (which considers connectivity and scale) is taken to the application of Biodiversity Net Gain and natural capital.

## Officer Response

Having reviewed other SAs, it is considered that climate change adaptation is covered within objectives relating to flooding, water supply, biodiversity

and green infrastructure provision. Have added some wording in objective 3.6 – Protect and where possible enhance Biodiversity, Geodiversity and allow its adaptation to climate change.

Guidance on climate change adaptation is provided in the Creating Sustainable Buildings and Places SPD this is due to be updated this year.

We are committed to fulfil the Duty to cooperate and the new GI strategy will flow from the WoE strategy. New WoE tree strategy is being developed. This will be high-level doc with appropriate areas identified – including space for more urban trees.

## European Property Ventures (Somerset) Ltd (Claremont Planning)

### Comment

- The Pre-Commencement Document establishes that a framework for the Sustainability Appraisal will be agreed at the outset and used to assess and inform the plan-making process. It is essential that this assessment is undertaken in a transparent and robust manner, with all reasonable alternative spatial strategies given appropriate consideration. Claremont Planning has reviewed the Sustainability Appraisal Scoping Report published alongside the Pre-Commencement Document which identifies the approach the Council will take when progressing the emerging Local Plan. The Scoping Report establishes the major constraints that should be taken into consideration when identifying the proposed spatial strategies and appropriate alternatives. This includes but is not limited to Green Belt and AONB designations; RAMSAR sites, SPAs and SACs; and flood risk from both tidal and fluvial sources. Whilst the Scoping Report sets out at a high level issues such as the 'scale of the challenge' and 'potential role of the North Somerset Local Plan' in respect of constraints and other

challenges, there is a lack of detail provided at this stage as to how the constraints will be overcome and an appropriate spatial strategy devised that reaches an appropriate balance between protecting the environment and respecting designations, whilst delivering sufficient housing to meet requirements. It is essential that the Sustainability Appraisal process that accompanies the preparation of the Local Plan accurately captures the decision-making with regards to the level of housing being proposed and the spatial strategy that is to be pursued, in order to demonstrate that this is the most appropriate strategy when compared to reasonable alternatives. This should include cross-boundary opportunities, which must be given the highest consideration at the earliest stage of plan-making.

### Officer Response

This level of detail is deemed appropriate to the stage of the SA process we are at – Stage.

Noted. It is ensured that these will be taken into account in the second and third (stages B and C) stages, being the actual appraisal stages.

## The Newcombe Estates Company Limited

### Comment

- There is concern that the approach to the Green Belt through the Local Plan process will not consider, in sufficient detail, the opportunities for sustainable development to be provided at sites/locations which do not make an important contribution to the five purposes of the Green Belt as defined in national policy.
- In this context, Appendix 1 to the SA Scoping Report lists a range of plans, programmes and policies and reviews their relationship with the local plan.



For example, in respect of National Planning Policy and Climate change, Appendix 1 states “Local Policies will need to achieve these objectives”.

### Officer Response

The boundaries of the Green Belt can be altered only through a review of the local plan, and, even then, only in exceptional circumstances. NPPF 138 provides that, when considering Green Belt boundaries during the plan process, decision-makers will need to take into account sustainable patterns of development.

- This ‘relationship’ is therefore how the Local Plan intends to respond to existing plans and programmes etc. Such a review is an important part of the plan-making process, but we are concerned that on specific matters, the commentary set out at Appendix 1, suggests that the impact (response of Local Plan) in terms of the future Spatial Strategy is already pre-determined.
- In the context of the Green Belt, Appendix 1 (page 69-70) identifies the requirements and objectives of the NPPF and the ‘protection’ of the Green Belt. It correctly recognises that the Local Plan must conform to these objectives. In terms of the adopted Core Strategy, page 78 of Appendix 1 refers to the objective of continuing to support the ‘existing’ Green Belt and states that the relationship of the Local Plan will be to “Ensure that commitments identified in the Core Strategy are carried through”.

### Officer Response

The future of the Green Belt has not been pre-determined as there is no reference in relation to the retention or release of parts of the existing Green Belt land. The protection of the Green Belt will continue being an objective for the Local Plan.

## Appendix A Consultation Comments Received on SA Work Completed

**A.3** The Interim SA Report (November 2020) accompanied the Council's Choices for the Future consultation, which focused on the choices around the broad distribution of growth and identified four possible approaches:

- Retain the Green Belt
- Urban Focus
- Transport Corridors
- Greater Dispersal

**A.4** The consultation took place from 2nd November and 14th December 2020.

**A.5** A summary of the comments received on the Interim SA Report and the SA team's response to these comments is set out below.

# Comments Received from Statutory Consultees on the Interim SA Report

## Natural England

### Summary of Comment

- SA identifies a range of sustainability issues arising from avoiding development in the green belt.
- Retain the GB – We would also highlight the potential for this spatial option to result in significant adverse effects on national and European designed sites and the Mendip Hills AONB, and it is potentially the most challenging option in terms of mitigation for these natural assets.
- Urban Focus – It should be acknowledged that large scale development in SW Bristol is likely to impact directly on habitats used by greater and lesser horseshoe bats associated with the NS&M Bats SAC. The SW

## Appendix A Consultation Comments Received on SA Work Completed

Bristol location is also within a short distance of Ashton Court SSSI, Leigh Woods NNR and Avon Gorge Woodlands SSSI & SAC, all of which are sensitive to and already being affected by recreational impacts. A large-scale development in this location would need to provide high-quality green infrastructure and enough green space to meet the needs of new communities. Development to the north and south of Nailsea, which is likely to impact on horseshoe bats associated with Brockley Hall and Tyntesfield bat roosts and the Tickenham, Nailsea and Kenn Moors SSSI. Development is also directed to Portishead, which is close to the Severn Estuary European site and to Gordano Valley SSSI/NNR. The provision of high quality and connected green infrastructure will be an essential element of new developments.

### SA Team's Response/Action Taken

Noted.

## Comments Received from Developers, Resident's Groups and Individual Responders on the SA Framework Objectives Included in the Interim SA Report

SA Objective 1.1: Ensure a range of job opportunities are easily accessible without having to use a car

### Summary of Comment

- Consideration should be given to people who are likely to work from home in future (direct and indirect demand will be required for ultra-fast broadband, sustainable and affordable energy).
- A 5km radius is not within itself an indication that there are opportunities to access jobs without a car. The continued importance of this criteria, and in particular the weight attributed to it moving forward, will need to be reconsidered as the implications of Covid on the working patterns.

### SA Team's Response/Action Taken

The SA assessment criteria include an assessment of ultra-fast broadband coverage (see the SA scoring criteria in Appendix D).

The PPG states that SA does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan. The appraisal of options in this SA Report is therefore undertaken at a strategic scale. The 5km radius incorporated into the SA assessment criteria provides an indication of accessibility to employment at locations of high importance to the residents of North Somerset. It is assumed that residents within 5km will be more likely to be able to travel on foot or by bicycle.

## SA Objective 1.3: Provides opportunities to improve economic well-being and reduce inequalities

### Summary of Comment

- The Local Planning Authority should carry out an up-to-date survey of the major employers in North Somerset.
- It is unclear how this differs from objective 1.1 in regard to the assessment of impact.

### SA Team's Response/Action Taken

This objective is amended in this iteration of the SA Report to specifically identify opportunities to access education and training opportunities. Site options have been appraised to reflect this change to the SA assessment criteria.

## SA Objective 1.5: Promote development which requires a deliverable level of high quality and sustainable infrastructure

### Summary of Comment

- Challenges relating to infrastructure are known but not accurately taken into account in the 4 approaches.
- The new Metro West rail link is an important component that must be given due weight when assessing accessibility.
- The Community Infrastructure Levy in North Somerset is based upon viability and market evidence which is already four years old. It will be necessary to update this evidence base should it form part of the evidence base justifying the spatial strategy.

### SA Team's Response/Action Taken

Noted. However, it should be recognised that the appraisal undertaken through the Interim SA Report is a high-level assessment only. This iteration of the SA has considered the infrastructure requirements for individual site options. Information that is available consistently across all site options has been made use of to allow for a comparison of site options on an equal footing. This includes details of Metro West development.

The Local Plan will be subject to viability testing.

## SA Objective 2.1: Boost delivery and meet the housing need identified within the plan period

### Summary of Comment

- Stated that the Urban Focus approach ‘raises questions of deliverability over the plan period’. We recognise the issues of delivery of housing numbers on large scale sites, particularly those of significant size that are controlled by a single developer. However, these issues are better addressed through policy interventions to shape the way that the composition of development is delivered, the balance between different types of housing developer and other specific policy interventions available to encourage faster build out rates. This includes smaller sites within a larger development, a more diverse range of developers and delivery models (for example housing associations, local authority owned developers, self-build, a mix of different commercial house builders) Therefore, we do not think delivery rates per se are a valid reason for downgrading the Urban Focus approach, given the fact that it could be tackled effectively through other policy interventions that are more targeted than the broad spatial strategy choices at this stage of the plan.
- Suggest that 500 units is not an appropriate level at which to consider whether a site is ‘small’ given the nature of the settlements across North Somerset.

### SA Team’s Response/Action Taken

Noted. Work for the spatial strategy has been undertaken to ensure that an appropriate package of site options is identified, at a range of different sizes and types, to ensure that delivery is not restricted. Allocations will be complemented by detailed policies on topics such as self and custom build to boost the supply of housing over the plan period.

The potential for the plan to contribute effectively to the housing need in the plan period has been considered through the appraisal of the spatial strategy. The site assessment criteria now do not address housing delivery and housing need. No one individual site will fully meet the needs of North Somerset and ultimately it is the policies of the plan that will ensure an appropriate mix of housing as well as helping to ensure the rate of housing delivery alongside market conditions.

## SA Objective 2.2: Deliver affordable or specialist housing where it is most needed

### Summary of Comment

- Reliance on the Indices of Deprivation does not provide an accurate and localised assessment of affordable housing need. This objective should be measured against an up-to-date Strategic Housing Market Assessment.

### SA Team's Response/Action Taken

The Indices of Deprivation (Barriers to Housing and Services domain) have been used as a proxy to identify areas that may have particular needs.



## SA Objective 2.4: Enhancing community cohesion and community facilities provision

### Summary of Comment

- The criteria associated with this policy fails to reflect the NPPF's recognition that development in 'smaller' settlements has a significant role in supporting rural communities, and their services and facilities.

### SA Team's Response/Action Taken

The SA assessment criteria for this objective consider the potential effects of development in relation to that which supports rural services and facilities where there is an identified issue with loss or potential loss of services.

## SA Objective 3.2: Minimise vulnerability to tidal and fluvial flooding, without increasing flood risk elsewhere. Also minimise surface water flood risk and harm to water quality and availability

### Summary of Comment

- The scoring for this element at the present level is not robust enough to form the basis for the spatial strategy and should be an indicator only. It isn't clear what geographical area was assessed when identifying the 60% coverage for each settlement. A more accurate indicator may be the scale of sites (identified in the SHLAA – and thus 'available') which fall outside of flood zone.

## SA Team's Response/Action Taken

Noted. The SA assessment criteria used for the appraisal of site options in this iteration of the SA Report remains the same. The criteria have been used as an indicator for the appraisal of the spatial strategy.

## SA Objective 3.3: Reduce the need to travel by car

### Summary of Comment

- It is unclear how this differs from objectives 1.1 and 2.3.

## SA Team's Response/Action Taken

The objectives are distinct in that objective 1.1 assesses commuting to places of employment, whilst objective 2.3 assesses provision of services rather than how they are accessed.

Objective 3.3 considers the accessibility of active and sustainable modes of transport from site options.

## SA Objective 3.4: Minimise impact on and where appropriate enhance treasured landscapes/townscape such as the Mendip Hills AONB

### Summary of Comment

- Over-reliance on the Landscape Sensitivity Assessment should be avoided.
- The only appropriate assessment is to identify those areas subject to Conservation Area and AONB designations (as per the Objective). It isn't clear at this stage how the scoring has been determined.

### SA Team's Response/Action Taken

This SA assessment criteria include the AONB, as well as those landscapes of high sensitivity to housing development as defined in the Landscape Sensitivity Assessment (LSA). The LSA provides an equal basis for assessing the landscape sensitivity around settlements and is therefore one appropriate measure.

## SA Objective 3.5: To conserve and enhance historic places, heritage assets and their settings

### Summary of Comment

- Heritage is a site-specific consideration with the exception of potential notable designations such as Registered Parks, or Conservation Areas. It isn't clear within the assessment how the scoring has been determined; in particular noting that a number of sites scored positively – being required to enhance or make a positive effect on a heritage asset. However, in considering a settlement as a whole, it would appear difficult to make these conclusions at this stage given the asset and the site would not have been identified.

### SA Team's Response/Action Taken

The appraisal of site options has been informed by input from the Council's historic environment officer. This has ensured that an appropriate level of expertise has been reflected in relation to the appraisal of this objective.

## SA Objective 3.6: Protect and where possible enhance Biodiversity, Geodiversity and Green Infrastructure, particularly with respect to protected habitats and species

### Summary of Comment

- Concerns around some of the scoring, e.g. transport corridor “could have a disproportionate impact on valued habitats and biodiversity” (Choices page 24) which is based on the SA assertion that it could have “the potential for greater impact on bats and designated sites” (SA page 35). Given that the Transport Corridors proposal is at this stage very broad brush and schematic, think it is hard to make this conclusion at this stage of the assessment.
- There isn't sufficient evidence or certainty in regard to the potential impact of development on biodiversity, and that this will need to be refined as the NLP progresses.

### SA Team's Response/Action Taken

Noted. The Interim SA Report was undertaken at a very high-level. Site specific appraisal work has been included in this iteration of the SA Report.

# Other

## Summary of Comment

- The SA framework is inadequate in that it treats all the 16 objectives with similar weight. It should be developed further to give greater weight to more important factors and thus better account for what is most important. Objectives 2.3, 2.5, 3.3 and 3.6 which directly address climate change/biodiversity emergency and minimising use of private case use should be given a greater weighting.

### SA Team’s Response/Action Taken

It is considered that all of the SA framework objectives should be given equal weighting. The interpretation of the SA results allows for greater weight to be given to certain objectives, where judged to be appropriate.

## Summary of Comment

- There is no specific measure of carbon emissions within the SA – but a series of proxies (for example car journeys generated). However, we do recognise the technical difficulties and costs of a comprehensive carbon assessment within the SA.

### SA Team’s Response/Action Taken

Noted.

### Summary of Comment

- Future assessment of sites should include reference to/allowances for mitigation. This will ensure that each site will be assessed in the context of the development, and not just its current state, and ensure the most robust and appropriate assessment of future development to aid making decisions on the new Local Plan.

**SA Team’s Response/Action Taken**

Noted and this will be taken into account within further stages of the SA.

### Summary of Comment

- The Sustainability Appraisal has been carried out at an appropriate high level and many agreed with the overall assessment. However, scope of the strategy and associated SA will need to be extended to review other land uses and community requirements.
- Comprehensive review of existing policies is required.

**SA Team’s Response/Action Taken**

Noted. This iteration of the SA Report includes an appraisal of individual site options considered for a variety of uses. Options for policies which the plan may take forward have also been appraised.

### Summary of Comment

- There is a gap between transport evidence and the SA. High quality transport evidence will be a vital part of the spatial strategy and needs to

be embedded in a clearly articulated regional and local transport strategy. A Transport Strategy is an essential component of a successful Local Plan, particularly one with the progressive and ambitious aims of the current document. We would therefore welcome an understanding of how this critical element of spatial planning will be incorporated going forward.

### SA Team’s Response/Action Taken

A study of the transport implications of the 4 spatial scenarios has been completed. This is available to view on the planning policy page of the NSC website: [Stage 3 Transport Assessment](#).

Transport assessment will continue to develop the transport evidence base for the local plan. The transport assessment has informed the development of the spatial strategy included in the Local Plan.

### Summary of Comment

- Some consultees have provided alternative sustainability assessments of individual places.

### SA Team’s Response/Action Taken

These are noted.

### Summary of Comment

- Comments received on the accessibility criteria, listed in Appendix 2:



## Appendix A Consultation Comments Received on SA Work Completed

- 1. Concern that they are set at a level which does not reasonably reflect North Somerset, the criteria is based upon an urban criterion, must be cautiously applied when considering the appropriateness of development within rural areas.
- 2. Amendments to the distances to services and scoring, using the Institute of Highways and Transport Guidance. These are all higher than the proposed distances.
- 3. Access to some services and facilities may not require as frequent access as others, and indeed can be accessed purely online, and this should be reflected within the assessment.
- 4. Refer to the recommendations in Sustrans 'Travel Behaviour Research Baseline Survey – 2004' – 'measuring the potential for change' cycling offers an alternative to car travel, particularly for trips of less than 6 kilometres. This is supported by the 2016 National Travel Survey, which specified average journey lengths, by cycle, of circa 5.7km.
- 5. A revised table should follow Department for Transport (DfT) guidelines. It is currently too simplistic. No end destination is stated. Distances to train station suggested are too low, access can be on foot, cycle, bus, taxi, or car share. Suggest the following revised thresholds:
  - Walking:
    - Very Good – up to 800m
    - Good – 800m-1,200m
    - Reasonable – 1,200m-2,000m
    - Poor – Over 2,000m
  - Cycling:
    - Very Good: Less than 2.5km with cycle lane up to 6km with significant element on dedicated cycle lane.
    - Reasonable: More than 2.5km no dedicated cycle lane, significant elevation change Poor: no safe highway route for 24/7 year around travel.

- Distance from Station:
  - Very Good – 1,000m
  - Good – 2,000m
  - Reasonable – 5,000m – access remains good by cycle
  - Poor – Over 5,000m

### SA Team's Response/Action Taken

The accessibility criteria have been reviewed for this stage of SA.

See the accessibility criteria included in Table D.1 for detail of the updates made.

## Comments Received on the SA Report for the Preferred Options Local Plan

Alistair Macdonald, Blue Fox Planning (for Wring Family Trust) (Reference SA1)

### Comment

- Section 2 of the Preferred Options sets out the Plan's Vision, Strategic Priorities and Sustainability Objectives. These are supported as a point of principle particularly in respect of the strategic priorities of:
  - Promoting sustainable development and addressing the climate emergency;

## Appendix A Consultation Comments Received on SA Work Completed

- Prioritising the location of new development close to places with a wide range of services, facilities and job opportunities;
  - Reducing car use, encouraging walking and cycling, and high quality and effective public transport; and
  - Delivering a diverse range of housing in a variety of tenures, sizes and forms.
- It is considered that the WFT land East of Lime Kiln Roundabout/South of the A38 is well placed to assist in delivering the Plan's Vision, Strategic Priorities and Sustainability Objectives.
- We would comment, however, that whilst Section 2 of the Plan refers to the four main towns within the District, it is relatively silent on the opportunities for achieving these objectives in appropriate locations within North Somerset and on the edge of Bristol. We would suggest that such a reference would benefit the Plan.

### SA Team's Response

The comment relates primarily to the contents of the Local Plan and no changes are made to the SA report as a result. The support for the Sustainability Objectives is noted.

## Amanda Grundy, Natural England (Reference SA2)

### Comment

- The SA provides a high-level assessment of the plan and on the whole its findings appear reasonable, although some of the scoring would benefit from further explanation.

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- The SA identifies potential negative or significant negative effects for Objective 3.6 – Protect and where possible enhance Biodiversity, Geodiversity and Green Infrastructure, ‘off policy’ for all strategic growth areas and site allocations, underlining the need to provide the right policy framework to guide new development.
- The SA also identifies a total of 240 residential and mixed-use site options where the majority of a site falls within an area assessed as having medium to high or high landscape sensitivity and/or the site lies within or is within 500m of the AONB, a significant negative effect is expected in relation to Objective 3.4 Minimise impact on and where appropriate enhance treasured landscape/townscape such as the Mendip Hills AONB. While the SA scores are generally improved when draft policies for the growth areas and site allocations are taken into account; given the number of potential mixed positive and negative effects on objectives 3.4 and 3.6, it is clear that many uncertainties remain.
- The SA will need to go further to support the next phase of the plan preparation, including more detailed descriptions of the nature of likely impacts of site allocations, renewable energy search areas, and other infrastructure, to ensure the mitigation that will be needed to address negative and/or uncertain effects, particularly in relation to nationally and locally designated sites, and landscape character, including the Mendip Hills AONB. The SA will also need to take account of the HRA/AA findings.
- Monitoring – As set out in Planning Practice Guidance, you should be monitoring the significant environmental effects of implementing the local plan. This should include indicators for monitoring the effects of the plan on biodiversity (NPPF para 117).
- Monitoring is an important consideration for the SA, but to be meaningful it requires the use of robust data and suitable indicators. The suggested indicators in the SA appear reasonable, although we would caution against using the favourable condition of SSSIs in the District, as many of the condition assessments were undertaken some time ago and cannot be relied upon as an indicator of the performance of the Plan.
- Other possible indicators you may wish to consider:
  - Biodiversity:

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- Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance.
- Percentage of major developments generating overall biodiversity enhancement.
- Hectares of biodiversity habitat delivered through strategic site allocations.
- Landscape:
  - Amount of new development in AONB with commentary on likely impact.
- Green infrastructure:
  - Percentage of the District's population with access to a natural greenspace within 400 metres of their home.
  - Length of greenways constructed.
  - Hectares of accessible open space per 1000 population.
- We expect the Council will be recording BNG units, which might also provide a suitable indicator of the Plan's performance. As might hectares of SAC bat mitigation habitat delivered, which could be drawn from HEP calculations. We would be pleased to discuss monitoring further as the Plan progresses.

### SA Team's Response

The consultee's comments are noted. SA is a strategic, high-level assessment process that is required to assess all options in the same level of detail. The SA report therefore includes an appraisal of all site options considered for allocation 'policy-off' (i.e. without considering any mitigation that might be required through policy). It is recognised that building in mitigation in relation to landscape and biodiversity will be a key consideration at the next stage of plan-making.

The consultee has made a number of suggestions in relation to the monitoring framework proposed to monitor the expected significant effects of the plan. These suggestions have been incorporated into the framework included in this SA report, where the Council has indicated that it has the capability to monitor the indicators suggested.

As noted, HRA has not yet been undertaken; however the HRA findings will be taken into account in the SA when they are available.

## A Penna, Barratt (Reference SA3)

### Comment

- Whilst Barratt Homes broadly support the proposed Vision, Strategic Priorities and Sustainability Objectives of the Preferred Options Local Plan, we do have one minor comment on these.
- In terms of the eighth bullet point which makes reference to “genuine affordable housing”, it is not clear what ‘genuine’ means in this context. Whilst we recognise that there is a wide range of housing needs, including many households who are in desperate need of heavily subsidised rental housing, there are also many households who are currently unable to buy their first home due to the cost of housing and the affordability crisis.
- Affordable housing is, by definition, housing which is available to meet the needs of those who are unable to afford to buy or rent on the open market. Whether it is discounted market housing for first time buyers or social rented housing for recipients of housing benefit, it is meeting a genuine need that exists within the population of North Somerset. It is therefore unhelpful and potentially misleading to include the word “genuine” in this Strategic Priority.

## SA Team's Response

The consultee's comments relate primarily to the content of the Local Plan and as such no changes are made to the SA as a result. However, the broad support for the Sustainability Objectives is noted.

## Bidwells and Johnson (Youngwood Lane) (Reference SA4)

### Comment

- We are broadly supportive of the Vision and Strategic Priorities identified in the Preferred Options Consultation. However, in terms of the strategic priorities it identifies the ambition to “deliver a diverse range of housing in a variety of tenures, sizes and forms, particularly genuine affordable housing, to meet future needs of North Somerset residents at locations where they are most needed”.
- Whilst we appreciate that housing and development are politically sensitive issues, the council cannot ignore the functional relationship between North Somerset and Bristol. The Challenges Consultation document indicated that 17.9% of North Somerset residents work in Bristol which is a significant portion of the workforce.
- Whilst North Somerset is not part of West of England Combined Authority (WECA), the functional relationship between the two bodies was effectively acknowledged through the preparation of the JSP. As discussed in our response to Policy SP3 below the minimum housing requirement for Bristol, as determined by the standard method for calculating Local Housing Need (LHN), has increased significantly. Given that Bristol is heavily constrained it is unlikely to be able to accommodate its housing needs in full.

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- Due to this clear functional relationship North Somerset may be required to assist in the delivery of this increased need. The plan should not, therefore, be inward looking and must consider needs beyond its border.
- Comment is also included in relation to site HE20591 at Nailsea and Backwell site. The SA of the site identifies that the site scores strongly across a wide range of sustainability indicators. The limited number of negative scores will be overcome through careful design and mitigated via the requirements set out within Policy LP3.

### SA Team's Response

The consultee's comments relate primarily to the content of the Local Plan and as such no changes are made to the SA as a result. However, the broad support for the Sustainability Objectives is noted.

Site HE20591 was appraised in the SA Report for the Preferred Options Local Plan (see Chapter 5) in line with the same methodology that was used for the SA of all reasonable alternative site options. At this stage, all sites were appraised only based on their boundaries as the same level of information about possible mitigation was not available for all sites.

However, it is recognised that some of the likely negative effects may be able to be mitigated through design and the application of other policy requirements. This will be considered further at the next stage of the SA as more information about allocations becomes available.

## Birnbeck Conservation Group (Reference SA5)

### Comment

- Support for Sustainable Development Objectives 3.4 to 3.6.



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- In relation to Sustainable Development Objective 1.4, page 8 the following change is suggested: “Promote development which requires a deliverable level of high quality and sustainable infrastructure”. For “requires”, substitute “incorporates” or “makes provision for” as there seems to be ambiguity here. “Requires” suggests that the Council or others may be left to furnish the infrastructure the development calls for. Developments which are to be promoted should be making their own provision for such infrastructure.

### SA Team’s Response

The wording of the SA objective is considered to be appropriate.

## Bridget Petty (Reference SA6)

### Comment

- Support for much of the Local Plan’s contents however two points are highlighted as challengeable.
- Sustainable Development Objective 2.1: Boost delivery and meet the housing need identified within the plan period – This accepts that the government figure of growth in the plan period is correct, which I would argue it is not. I agree that this administration and the residents of North Somerset think this number is too high – so to say this plan boosts that is to me accepting that 20,000 is an appropriate growth – I would argue it is not.
- Sustainable Development Objective 1.4: Promote development which requires a deliverable level of high quality and sustainable infrastructure – This statement is not very clear – if a location requires sustainable infrastructure then it is not at this time sustainable. To build infrastructure – such as a road, transport link, fly over is not compatible with a climate

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emergency. In a climate emergency you build no more large road infrastructure unless it is for public transport and active travel.

- I think the vision should identify land that really must be avoided such as Flood Zones and designated high value nature protection. I think this section could reference a vision to work towards 15 minute neighbourhoods, to deliver community development that offered accessible services by walking and cycling, making clear the direction of travel for developers and setting that challenge.
- I strongly support the following (included in the Strategic Priorities):
  - To promote sustainable development and address the climate emergency.
  - To deliver the zero carbon ambition by maximising the opportunities for low carbon development and the use of renewable energy.
  - To develop new and existing communities in a way.
  - Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities.
  - Enhancing community cohesion and community facilities provision including cultural facilities.
  - Achieve healthy living opportunities -promoting good access to healthcare centres, open spaces, public rights of way, walking and cycling opportunities, and outdoor leisure activities.
  - Reduce carbon emissions by supporting appropriate decentralised renewable energy generation.
  - Minimise vulnerability to tidal and fluvial flooding, without increasing flood risk elsewhere. Also minimise surface water flood risk and harm to water quality and availability.
  - Reduce the need to travel by car to minimise environmental impacts of unsustainable forms of travel, including transport related carbon emissions and air pollution. Ensure good access to infrastructure that promotes travel by active modes (walking and cycling).

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- Ensure a range of job opportunities are easily accessible without having to use a car.
- Provides opportunities to improve economic wellbeing and reduce inequalities by providing good access to education and training opportunities.
- Promote the optimal use of land which supports regeneration, maximise re-use of previously developed (brownfield) land and protects the rural economy.

### SA Team's Response

Objective 2.1 reflects the methodology that national policy requires North Somerset Council to use when calculating its housing need.

The consultee's comments are noted. The wording of SA objective 1.4 is considered to be appropriate as all development will require some level of infrastructure provision, even if the location is overall considered to be sustainable. Infrastructure incorporates a wide range of types and not just transport infrastructure.

## Cat (Reference SA7)

### Comment

- The biodiversity crisis is arguably of even higher concern than the climate crisis. We are losing species due to loss of their habitats or food supply at an un-precedented rate, not only globally but also locally in our area. Many species vanish from where they were once common and now survive only in low numbers or confined locations (e.g. insects including crop pollinators). The Strategic Priorities listed are good. However, Protection of

## Appendix A Consultation Comments Received on SA Work Completed

Biodiversity and wildlife habitats, not only of priority species, must be included as an important Strategic Priority. This must also be reflected in the strategic policies and more specific DP policies.

- Biodiversity is at least included in the last of the Sustainable Development Objectives, 3.6: Protect and where possible enhance biodiversity, geodiversity and green infrastructure and allow its adaptation to climate change. Particularly with respect to protected habitats and species. This also needs to be implemented.

### SA Team's Response

The comments on the Strategic Priorities relate to the content of the Local Plan rather than the SA, and no changes are therefore made to the SA as a result. The support for the Sustainable Development Objectives (which align with the SA Objectives in the SA Report) is noted.

## Congresbury Parish Council (Reference SA8)

### Comment

- The response from the Parish Council supports the majority of what has been set out in the Preferred Options Local Plan. However, a number of changes are suggested for individual policies and the Parish Council objects to the Pineapple Farm proposed development. While the response includes comments on the sustainable development objectives, these are in relation to the bullet points included under Policy SP2: Sustainable development and not in relation to the sustainable development objectives included earlier in the Preferred Options Local Plan which align with the SA objectives in the SA Report. No comments are included which relate to the SA Report.

## SA Team's Response

The reasons for the Council's decision making on the sites allocated for development are presented in Appendix E. The decisions made in relation to the plan consider the findings of the SA as well as other factors.

## David J., Johnson Partners (Reference SA9)

### Comment

- There are no details of if or how a sustainability appraisal will be conducted or how claims of sustainability will be validated.

## SA Team's Response

The SA Report for the Preferred Options Local Plan was published for consultation alongside that version of the Local Plan during the consultation period.

## Pill and Easton-in-Gordano Parish Council (Reference SA10)

### Comment

- Abbots Leigh Parish Council and Pill and Easton-in-Gordano Parish Council have again worked together on a response to Local Plan 2038 as they did in the preparation of the joint Neighbourhood Plan 2020-2026 – a

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Plan approved only last December 2021 and of continuing relevance. Comments on Local Plan 2038 build on the evidence and analysis presented in the Neighbourhood Plan and on a number of the Local Plan Supporting Documents as well as the six key questions which all respondents were invited to consider.

- The two Parish Councils welcome and support the majority of the Strategic, Locational and Development Management Policies proposed. The held view is that the Vision and Sustainable Objectives present a coherent statement of the direction in which North Somerset in general and our own area in particular should go over the next fifteen years. At the same time it is stated that the current version of the Local Plan understates the contribution which our area can make. Despite our location in the Green Belt, sustainable development in Abbots Leigh, Pill and Easton-in-Gordano of up to 150 dwellings contributes to meeting housing need and current shortfall and is consistent with both the Vision and the Sustainability objectives. More details are given in our response to SPs 3, 7 and 8.
- The responses of the Parish Council are similar to those from Abbots Leigh Parish Council. There are some issues which are particular to each parish (Settlement Boundaries is one obvious example). On the key strategic issues, however – spatial strategy, housing, Green Belt, environment and biodiversity, we share the same aspirations.

**SA Team’s Response**

Noted, no action required.

## FP (Reference SA11)

### Comment

- The strategic and Sustainability Objectives are all laudable and I am happy to support them, but they are inconsistent with the number of houses being required by Government to be delivered for North Somerset. More needs to be done to reduce the target for North Somerset, in particular in relation to the proportion of the county that is at risk of flooding.

### SA Team's Response

The support for the Sustainability Objectives is noted. The overall housing target is based on the evidence-based assessment of local need. The Council considers that it is possible to deliver the required amount of housing within the District; therefore it is not considered to be a reasonable option to reduce the amount of housing provision below this level.

## Harrow Estates (Reference SA12)

### Comment

- A number of comments are included in relation to the Vision and Strategic Priorities of the plan and how they might be amended.
- Separate comments are included on the SA Report and Maps and Proformas, and in particular the assessment of the land being promoted by Harrow Estates at Failand. A detailed schedule of proposals for the site is included to demonstrate the potential for the site to be delivered in a sustainable manner.

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- Specific comments received on the land being promoted Harrow Estates at Failand under Reference HE2010107 are set out below:
  - SA1.1 (+/+) (++) – The site is situated on a highly sustainable transport corridor in close proximity to jobs with Bristol.
  - SA 1.2 (+) (++) – A new primary school would be delivered as part of the proposals as well as affordable housing in an area with no social housing at present.
  - SA1.3 (--/? ) (++) – The proposals seek to make best use of land while respecting character and the environment on land of lower agricultural value.
  - SA1.4 (0) (+) – The proposals will deliver nationally significant infrastructure in relation to the National Cycle Route Extension. A new mobility hub is also proposed to encourage sustainable modes of transport, including bike hire. In addition, a primary school, GP/dentist satellite surgeries will be provided as well as enhancing existing bus services.
  - SA2.1 (0) (++) – The site is not required to deliver significant upfront infrastructure and can be delivered in an early part of the plan period.
  - SA2.2 (+) (++) – The site is located in close proximity to areas of deprivation. In addition, there is currently affordable housing in Failand so a consideration contribution can be made here.
  - SA2.3 (-- ) (++) – The proposals would deliver significant community benefits through new facilities provided in an area currently without any facilities. A new primary school and GP/dentist satellite surgeries will be provided along with a community hall.
  - SA2.4 (+) (++) – A range of new community facilities will be provided as part of the proposals as well as supporting existing businesses and shops. A mobility hub will also be delivered.
  - SA2.5 (+) (++) – The proposals will deliver a new section of the nationally important National Cycle Network with Sustrans and Forestry England to enable easy cycle commuting access to local stations and directly into Bristol and Nailsea, as well as for recreational purposes. In



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addition, new facilities will be provided including a new car park at Ashton Hill Plantation to increase access to the countryside for walking and cycling.

- SA3.1 (0) (+) – By locating development at Failand and making use of the existing transport corridor to both Bristol in the east and to the west will have a significant impact on carbon emissions from car use. Harrow Estates have also commissioned specialists to consider how best to reduce the carbon footprint of development in Failand.
- SA3.2 (0) (++) – The site is not in a flood zone and the proposals would not result in flood risk elsewhere.
- SA3.3 (+) (++) – An assessment has been undertaken to consider the number of jobs that lie within average commute times for the South West per gram of CO<sub>2</sub> (Relative Employment Versus Emissions Accessible Score (REVEAS)). The assessment demonstrates that when environmentally constrained areas are removed, that the most sustainable commuting and travel patterns are from areas in the north of the District around the fringes of Bristol, including Failand.
- SA3.4 (--) (+) – The site falls outside the AONB which covers much of North Somerset. A landscape-led masterplan enables a sensitively managed development to knit together with the existing community while providing the opportunity to enhance landscaping across the site.
- SA3.5 (?) (+) – There are no heritage assets on the site that would prevent or limit development. The proposals would include for the retention and integration of a lime kiln on site as a heritage marker, which is considered to be a further planning benefit.
- SA3.6 (-) (++) – There are no statutory designations related to the site. An initial Phase 1 habitat survey and desktop study has been undertaken. Of greatest ecological interest are mature native hedgerows and trees. A number of protected species were identified, which can be accommodated. There are significant opportunities for ecological enhancement to the site such as:

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- Improved management and infilling of hedgerows; Providing improved habitats for dormouse and invertebrates in particular; Improvements to calcareous grassland;
- Inclusion of wildlife friendly water features; Careful consideration of lighting. A biodiversity net gain in excess of 10% can be achieved.

### SA Team's Response

Comments relating to the Vision and Strategic Priorities relate to the Local Plan itself and therefore no changes are made to the SA as a result.

The SA of site options has been undertaken in line with the site assessment criteria set out in Appendix D of this report to ensure consistency. Details about specific provisions and mitigation that could be included onsite are not available at the same level of detail for all sites and therefore have not been considered as part of the appraisal. Therefore, the reference the consultee makes to services and facilities and other types of provisions expected to be delivered as part of the scheme (such as affordable homes, a primary school and GP/dentist facilities) have not be taken into account for the site in question, as this would introduce inconsistency with other sites where the same may be possible but comparable information has not yet been provided. The site has been appraised as a residential site and therefore has been appraised in line with the corresponding criteria for this type of site.

Responses to the specific comments the consultee has included for each of the SA objectives are included below:

- SA objective 1.1: Access to jobs – The site is within 5km of Bristol. Additionally, the site is within an area that benefits from access to superfast broadband at download speeds of 80Mbps. Therefore, a

minor positive effect [+/>+] is expected for the site in relation to both elements of SA objective 1.1.

- SA objective 1.2: Economic wellbeing – The site is within 5km of Bristol but is not within suitable distance of a primary or secondary school, or college. Therefore, a minor positive effect is expected for the site in relation to SA objective 1.2. The site’s proximity to Bristol is likely provide good opportunities for employment, but it is not within close proximity of any educational facilities.
- SA objective 1.3: Optimal use of land – The site is classified as a greenfield site and contains mostly land with an agricultural value of 3. Therefore, a significant negative effect is expected for the site in relation to SA objective 1.3. The effect is uncertain given that the level of data available for the SA does not distinguish between Grade 3a (good) and Grade 3b (moderate) value agricultural soils.
- SA objective 1.4: Infrastructure – SA objective 1.4 concerns the potential infrastructure requirements that sites will be considered for. All sites are recorded as having a negligible effect in relation to the objective.
- SA objective 2.1: Housing – As part of the overarching appraisal of sites, all sites have been recorded as having a negligible effect in relation to SA objective 2.1. The potential for the plan to contribute effectively to the housing need in the plan period has been considered through the appraisal of the spatial strategy.
- SA objective 2.2: Affordable housing – The site is in an area which falls within the 30% most deprived in relation to access to housing and services as per the findings of the IMD 2019. Therefore, a minor positive effect is expected in relation to SA objective 2.2. The site lies in an area where there is evidenced need for housing but it is not within the area of highest need in North Somerset.
- SA objective 2.3: Access to facilities – The site is located over 720m from the nearest town, district, or local centre. The nearest centre is within Long Ashton approximately 1.3km from the site. As such, the site is not within a reasonably accessible distance of a range of services and facilities. Therefore, a significant negative effect is expected for the site in relation to objective 2.3.

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- SA objective 2.4: Community cohesion – The site is identified by the Council as having capacity to accommodate 796 dwellings. This size of development ('medium' sized development with capacity for between 501 and 1,500 homes) is expected to support existing services in the area and provide a relatively limited level of new infrastructure that might benefit residents. It is not considered to be of a size that would be self-sufficient as a standalone neighbourhood and is unlikely to be capable of incorporating substantial new infrastructure. Therefore, a minor positive effect is expected for the site in relation to SA objective 2.4.
- SA objective 2.5: Healthy living – The site lies within close proximity of two types of facility that could support healthier lifestyle choices, including a cycling route, a PRoW and an area of open countryside. The site is not close to a healthcare facility or any recreation facilities. Therefore, a minor positive effect in relation to SA objective 2.5.
- SA objective 3.1: Renewable energy – All sites have been recorded as having a negligible effect in relation to SA objective 3.1. This is because there is uncertainty about the potential infrastructure requirements at the various site options being considered for inclusion in the plan.
- SA objective 3.2: Flooding and water quality – The site is not within an area identified as being at risk of flooding from fluvial, tidal, or surface water flooding sources. It also is not within a Source Protection Zone. Therefore, the site is expected to have a negligible effect in relation to SA objective 3.2.
- SA objective 3.3: Reduce car use – The site lies within 450m of bus stops along Clevedon Road but is not within 1.8km of a railway station. Therefore, a minor positive effect is expected for the site in relation to SA objective 3.3.
- SA objective 3.4: Landscape – The site has been recorded as having medium or high landscape sensitivity. Therefore, the site is expected to have a significant negative effect in relation to SA objective 3.4.
- SA objective 3.5: Heritage – The site has not been assessed as part of the assessment work undertaken by the Council's historic environment officers which considered potential for impacts on heritage assets and

their settings. An uncertain effect is therefore expected for the site in relation to SA objective 3.5.

- SA objective 3.6: Biodiversity – The site lies within 250m of a locally designated site (Ashton Hill Plantation is adjacent to the south). It also lies within Horseshoe Bat Zone C which associated with North Somerset and Mendip Bats SAC. The site is therefore expected to have a minor negative effect in relation to SA objective 3.6.

## Ian Jewson (Reference SA13)

### Comment

- Whilst it is assumed that the strategic objectives are not listed in priority order the delivery of new housing seems to be played down in favour of other objectives. This is surprising considering North Somerset's record of housing delivery over previous years and the growing affordability gap.
- A new strategic objective should be included as follows:
  - Meet the full objectively assessed need for housing in order to help address the growing affordability gap in North Somerset.
- The same issue can be found in the strategic development objectives where there appears to be a reluctance to address the housing issues facing North Somerset. The text at paragraph 2.1 should be amended to reflect paragraph 60 of the NPPF as follows:
  - 2.1 Significantly Boost delivery and meet the housing need identified within the plan period.
- As will be set out later in these representations there is no clear justification as to how the Council has arrived at the chosen spatial strategy either through the evidence base documents or earlier consultation. This should be explained more clearly to provide confidence in the plan making process and help to demonstrate that the plan is an appropriate strategy, taking into account reasonable alternatives as

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required by Paragraph 35 of the NPPF. As drafted the plan does not seem to be positively prepared in relation to the need to meet the full objectively assessed need for housing. The social and economic benefits of new housing seem to have been disregarded in favour of environmental matters rather than balancing all three of the roles of sustainable development. This approach may well appeal to some existing residents of North Somerset but will not meet the needs of newly forming households, families living in cramped or unsuitable accommodation, those in need of affordable housing or employers who require access to a robust working population. The sustainability appraisal, which is a key plank in the evidence base, appears to have been prepared to fit a pre-determined spatial strategy and it is not clear as to why some sites have been identified and others discounted.

### SA Team's Response

The SA objectives included in the SA Report have not been listed in order of priority and no weighting has been applied to the objectives. The change suggested by the consultee seeks to attach a degree of priority to this objective and therefore is not considered appropriate. It should be noted that the SA Report forms just one part of the evidence base for the plan and other studies and reports have informed the policy direction taken forward in the Regulation 19 Local Plan. The Council has published a list of the supporting documents which have informed the preparation of the Local Plan online.

## Jan Murray, Churchill and Langford Resident's Action Group (Reference SA14)

### Comment

- Fully supports the aspirations contained in the Preferred Options Consultation document. The Draft Local Plan presents a real opportunity for positive change to strategic planning and has the potential to remove the constant barrage of speculative, unplanned, inappropriate, planning applications in unsustainable locations that take up so much NSC and CPC time and represent in so many cases, 'planning by appeal'.
- In relation to the Sustainable development objectives, it is stated that Objectives 2.3 and 2.4 are to be commended provided the infrastructure that is needed for sustainable development is put in place as a matter of priority.
- The reverse is currently the case. The CIL contributions from developers are hard to access and insufficient to provide for the large increase in residential housing. The allocated housing in the Draft Local Plan (257 houses) in addition to any of the many speculative applications that are currently in the pipeline and awaiting decisions, would present too great a pressure on existing infrastructure – schools, doctor's surgery, village hall facilities and lack of public transport. Churchill Sports Centre has remained closed despite the increase in houses in Churchill parish and the surrounding villages. This is contrary to the objectives outlined in 2.4.

### SA Team's Response

Support for the Sustainable development objectives which align with the SA objectives in the SA Report is noted. The plan is set out to help support the provision of infrastructure which in turn will support the achievement of the Objectives 2.3 and 2.4. The SA Report appraises policies of the plan in

good faith. That is to say, it is assumed that the policies of the policy will be enforced to ensure that appropriate levels of infrastructure are delivered to support the achievement of Objectives 2.3 and 2.4.

## J. Ashley, Yatton and Congresbury Wildlife Action Group (Reference SA15)

### Comment

- Response supports the contents of the plan document.

### SA Team's Response

Noted, no action required.

## J. Howard (Reference SA16)

### Comment

- Sustainable development objective 3.6 (which aligns with SA objective 3.6 of the SA Report) states that biodiversity should be enhanced where possible. The Environment Act 2022 should be adopted in full, meaning 10% biodiversity net gain on all development sites.



### SA Team's Response

Noted.

## Jilly May (Reference SA17)

### Comment

- Response supports all Sustainable development objectives.

### SA Team's Response

Noted, no action required.

## John L. (Reference SA18)

### Comment

- Response supports all Sustainable development objectives.

### SA Team's Response

Noted, no action required.

## JP Wilkinson (Reference SA19)

### Comment

- The sustainable development objectives, particularly on net zero and the climate emergency, appear weaker than the strategic principles. Objective 3.1 should be amended to deliver the zero carbon ambition.
- There should also be an objective about energy efficient homes – getting to zero is not just about renewables.

### SA Team's Response

Noted. SA objective 3.1 is considered to be appropriate.

## Magna Housing (Reference SA20)

### Comment

- Magna supports the general vision of the local plan especially the objective of delivering zero carbon development and a diverse range of housing including truly affordable homes. The Sustainable development objective on housing could include reference to a range of construction methods.
- Amend to read: To deliver a diverse range of housing in a variety of tenures, sizes, forms and methods of construction.
- Add a further objective as follows: To reduce the environmental impact of housebuilding by the promotion and support for Modern Methods of Construction which reduce carbon emissions and waste.

## SA Team's Response

Noted. SA objective 2.1 is considered to be appropriate.

## MLC (Reference SA21)

### Comment

- Support the Strategic Priorities but details concerns about the practicality of the Sustainable development objectives. My concerns start with point 1 as the “range of job opportunities” that can be “ensured” must in reality be very limited. Even the presence of a train or bus service does not make a real range “easily accessible”. Transport infrastructure is lacking from the document but to ensure the desired access it is essential that active travel and public transport improvements are made across the District not just in association with developments. Objective 3.2 is used to rule out development in vulnerable areas but technical solutions should be considered in zone 2 that would enable development to occur. Objectives 3.4 and 3.5 appear to be similar but there will be cases where they are mutually exclusive; this will also be the case with other criteria but what has priority?

## SA Team's Response

The plan document explains that the Sustainable development objectives align with the SA objectives included in the SA Report. These are used to appraise the likely effects of the plan. The appraisal of the various elements of the plan (policies and site allocations) is undertaken in terms of the potential for these to support the achievement of each of the SA objectives. It is accepted that it will be difficult to fully realise any of the objectives (as

the consultee notes it will be very difficult to ensure all residents in the District have good access to a range of jobs), however, the SA considers all reasonable alternatives identified and which of these will best meet each individual SA objective. As the appraisal findings show, there are some options that perform more positively in relation to some SA objectives while less favourably in relation to others. The appraisal of each option in the SA Report does not involve any weighting of the SA objectives – instead the findings of the SA are considered ‘in the round’ alongside other evidence base documents prepared to support the drafting of the plan as part of the Council’s decision making process.

## Nash Partnership (Reference SA22)

### Comment

- We support the strategic priorities, including locating new development close to services, reducing car use and provision of housing, particularly affordable housing, at locations where it is most needed.
- We support the Sustainable Development priorities, including boosting housing delivery, delivering affordable housing where it is most needed and reducing the need to travel by car.

**SA Team’s Response**

Noted, no action required.

## Nick Matthews, Savills (Reference SA23)

### Comment

- The Sustainable Development Objectives are a list of 15 objectives against which the policies and proposals of the Local Plan will be tested through the SA. The proposed development at Yanley Lane and the expansion area to the north represent sustainable development opportunities consistent with the vast majority of these Local Plan objectives.

### SA Team's Response

Noted, no action required.

## South West Housing Association Planning Consortium (Reference SA24)

### Comment

- Page eight of the Preferred Options consultation document highlights the Local Plan's 'Sustainable Development Objectives' which will be used to assess the Local Plan. We are pleased that Objective 2.2 of this section states that the Local Plan aims to "deliver affordable or specialist housing where it is most needed to meet the needs of North Somerset's population".

## SA Team's Response

Noted, no action required.

## St Modwen Properties Ltd (Reference SA25)

### Comment

- There are considered to be weaknesses in the SA, and in particular the omission of the sustainable development objective of 'Protecting Green Belt Land' from the assessment criteria. It is also unclear how the SA has informed the selection of the preferred options. With specific reference to the preferred options for Nailsea and Backwell, it is not considered that they are supported by the outputs from the SA.
- There is an apparent inconsistency between the SA and the Broad Location Templates that form part of the evidence base. In the latter there is an initial sieving of sites based on primary constraints, and from which emerge a series of opportunity areas, and ultimately the preferred options result from a further distillation of those opportunity areas. However, the opportunity areas identified are not included in the SA, and therefore the SA does not appear to have informed the selection of the preferred options from those alternatives, which it ought properly to have done.

## SA Team's Response

The Sustainable Development Objectives included in the Local Plan and the aligning SA objectives in the SA Report do not cover Green Belt as this designation is a policy matter and Green Belt is not included within the SEA topics that the SA Report is required to consider.

The Broad Location Templates explain that the SA Report forms part of the wider evidence base considered as part of that work which ultimately identified the preferred sites at Preferred Options stage. The SA has appraised all site options identified in the Broad Location Templates and these include areas that align with the opportunity areas set out in the templates.

## Susan Hibberd (Reference SA26)

### Comment

- In favour of the contents of the plan.

### SA Team's Response

Noted, no action required.

## Tegan (Reference SA27)

### Comment

- Sustainable development objective 3.2 “Minimise vulnerability to... fluvial flooding...” – The housing development at Long Ashton is proposed on Woodspring Golf Course (Yanley Lane) – a Green Belt site with high elevation that is crucial for soaking up rainwater, especially during winter. Despite this, Yanley Lane (towards A38) already consistently floods and is impassable by car each year in winter due to rainwater running off the high elevation land at Woodsprings and settling on the road. Building a housing development at Woodspring with concrete roads and infrastructure will

reduce the ability of rainwater to be soaked up even further and will lead to an increase in fluvial flooding. The exact opposite of what this plan sets out to achieve.

- Sustainable development objective 3.6 “Protect and where possible enhance biodiversity... and allow its adaptation to climate change” – The site at Yanley Lane is a direct contradiction to proposing a substantial housing development. By fragmenting an area of Green Belt you cannot hope to protect and enhance biodiversity, no matter your intentions. In ‘The Economics of Biodiversity: The Dasgupta Review’ (2021), the ‘failure to value nature and account for it in decision-making processes has facilitated humanity’s ability to continuously degrade nature with impunity’. i.e. the persistent nationwide habit of scaling up developments is affecting our resilience to climate breakdown and causing systemic losses to our wildlife. The UK is the most nature-depleted country in G7 and one of the worst in the world for biodiversity intactness. Last year, a scientific paper was published that revealed 600 million birds across Europe have been lost since the 1980’s (this can be viewed on the [Wiley Online Library here](#)). That is just one example of what we’re up against, and it’s not going to be enough to plant some fruit trees amongst a new housing development to prevent the declines in wildlife from getting worse.

### SA Team’s Response

The site options (including any sites selected for allocation) have been appraised in the SA Report in line with the site assessment criteria set out on Appendix D to ensure consistency.

The reasons for the Council’s decision making on the sites allocated for development are presented in Appendix E. The decisions made in relation to the plan consider the findings of the SA Report as well as other evidence base documents and consultation comments received on the Local Plan.



## Tim (Reference SA28)

### Comment

- Suggests that objective 3.2 removes the word ‘minimise’ and is replaced by ‘ensure no gain in, or contribute to the reduction of,...’ – for a development to be sustainable with climate change in mind, it should ensure green field runoff rates are maintained, and provide the same ecosystem services as was present on the land previously. Development, especially on brownfield sites, has the potential to slow and clean up the flow more than the previous land use if done well and sustainably.
- Suggests that objective 3.6 should be strengthened to remove ‘where possible’. In a climate and ecological emergency if development is to be sustainable it must protect and enhance biodiversity and safeguard existing biodiversity and create new, high quality GI for people and wildlife. This objective could be widened into two or more objectives rather than lumping biodiversity with GI (as the two are linked but not the same).
- Development sites should not be taken forward just because a developer or landowner wants to build on and cash in on a site. The sites must be decided with the local community and existing Neighbourhood Development Plans in mind, and with these sustainable development objectives in mind. Some of the sites put forward in the plan where they have led to proposals to extend village boundaries are not sustainable and do not fit with the Council’s GI strategies or the proposed Policies in this Local Plan.

### SA Team’s Response

The reasons for the Council’s decision making on the sites allocated for development are presented in Appendix E. The decisions made in relation to the plan consider the findings of the SA Report as well as other evidence base documents and consultation comments received on the Local Plan.

## Winford Parish Council (Reference SA29)

### Comment

- Questions why there is no specific mention of protecting the Green Belt.

### SA Team's Response

The Preferred Options Local Plan and the Pre-Submission Local Plan both include policy to address the protection of the Green Belt in North Somerset. The Sustainable Development Objectives included in the Local Plan and the aligning SA objectives in the SA Report do not cover Green Belt as this designation is a policy matter and Green Belt is not included within the SEA topics that the SA/SEA Report is required to consider.

## W. Warden (Reference SA30)

### Comment

- Notes the Vision, Strategic Priorities and Sustainable Development Objectives, which are said to be mostly excellent as aims, at least in principle.
- To illustrate concerns about the potential outcome a number of examples are included. For example, in the Vision it states 'new homes, buildings and communities will be highly sustainable'. However, in Schedule 1 it suggests that 257 new homes will be built in Churchill. But this is very clearly an unsustainable location. This isn't the only example and undermines confidence in the Council's approach to sustainable development.

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- Similarly, in the Sustainable Development Objectives in states, para 3.6, ‘Protect and where possible enhance biodiversity, geodiversity and green infrastructure...’. This doesn’t really fit with the wording of Policy DP33, Biodiversity Net Gain, which states that ‘Development (except exempt development) must demonstrate at least a 10% net gain for biodiversity’. Note – not ‘where possible’ here, but ‘must’.

### SA Team’s Response

The reasons for the Council’s decision making on the sites allocated for development are presented in Appendix E. The decisions made in relation to the plan consider the findings of the SA Report as well as other evidence base documents and consultation comments received on the Local Plan. The wording of SA objective 3.6 has been amended in this iteration of the SA to exclude the words ‘where possible’.

## Appendix B

# Review of Relevant Plans, Policies and Programmes

## International Plans and Programmes of Most Relevance for the Local Plan [See reference 21]

**B.1** United Nations Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters (the 'Aarhus Convention') (1998) – Establishes a number of rights of the public (individuals and their associations) with regard to the environment. The Parties to the Convention are required to make the necessary provisions so that public authorities (at national, regional or local level) will contribute to these rights to become effective.

**B.2** United Nations Declaration on Sustainable Development (Johannesburg Declaration) (2002) – Sets the broad framework for international sustainable development, including building a humane, equitable and caring global society aware of the need for human dignity for all, renewable energy and energy efficiency, sustainable consumption and production and resource efficiency.

**B.3** The Intergovernmental Panel on Climate Change, Special Report: Global Warming of 1.5°C (2018) – An IPCC Special Report on the impacts of global warming of 1.5°C above pre-industrial levels and related global greenhouse gas emission pathways, in the context of strengthening the global response to the threat of climate change, sustainable development, and efforts to eradicate poverty.

## **Appendix B** Review of Relevant Plans, Policies and Programmes

**B.4** United Nations Paris Climate Change Agreement (2015) – International agreement to keep global temperature rise this century well below 2 degrees Celsius above pre-industrial levels.

**B.5** International Convention on Wetlands (Ramsar Convention) (1976) – International agreement with the aim of conserving and managing the use of wetlands and their resources.

**B.6** European Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) (1979) – Aims to ensure conservation and protection of wild plant and animal species and their natural habitats, to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species).

**B.7** International Convention on Biological Diversity (1992) – International commitment to biodiversity conservation through national strategies and action plans.

**B.8** United Nations Declaration on Forests (New York Declaration) (2014) – Sets out international commitment to cut natural forest loss by 2020 and end loss by 2030.

**B.9** United Nations (UNESCO) World Heritage Convention (1972) – Promotes co-operation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for current and future generations.

**B.10** European Convention for the Protection of the Architectural Heritage of Europe (1985) – Defines ‘architectural heritage’ and requires that the signatories maintain an inventory of it and take statutory measures to ensure its protection. Conservation policies are also required to be integrated into planning systems and other spheres of government influence as per the text of the convention.

**B.11** European Landscape Convention (2002) – Promotes landscape protection, management and planning. The Convention is aimed at the protection, management and planning of all landscapes and raising awareness of the value of a living landscape.

**B.12** The Trans-European Networks (TEN) was created by the European Union by Articles 154-156 of the Treaty of Rome (1957), with the stated goals of the creation of an internal market and the reinforcement of economic and social cohesion. These include the Trans-European Transport Networks (TEN-T), which includes High Speed 1, and the Trans-European Telecommunications Networks (eTEN).

## National Plans and Programmes (beyond the NPPF) of Most Relevance for the Local Plan

### Climate Change Adaption and Mitigation

**B.13** Defra, The Third National Adaptation Programme (and the Fourth Strategy for Climate Adaptation Reporting (2023) – Sets out the strategy for adapting both to the climate change that is already evident, and that which we might see in the future.

**B.14** The Department for Energy Security and Net Zero, Biomass Strategy 2023 – Builds on the 2021 Biomass policy statement and the Powering up Britain strategy which emphasised the important role that biomass will play in Britain's fully decarbonised power system by 2035, subject to security of supply. It sets out steps government intends to take to strengthen biomass sustainability and the opportunities for the use of sustainable biomass across multiple sectors of the economy in support of achieving the UK's net zero target.

## **Appendix B** Review of Relevant Plans, Policies and Programmes

**B.15** The government aims to focus on implementing a cross-sectoral common sustainability framework, which will be subject to consultation. It states it committed to monitoring the levels of biomass supply to ensure the UK can secure necessary levels for increased biomass use across the economy.

**B.16** It has also committed to ensuring that biomass supply – given its risks and uncertainties – is not hindered at any stage; however, biomass demand is expected to increase. The government also aims for a "priority use" of biomass based on guiding principles that address sustainability, air quality, the net-zero and circular economy, and resource efficiency. This encompasses the deployment of bioenergy with carbon capture and storage (BECCS), the engineered greenhouse-gas removal technology, which captures and stores CO<sub>2</sub> from biomass while producing low-carbon energy.

**B.17** The Department for Energy Security and Net Zero, Carbon Budget Delivery Plan (2023) – Explains how the government intends to meet its legally-binding climate goals, setting out a package of quantified and unquantified proposals and policies, and associated timescales and delivery risks this also includes:

- Wider matters in connection with carbon budgets;
- The contribution of these proposals and policies to sustainable development; and
- The impact the package has on sectors of the economy.

**B.18** The Department for Energy Security and Net Zero, Powering up Britain (2023) – Is a collection of policy documents relating to climate change, setting out the department's approach to energy security and net zero. In particular, Powering up Britain includes:

**B.19** Powering up Britain includes four key areas of action:

- Decarbonising electricity generation;
- Improving energy efficiency;

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- Electrifying transport; and
- Developing low-carbon heating.

**B.20** The Department for Energy Security and Net Zero, Energy Security Plan (2023) – Sets out the steps that the government is taking to improve the UK’s energy system resilience, particularly in the current geopolitical context. Key commitments include:

- Looking at the role gas storage and other sources of flexibility can play in gas security;
- Delivery of energy efficiency upgrades through the Great British Insulation Scheme;
- Extension of the Boiler Upgrade Scheme to 2028;
- Setting up Great British Nuclear to lead delivery of the new nuclear programme;
- Launching a competitive process to select the best Small Modular Reactor technologies;
- Launching the Floating Offshore Wind Manufacturing Investment Scheme, to provide up to £160 million investment in port infrastructure projects;
- Publishing action plans on reducing the development time for transmission network projects and on accelerating electricity network connections;
- Announcing the Track-1 negotiation project list of carbon capture usage and storage (CCUS) projects; launching a process to expand Track-1 clusters; and establishing two further (Track-2) CCUS clusters;
- Announcing a shortlist of projects for the first electrolytic hydrogen production allocation round;
- Announcing successful applicants of the first competition window for Strands 1 and 2 of the Net Zero Hydrogen Fund (development and capital co-funding) and launching a second competition window; and



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- Consulting on revised energy National Policy Statements which underline the national need for new energy infrastructure with the intention of expediting planning processes.

**B.21** The Department for Energy Security and Net Zero, Net Zero Growth Plan (2023) – Outlines the Government’s plans to reach net zero and unlock the financial benefits that this can bring. Key commitments include:

- Publishing an addendum to the Resources and Waste Strategy which will focus on net zero and include a plan to achieve the near elimination of biodegradable municipal waste going to landfill.
- Responding to the consultation on a revised Waste Prevention Programme for England alongside the new programme ‘Maximising Resources, Minimising Waste’.
- Providing up to £20 billion of funding for early deployment of CCUS to unlock private investment and jobs.
- Consulting on an ambitious Zero Emission Vehicle mandate; publishing the Low Carbon Fuels Strategy in 2023; and legislating to include recycled carbon and nuclear derived fuels in renewables transport fuel schemes.
- Consulting on transition planning disclosure requirements for the UK’s largest companies and the UK Green Taxonomy, as well as on steps and interventions needed to support the growth of high integrity voluntary markets and to protect against greenwashing.
- Introducing a regulatory framework for heat networks; beginning the implementation of heat network zoning by 2025; and confirming funding of £15 million for the 2023/24 Home Decarbonisation Skills Competition and the £5 million Heat Training Grant for heat pump and heat network skills. Growth and decarbonisation of the UK heat network market will continue through the Green Heat Network Fund and the Heat Network Efficiency Scheme, including £220 million for the Heat Network Transformation Programme over 2025/6 and 2026/7.
- Considering options for integrating greenhouse gas removals in the UK Emissions Trading Scheme.

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- Publishing the Biomass Strategy in 2023, which will outline the role that bioenergy with carbon capture and storage (BECCS) can play in reducing carbon emissions.
- Taking forward the next steps in the Review of Electricity Market Arrangements.

**B.22** The Department for Business, Energy & Industrial Strategy and Prime Minister's Office, British energy security strategy (2022) – Sets out how the UK will enhance its energy security, setting out plans for future deployment of wind, new nuclear, solar and hydrogen, and for supporting the production of domestic oil and gas in the nearer term. The strategy builds on the Prime Minister's 'Ten point plan for a green industrial revolution', and the 'Net zero strategy'. Key aims and commitments include:

- New commitments to supercharge clean energy and accelerate deployment, which could see 95% of Great Britain's electricity set to be low carbon by 2030.
- Supporting over 40,000 more jobs in clean industries, totalling 480,000 jobs by 2030.
- Accelerated expansion of nuclear, wind, solar, hydrogen, oil and gas, including delivering the equivalent to one nuclear reactor a year instead of one a decade.
- Offshore wind – Aim of providing up to 50GW by 2030, of which 5GW is planned to be from floating offshore wind in deeper seas. This is aimed to be underpinned by new planning reforms to cut the approval times for new offshore wind farms from 4 years to 1 year and an overall streamlining which will aim to reduce the time it takes for new projects to reach construction stages while improving the environment.
- Oil and gas – A licensing round for new North Sea oil and gas projects is planned to launch in Autumn, with a new taskforce providing bespoke support to new developments.
- Onshore wind – The Government plan to consult on developing partnerships with a limited number of supportive communities who wish to

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host new onshore wind infrastructure in return for guaranteed lower energy bills.

- Heat pump manufacturing – The Government aim to run a Heat Pump Investment Accelerator Competition in 2022 worth up to £30 million to make British heat pumps, with hopes to reduce demand for gas.

**B.23** Met Office, State of the UK Climate (2022) – The sixth in the annual series of reports that provide a summary of the UK weather and climate through the calendar year 2022, alongside the historical context for a number of essential climate variables. It provides an accessible, authoritative and up-to-date assessment of UK climate trends, variations and extremes based on the most up to date observational datasets of climate quality.

**B.24** Department for Transport, Decarbonising Transport: Setting the Challenge (2020) – Sets out the strategic priorities for a new Transport Decarbonisation Plan (TDP), to be published later in 2020, will set out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting us on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050. This document acknowledges that while there have been recently published strategies to reduce greenhouse gas emissions in individual transport modes, transport as a whole sector needs to go further and more quickly, therefore the TDP will take a coordinated, cross-modal approach to deliver the transport sector's contribution to both carbon budgets and net zero.

**B.25** Environment Agency, National Flood and Coastal Erosion Risk Management Strategy for England (2020) – Sets out the national framework for managing the risk of flooding and coastal erosion. It provides a framework for guiding the operational activities and decision making of practitioners supporting the direction set by government policy.

**B.26** HM Government, The Energy Performance of Buildings Regulations (2021) – Seek to improve the energy efficiency of buildings, reducing their carbon emissions and lessening the impact of climate change. The Regulations require the adoption of a standard methodology for calculating energy

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performance and minimum requirements for energy performance, reported through Energy Performance Certificates and Display Energy Certificates.

**B.27** HM Government, The Waste (Circular Economy) Regulations (2020) – Seek to prevent waste generation and to monitor and assess the implementation of measures included in waste prevention programmes. They set out requirements to justify not separating waste streams close to source for re-use, recycling or other recovery operations, prohibit incineration and landfilling of waste unless such treatment process represent the best environmental outcome in accordance with the waste hierarchy. The Regulations set out when waste management plans and in waste prevention programmes are required. The Regulations focus on the circular economy as a means for businesses to maximise the value of waste and waste treatment.

**B.28** Ministry of Housing, Communities and Local Government, National Planning Policy for Waste (NPPW) (2014) – Sets out a number of key planning objectives. It requires that local planning authorities help deliver sustainable development through measures including driving waste management up the waste hierarchy; ensuring that waste management is considered alongside other spatial planning concerns; and providing a framework in which communities can take more responsibility for their own waste.

**B.29** Defra, Waste Management Plan for England (2021) – Sets out the measures for England to work towards a zero waste economy.

**B.30** HM Government, The Clean Growth Strategy (2017) – Sets out the approach of the government to secure growth of the national income while cutting greenhouse gas emissions. The key policies and proposals of the Strategy sit below a number of overarching principles: acceleration of clean growth including through recommendations for private and public investment to meet carbon budgets; providing support to improve business and industry energy efficiency; improving energy efficiency in the housing stock including through low carbon heating; accelerating the shift to low carbon transport; delivering clean, smart, flexible power; enhancing the benefits and value of our

natural resources; leading in the public sector to meet emissions targets; and ensure Government leadership to drive clean growth.

# Health and Well-being

**B.31** The Department for Levelling Up, Housing and Communities, Levelling Up the United Kingdom White Paper (2022) – Sets out how the UK Government will spread opportunity more equally across the UK. It comprises 12 UK-wide missions to achieve by 2030. Missions which relate to population, health and wellbeing state that by 2030:

- The gap in Healthy Life Expectancy (HLE) between local areas where it is highest and lowest will have narrowed, and by 2035 HLE will rise by five years.
- Well-being will have improved in every area of the UK, with the gap between top performing and other areas closing.
- Homicide, serious violence, and neighbourhood crime will have fallen, focused on the worst-affected areas.
- Pride in place, such as people’s satisfaction with their town centre and engagement in local culture and community, will have risen in every area of the UK, with the gap between the top performing and other areas closing.
- The number of primary school children achieving the expected standard in reading, writing and maths will have significantly increased. In England, this will mean 90% of children will achieve the expected standard, and the percentage of children meeting the expected standard in the worst performing areas will have increased by over a third.
- Renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the Government’s ambition is for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas.

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**B.32** The Department for Levelling Up, Housing and Communities, Levelling Up and Regeneration Act (2023) – Sets out the direction for planning and makes provisions to support the levelling-up agenda. It seeks to streamline the planning process whilst attaching greater weight to development plans. It also aims to improve infrastructure delivery with a new levy system, improve alignment between plans to address cross-boundary issues, and will introduce added protection for heritage assets. The Act also states that existing EU-generated systems of SEA, HRA and EIA will eventually be replaced by a simpler process known as ‘Environmental Outcomes Reports’.

**B.33** Department for Levelling Up, Housing and Communities, a fairer private rented sector White Paper (2022) – Aims to build upon the vision of the Levelling Up White Paper and reform the Private Rented Sector and improve housing quality. It outlines that everyone deserves a secure and decent home and outlines measures to improve the experience of renters in the Private Rented Sector.

**B.34** Public Health England, PHE Strategy 2020-25 – Identifies PHE’s priorities upon which to focus over this five-year period to protect people and help people to live longer in good health.

**B.35** HM Government, Laying the foundations: a housing strategy for England (2011) – Aims to provide support to the delivery of new homes and to improve social mobility.

**B.36** Ministry of Housing, Communities and Local Government, Planning Policy for Traveller Sites (2015) – To be read in conjunction with the NPPF, this policy document sets out the Government’s planning policy for Traveller sites to ensure fair and equal treatment for Travellers.

**B.37** Ministry of Housing, Communities and Local Government, National Design Guide (2021) – Sets out the Government’s priorities for well-designed places in the form of ten characteristics: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

## Environment (biodiversity/geodiversity, landscape and soils)

**B.38** Defra, A Green Future: Our 25 Year Plan to Improve the Environment (2018) – Sets out goals for improving the environment over the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. The gov.uk website notes that the 25 Year Plan sits alongside two other important government strategies: the Industrial Strategy and Clean Growth Strategy (the former summarised in the Economic growth section below, the latter under Climate Change above).

**B.39** Defra, 25 Year Environment Plan: progress reports (2020) – Sets out the progress made in improving the environment through the 25 Year Plan and the indicator framework, which contains 66 indicators arranged into 10 broad themes.

**B.40** Defra, Biodiversity 2020: A strategy for England’s wildlife and ecosystem services (2011) – Guides conservation efforts in England up to 2020 by requiring a national halt to biodiversity loss, supporting healthy ecosystems and establishing ecological networks.

**B.41** Defra, Biodiversity offsetting in England Green Paper (2013) – Sets out a framework for biodiversity offsetting. Offsets are conservation activities designed to compensate for residual losses.

**B.42** Defra, The Natura Choice: securing the value of nature (2011) – Sets out a vision for the natural environment of England over the next 50 years. The white paper includes a programme of action which aims to improve the quality of the natural environment, halt species and habitat decline, and strengthen the connection between people and nature.



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**B.43** Defra, Landscapes Review (2019) – Explores the fragmented and often marginalised system of managing National Parks and AONBs recommends actions to achieve structural reform. The review looks at:

- The existing statutory purposes for National Parks and AONBs and how effectively they are being met;
- The alignment of these purposes with the goals set out in the 25 Year Environment Plan;
- The case for extension or creation of new designated areas;
- How to improve individual and collective governance of National Parks and AONBs, and how that governance interacts with other national assets;
- The financing of National Parks and AONBs;
- How to enhance the environment and biodiversity in existing designations;
- How to build on the existing eight point plan for National Parks and connect more people with the natural environment from all sections of society and improve health and wellbeing;
- How well National Parks and AONBs support communities; and
- The process of designating National Parks and AONBs and extending boundary areas, with a view to improving and expediting the process.

**B.44** Defra, Safeguarding our Soils – A Strategy for England (2009) – Sets out how England’s soils will be managed sustainably. It highlights those areas which Defra will prioritise and focus attention in tackling degradation threats, including: better protection for agricultural soils; protecting and enhancing stores of soil carbon; building the resilience of soils to a changing climate; preventing soil pollution; effective soil protection during construction and; dealing with contaminated land.

**B.45** Natural England, Climate Change Adaptation Manual (2020) – A resource to support practical and pragmatic decision-making relating to climate change adaptation. The manual brings together recent science, experience and case studies to be used by managers of nature reserves and other protected sites, conservation and land management advisors, and environmental consultants.



**B.46** Natural England, National biodiversity climate change vulnerability model (2014) – A model that allows non-specialists to assess the vulnerability of areas of priority habitat to climate change based on widely accepted principles of climate change adaptation for biodiversity. It assists in the development of adaptation strategies for biodiversity.

## Historic Environment

**B.47** The Heritage Alliance, Heritage 2020 – Sets out the historic environment sector’s plan for its priorities between 2015 and 2020.

**B.48** Historic England, Corporate Plan 2023-2026 – Contains the action plan which sets out how the aims of the corporate plan will be delivered. The plan includes priorities to demonstrate how Historic England will continue to work towards delivering the heritage sector’s priorities for the historic environment.

**B.49** Historic England, Sustainability Appraisal and Strategic Environmental Assessment: Historic England Advice Note 8 (2016) – Sets out Historic England’s guidance and expectations for the consideration and appraisal of effects on the historic environment as part of the Sustainability Appraisal/Strategic Environmental Assessment processes.

## Water and Air

**B.50** The Department for Environment, Food & Rural Affairs, Air quality strategy for England (2023) – This strategy sets out local authorities powers and responsibilities as well as the actions that Defra expects local authorities to take in support of the governments long-term air quality goals, including new PM2.5 targets.

**B.51** Environment Agency, Managing Water Abstraction (2016) – Is the overarching document for managing water resources in England and Wales and links together the abstraction licensing strategies.

**B.52** Defra, Water White Paper (2012) – Sets out the Government’s vision for the water sector including proposals on protecting water resources and reforming the water supply industry. It outlines the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.

**B.53** Defra, Clean Air Strategy (2019) – Sets out the comprehensive action that is required from across all parts of government and society to meet goals relating to ensuring cleaner air. This is to be underpinned by new England-wide powers to control major sources of air pollution, in line with the risk they pose to public health and the environment, plus new local powers to take action in areas with an air pollution problem. The UK has set stringent targets to cut emissions by 2020 and 2030.

## Economic Growth

**B.54** The Department for Levelling Up, Housing and Communities, Levelling Up the United Kingdom White Paper (2022) – Sets out how the UK Government will spread opportunity more equally across the UK. It comprises 12 UK-wide missions to achieve by 2030. Missions which relate to economy and employment state that by 2030:

- Pay, employment and productivity will have risen in every area of the UK, with each containing a globally competitive city, with the gap between the top performing and other areas closing.
- The number of people successfully completing high-quality skills training will have significantly increased in every area of the UK. In England, this will lead to 200,000 more people successfully completing high-quality skills training annually, driven by 80,000 more people completing courses in the lowest skilled areas.

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- Domestic public investment in Research & Development outside the Greater South East will increase by at least 40% and at least one third over the Spending Review period, with that additional government funding seeking to leverage at least twice as much private sector investment over the long term to stimulate innovation and productivity growth.
- Every part of England that wants one will have a devolution deal with powers at or approaching the highest level of devolution and a simplified, long-term funding settlement.

**B.55** The Department for Levelling Up, Housing and Communities, Levelling Up and Regeneration Bill (2022) – Sets out the direction for planning and makes provisions to support the levelling-up agenda. It seeks to streamline the planning process whilst attaching greater weight to development plans. It also aims to improve infrastructure delivery with a new levy system, improve alignment between plans to address cross-boundary issues, and will introduce added protection for heritage assets. The Bill also states that existing EU-generated systems of SEA, HRA and EIA will eventually be replaced by a simpler process known as ‘Environmental Outcomes Reports’.

**B.56** Build Back Better: Our Plan for Growth – Sets out a plan to ‘build back better’ tackling long-term problems to deliver growth that delivers high-quality jobs across the UK while supporting the transition to net zero. This will build on three core pillars of growth: infrastructure, skills and innovation.

**B.57** HM Government, Industrial Strategy: building a Britain fit for the future (2017) – Sets out a long-term policy framework for how Britain will be built to be fit for the future in terms of creating a successful, competitive and open economy. It is shaped around five ‘foundations of productivity’ – the essential attributes of every successful economy: Ideas (the world’s most innovative economy); People (good jobs and greater earning power for all); Infrastructure (a major upgrade to the UK’s infrastructure); Business Environment (the best place to start and grow a business); Places (prosperous communities across the UK).

**B.58** Infrastructure and Projects Authority, National Infrastructure Delivery Plan 2016-2021 – Brings together the Government’s plans for economic infrastructure over this five year period with those to support delivery of housing and social infrastructure.

**B.59** LEP Network, LEP Network Response to the Industrial Strategy Green Paper Consultation (2017) – Seeks to ensure that all relevant local action and investment is used in a way that maximises the impact it has across the Government’s strategy. Consultation responses set out how the 38 Local Enterprise Partnerships will work with Government using existing and additional resources to develop and implement a long-term Industrial Strategy.

## Transport

**B.60** The Department for Transport, Future of Transport: supporting rural transport innovation (2023) – Shows how innovative and emerging transport technologies could address some of the major challenges in rural communities. It highlights the importance of transport to everyday life rural life and provides guiding principles for the introduction of new technologies and services.

**B.61** The Department for Levelling Up, Housing and Communities, Levelling Up the United Kingdom White Paper (2022) – Sets out how the UK Government will spread opportunity more equally across the UK. It comprises 12 UK-wide missions to achieve by 2030, which includes the following key mission relating to transport and travel:

- By 2030, local public transport connectivity across the country will be significantly closer to the standards of London, with improved services, simpler fares and integrated ticketing.

**B.62** Department for Transport, Decarbonising Transport: A Better, Greener Britain (2021) – The Decarbonisation Transport Plan (DTP) sets out the Government's commitments and the actions needed to decarbonise the entire transport system in the UK. It follows on from the Decarbonising Transport: Setting the Challenge report published in 2020. The DTP commits the UK to

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phasing out the sale of new diesel and petrol heavy goods vehicles by 2040, subject to consultation, in addition to phasing out the sale of polluting cars and vans by 2035. The DPT also sets out how the government will improve public transport and increase support for active travel, as well as creating a net zero rail network by 2050, ensuring net zero domestic aviation emissions by 2040, and a transition to green shipping.

**B.63** The Secretary for Transport, Cycling and Walking Investment Strategy Report to Parliament (2022) – Sets out the objectives and financial resources for cycling and walking infrastructure. It states the Government’s long-term ambition is to make walking and cycling the natural choices for shorter journeys. It aims to double cycling by 2025, increase walking activity, increase the percentage of children that usually walk to school and reduce the number of cyclists killed or seriously injured on England’s roads.

**B.64** HM Government, The Environment Act 2021 – Sets statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water, and resource efficiency and waste reduction. It also establishes the Office for Environmental Protection which will act as an impartial and objective body for the protection and improvement of the environment. The Act sets out legislation which covers local air quality management frameworks and the recall of motor vehicles.

**B.65** Department for Transport, The Road to Zero (2018) – Sets out new measures towards cleaner road transport, aiming to put the UK at the forefront of the design and manufacturing of zero emission vehicles. It explains how cleaner air, a better environment, zero emission vehicles and a strong, clean economy will be achieved. One of the main aims of the document is for all new cars and vans to be effectively zero emission by 2040.

**B.66** Department for Transport, The Strategic Road Network and the Delivery of Sustainable Development Circular 02/13 (2013) – Sets out how Highways England engage with communities and the development industry to deliver sustainable development and economic growth, whilst safeguarding the primary function and purpose of the strategic road network.

**B.67** Defra, Rights of Way Circular 01/09 – Sets out advice for local authorities on recording, managing and maintaining, protecting and changing public rights of way.

## **Sub-national Plans and Programmes of Most Relevance for the Local Plan**

**B.68** West of England Joint Local Transport Plan 2020 – 2036 – Sets out actions needs to mitigate climate change and poor air quality arising from transport, supporting inclusive growth and improving accessibility.

**B.69** West of England Bus Strategy (2020) and Bus Service Improvement Plan (2023) – The bus strategy considers options to improve the bus network and set out how further growth in bus usage can be encouraged. Through this strategy, the West of England Combined Authority aims to see bus passenger numbers double by 2036.

**B.70** The Joint Bus Service Improvement Plan builds on and follows the West of England Bus Strategy. It sets out ambitious targets to: reduce bus journey times, ensure services run on time, return to pre-pandemic patronage by 2025, increase passenger satisfaction and aim for all buses to be zero emission by 2030.

**B.71** West of England Local Industrial Strategy (2019) – Sets out the investment require for key infrastructure, including low carbon energy production, and supporting all residents to contribute to and benefit from economic success by providing business spaces and skills training.

**B.72** West of England Strategic Economic Plan 2015 – 2030 (2014) – Sets out to create conditions for business to thrive in the West of England LEP by attracting investment and incentivising growth, as well as creating a resilient economy that operates with the environmental limits.

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**B.73** Bristol Avon Catchment Partnership – Water Level Management Plans – Identifies opportunity areas where catchment management interventions could help improve the water environment and enhance multiple ecosystem services.

**B.74** Bristol Airport Masterplan (2018) – Sets out the objectives for Bristol Airport, including expanding routes and frequency of services, establishment of a low emissions zone and plans to achieve carbon neutral airport status by 2030 and improve public transport options in the area.

**B.75** Somerset Minerals Plan (2015) – Sets out broadly where minerals will be worked in Somerset until the year 2030, covering aggregates, building stone, peat and energy minerals.

**B.76** Somerset Waste Strategy (2013) – Sets out the detailed environmental and other criteria against which applications for waste management facilities will be judged. Work on a revised waste plan has begun.

**B.77** Somerset's Future Transport Plan – Sets out long term strategy for somerset's transport in the period 2011-2026 to ensure that development proposals are well located, reinforce self-containment of settlements, reduce the need for travel achieve suitable connection to appropriate transportation infrastructure and services and to maximise the use of sustainable forms of transport.

## **Local**

**B.78** North Somerset Sustainable Community Strategy (2008-2026) – Provides a vision for the District: to be a distinctive place with vibrant, sustainable communities where everyone fulfils their potential.

**B.79** Affordable Housing SPD (2013) – Sets out to advise applicants on how the council applies its affordable housing policies to help ensure delivery.



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**B.80** North Somerset Council Housing Strategy 2022-2027 – Sets out the vision, priorities, and direction for the next five years (2022-27) to meet housing need and deliver housing services in the area.

**B.81** North Somerset Biodiversity and Trees SPD (2005) – Sets out to ensure that biodiversity is fully incorporated and best practice is observed in development proposals.

**B.82** Parking Standards SPD (2021) – Defines and outlines the Council’s approach to parking in new developments within North Somerset. The council will be supportive of higher density developments that facilitate the use of active and public modes of transport and are less reliant on private vehicles.

**B.83** North Somerset and Mendip Bats Special Area of Conservation (SAC) guidance on development SPD (2018) – Advice for developers, consultants, and planners involved in planning and assessing development proposals in the landscapes surrounding the North Somerset and Mendip Bats SAC.

**B.84** Landscape Character Assessment SPD (2018) – Identifies areas of high and moderate landscape sensitivity and highlights areas in need of enhancement and conservations to inform decisions on future management of the landscape.

**B.85** North Somerset Local Flood Risk Management Strategy (2014) – Sets out to manage risk of flooding to people and property due to surface water runoff, ordinary water courses and groundwater and identifies actions to reduce flood risk.

**B.86** North Somerset Climate Local Commitment (2013-18) – The council signed up to the Local Government Associations Climate Local Commitment in 2013 to demonstrate its commitment to action on Climate Change.

**B.87** North Somerset Climate Emergency Strategy and Action (2019) – Sets out key principles to mitigate climate change including becoming a carbon neutral



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council, increased energy efficiency and renewable energy generation and reduce emissions from transport.

**B.88** North Somerset Council Climate Emergency Action Plan (2022) – Following the completion of several projects identified in the original action plan, in November 2022 North Somerset Council adopted a refreshed climate emergency action plan to reflect the next key areas of focus.

**B.89** North Somerset Council Active Travel Strategy 2020-2030 – The vision of North Somerset’s Active Travel Strategy is to make walking and cycling the natural choice in the area. It aims to deliver high-quality walking and cycling networks, improve safety and perceptions of safety, increase awareness and road safety awareness and improve physical, mental health and wellbeing of residents.

**B.90** North Somerset Council Green Infrastructure Strategy – The Strategy sets out the strategic Green Infrastructure (GI) network within North Somerset until 2030. It provides the framework for improving the connectivity, quality, and overall provision of GI, in order to maximise environmental, social and economic benefits and address diverse policy requirements. It also provides a robust evidence base to inform the preparation of GI planning policy in the Council’s new Local Plan (covering the period up to 2038) and aims to support and help deliver the requirements and aims of national, regional and local policy and strategy.

**B.91** Air Quality Strategy for North Somerset (2009) – The local air quality strategy (LAQS) for North Somerset, which with the individual Local Air Quality Strategies for the other three unitary authorities of the former Avon area, will help underpin the National Air Quality Strategy. The development of this LAQS for the area aims to ensure that the council moves towards a healthier community with a better quality of life and environment through actions and initiatives to improve air quality locally. This requires the integration of air quality considerations into the various planning functions of local authorities, including land-use planning and planning control, transport, economic development and environmental and sustainable planning.

**B.92** North Somerset Joint Health & Wellbeing Strategy 2021-2024 – The joint health and wellbeing strategy sets out the Council’s vision, shared ambitions, principles, and actions for health and wellbeing across North Somerset. It aims to identify areas for improvement in health and wellbeing and work to reduce health inequalities.

**B.93** North Somerset Conservation Area Appraisals: Great Weston (2018) Congresbury (2019) Churchill (2020) Barrow Burney (2018) – Outlines the special characteristics of a conservation area, how these are managed and are used to maintain and improve their historical character.

**B.94** North Somerset 10-year strategy for heritage, arts and culture. (Under Preparation) – Sets out to promote participation and quality placemaking, to grow and retain talent, build capacity of local heritage, arts & cultural organisations and raise the profile of North Somerset.

**B.95** Great Weston Heritage Action Zone – Sets out to unlock the economic potential on historic sites in Weston and bring the town centre’s historic buildings back into use as high quality homes.

## Surrounding Development Plans

**B.96** The Local Plans for the local authority areas surrounding North Somerset and the strategic plans at county level which could potentially contribute to in-combination effects with the North Somerset Local Plan 2038 are as follows:

**B.97** City of Bristol, the Core strategy (2011) – Sets out plans for development within the city for a 15 to 20 year period, providing for around 60,000m<sup>2</sup> of additional employment space, 10 hectares of new industrial and warehousing land and provision of 8,000 homes in South Bristol; 150,000m<sup>2</sup> of net additional high quality office floorspace and 7,400 new homes in Bristol City Centre; 5,000 new homes within Northern Arc and Inner East Bristol; 6,000 homes in the remaining areas of Bristol and 4,2000 on small unidentified sites. The Site Allocations and Development Management Policies Document (2014) sets out

## **Appendix B** Review of Relevant Plans, Policies and Programmes

development management policies for the determination of planning applications in the City and allocates land for development for particular uses, for example, homes, business and mixed-uses. The Bristol Central Area Plan (2015) also comprises part of the development plan for the City and includes specific policies for development within the central area of Bristol. A review of the current local plan is underway. A consultation on the local plan was held March to May 2019, with further consultation November 2022 to January 2023. Bristol City Council is currently considering the comments from the further consultation and amending the draft plan accordingly. A publication version will be made available for formal representations, which is expected in November 2023.

**B.98** Bath and North East Somerset Core Strategy (2014) – The Core Strategy puts in place a strategic planning framework to guide change and development in the District over the next 20 years. Provision for a total of 12,960 new homes and 10,350 new jobs during the plan period. A new Local Plan is being produced and formal public consultation was undertaken up to October 2021 on the Preferred Options Local Plan Partial Update and associated Supplementary Planning Documents.

**B.99** In spring 2020 the Council started work on the Local Plan Partial Update (LPPU), which amends or updates parts of the adopted Core Strategy and Placemaking Plan (which together make up the Local Plan) to better address Council priorities, in particular the climate and ecological emergencies. The draft LPPU was submitted in December 2021 to the Secretary of State for examination by an independent Planning Inspector. The Inspector has completed his examination and has concluded that the submitted LPPU is legally compliant and can be made sound, subject to a schedule of 'main modifications'. The Council adopted the LPPU, incorporating the main modifications, at a Special Council Meeting on 19 January 2022.

**B.100** The West of England Combined Authority (WECA) is required to and started work on a Mayoral Spatial Development Strategy (SDS) that sets out a spatial strategy for growth to meet the need for homes and jobs in a clean and inclusive way across the WECA area over the next 20 years. Work on the WECA Mayor's SDS was halted in May 2022. In the absence of any indication

## **Appendix B** Review of Relevant Plans, Policies and Programmes

from the WECA Mayor as to when work might be re-instigated on the SDS the Council remains committed to progressing preparation of the new full Local Plan that will provide the full strategic planning framework.

**B.101** Mendip Local Plan Part I: 2006-2029 and Mendip Local Plan Part II – The Local Plan Part 1 sets out strategic and local planning policies for Mendip District to 2029, which includes the delivery of 9,635 new homes and 9,400 new jobs. The Mendip District local Plan Part II allocates specific sites, including identification and allocation of additional sites for housing to meet the requirements set out in Part I. The plan has been prepared to help ensure there are sufficient sites to enable a rolling five-year supply of housing land and review and allocation of additional employment land to support economic development.

**B.102** Formal commencement of a Local Plan review took place in September 2020. Following the Judicial Review into Local Plan Part 2, a number of site allocations were deleted from the plan and remitted to the council for reconsideration. The remainder of adopted Local Plan Part 2 is not affected. A related Judicial Review into the changes made to the Mendip Policies Map was dismissed on 14th July 2023. The Council is currently undertaking the process required under paragraph 6 of a High Court Order made on 16th December 2022 to consider where to allocate 505 units consequent on the judgement. This may result in new allocations and amendments to development boundaries once complete. This Order was updated setting specific dates for consultation and submission of proposals by 1st July 2024.

**B.103** A Local Development Scheme (LDS) was agreed at Somerset Executive on 4 October 2023 setting out a timetable to replace former district plans with a single Somerset-wide development plan by 2028. The LDS also confirms the timings and scope for a partial update of the Local Plan Part II to identify existing or new housing sites to provide only for 505 dwellings by 2029. This will not be a wider review and may include some applications under consideration and permissions already granted.

## **Appendix B** Review of Relevant Plans, Policies and Programmes

**B.104** Sedgemoor Local Plan (2011-2032) – Formally adopted on the 20th of February 2019, the plan sets out a strategy for delivering growth in the period up until 2032. This includes provision of 13,530 new homes at settlements within the District and 60ha of employment land during the plan period.

# Appendix C

## Baseline Information

**C.1** Sustainability appraisal requires the collection and review of baseline information to provide the basis for predicting and monitoring effects and to aid the identification of sustainability issues and possible methods of dealing with them. Baseline information has been updated during each stage of the SA process to ensure that they reflect the current situation in North Somerset and continue to provide an accurate basis for assessing the likely effects of the Local Plan.

**C.2** The data used to describe North Somerset's economic, social and environmental state has largely been drawn from the Authority Monitoring Report (AMR) [See reference 22] and represents a wide range of indicators and data sources.

## An Introduction to North Somerset

**C.3** North Somerset covers an area of around 39,080 hectares (151 square miles) and has a population of 216,727 people. The District contains an international airport, a deep-sea west coast port, part of the Mendip Hills Area of Outstanding Natural Beauty, a large area of Green Belt stretching south-west from the edge of Bristol, as well as areas of low-lying levels and moors. The main settlements include the strategically significant town of Weston-super-Mare and the three smaller towns of Clevedon, Nailsea and Portishead. The M5 runs from north to south through the District and the mainline railway from Bristol to the South West also crosses North Somerset, where there are five stations.

**C.4** North Somerset is an area that has undergone rapid expansion over recent decades, arising principally from its strategic road and rail communications and location adjoining the City of Bristol. It is a generally prosperous area, with low

unemployment, good scores on health indicators and lower than average crime rates. However, there is concentrated deprivation in parts of Weston-super-Mare. The Authority has one of the greatest ranges of measured inequalities. It contains significantly important environmental assets. Growth has brought increasingly acute transportation pressures, with high rates of car ownership and usage, and of road traffic growth, as well as pressure on community and social infrastructure and increased house prices. Further growth is difficult to accommodate given the area's infrastructure capacity which has not kept pace with past growth, its relative lack of previously developed (brownfield) sites and the environmental designations that apply to much of the rural area.

## Economic Baseline

### Prosperity

**C.5** North Somerset is part of the West of England growth area. In 2012 an Enterprise Area was identified at Junction 21 in Weston-super-Mare. This is part of a select group of five strategically important employment locations across the West of England that complement the Temple Quarter Enterprise Zone in Bristol. Each Enterprise Area will have defined incentives for business. These will be aimed at maintaining the importance of North Somerset for new business investment and growth. The North Somerset Enterprise Area (known as Junction 21) will focus on the development of food and drink innovation. The Area will include a Food Enterprise Zone, which will include a food and drink innovation centre and business units to promote start-ups in the sector.

**C.6** The adopted Core Strategy focuses on supporting a successful economy and seeks to provide an additional 10,100 jobs by 2026, by allocating around 114 hectares of land for employment-related 'B' class uses. This will help address the issue of out-commuting and will increase self-containment, particularly in Weston-super-Mare.

**C.7** The Employment Land and Spatial Needs Assessment (ELSNA) (2021) for the West of England area will support the preparation of the Spatial Development Strategy for the West of England Combined Authority area, which includes the neighbouring authorities of Bristol, South Gloucestershire and Bath & North East Somerset. North Somerset is not included as part of this study but given the proximity of the employment areas in consideration, the recommendations from the study have implications for commuters from North Somerset to the surrounding area. In particular, the study highlights that there is a need for improved public transport provision in the area to improve access to key labour markets. Additionally, the study also highlights increased demand for smaller employment sites close to residential areas in future due to changing work patterns arising from the Covid-19 pandemic. There is a reported expected increase in demand for logistics and distribution space in North Somerset across Weston, Portishead, Clevedon and Nailsea.

**C.8** The most significant concentrations of existing businesses have been highlighted in the study. These are found at Bristol and Bath, and within North Somerset at the major towns such as Weston-super-Mare, Clevedon and Portishead [\[See reference 23\]](#).

## Employment Land

**C.9** The average employment rate in North Somerset is 80.6%. The North Somerset Employment Land and Sites Review (2018) highlights a strong traditional employment base and a wide range of employment sites located across the District, with the majority in Weston-super-Mare but also in Clevedon, Portishead, Yatton and smaller rural sites. The total supply of existing and potential supply of land which may be suitable for employment development within North Somerset is shown in Table C.1 below:



**Table C.1: Total supply by use class for North Somerset**

Use Class	Supply
Office	13.76ha
Industrial and Research and Development	25.87ha
Storage and Distribution	8.14ha
Retail	3.59ha
Total (includes Other)	60.01ha

**C.10** Overall, North Somerset has a low demand for employment land up to 2040. However, demand is expected to increase for logistics and distribution space in North Somerset across Weston-super-Mare, Portishead, Clevedon and Nailsea particularly at the M5 corridor [\[See reference 24\]](#).

## Labour Market

**C.11** There were an estimated 105,000 jobs in North Somerset in 2021 [\[See reference 25\]](#). The proportion of employees in different types of occupation is set out below in Table C.2.

**Table C.2: Employment by occupation (April 2022 to March 2023)**

Occupation	North Somerset	Great Britain
1. Managers, directors and senior officials	10.3%	10.8%
2. Professional occupations	19.9%	26.3%

## Appendix C Baseline Information

Occupation	North Somerset	Great Britain
3. Associate professional and technical occupations	16.2%	14.2%
4. Administrative and secretarial occupations	8.3%	9.6%
5. Skilled trades occupations	9.2%	9.0%
6. Caring, leisure and other service occupations	10.7%	8.1%
7. Sales and customer service occupations	10.1%	6.3%
8. Process, plant and machine operatives	3.9%	5.8%
9. Elementary occupations	11.4%	9.6%

**C.12** Table C.3 provides employment and unemployment rates in North Somerset. The local employment rate (83.2%) remains considerably above the national rate (75.5%). The local unemployment rate (2.9%) remains below the national figure (3.6%).

**Table C.3: Employment and unemployment rates (October 2018 to September 2019) [See reference 26]**

Employment/ Unemployment	North Somerset	South West	Great Britain
Employment rate – aged 16-64	83.2%	78.4%	75.5%
Unemployment rate – aged 16-64	2.9%	2.7%	3.6%

**C.13** Within North Somerset, 86% residents are economically active. This is higher than both the South West (80.7%) and Great Britain (78.4%).

**C.14** Within North Somerset, 63.6% of the economically active population aged 16-64 work full time and 36.4% work part time. In Great Britain, 68.1% work full time and 31.9% work part time.

## Income

**C.15** In 2022 the average gross weekly pay for full time employees working in North Somerset was £640.3, an increase on the previous year of £65.50 [See reference 27]. Currently average earnings for employees across England and Wales are higher, at £642.2.

**C.16** The average full-time gross pay for the residents of North Somerset in 2022 was £33,749, an increase of £164 since the previous year. This is below the average figure for the South West (£35,772) and Great Britain (£40,164) [See reference 28].

## Enterprises Births and Deaths

**C.17** Table C.4 below sets out enterprise births and deaths within North Somerset. It is visible that there was a net increase in enterprises in 2021 [See reference 29].

**Table C.4: Enterprises births and deaths in 2021**

Region	Enterprise Births	Enterprise Deaths	Active Enterprises
England and Wales	338,430	302,480	2,698,655
South West	25,930	23,300	236,860
North Somerset	1,100	965	9,445

## Town Centres and Retailing

**C.18** The traditional town centres are Clevedon, Nailsea, Portishead and Weston-super-Mare (which is classed in the Core Strategy as a subregional centre). Retail monitoring is reported for the whole of each town centre and reported for just the units in the Primary Retail Frontage (PRF) (Table C.5).

**Table C.5: Retail vacancy rates in town centres (2018)** [See reference 30]

Units	Weston-super-Mare	Portishead	Clevedon	Nailsea
Total units	622	136	153	170
Vacant units	90	7	14	26
Vacant units as a percentage of total units	14%	5%	9%	15%
Total Primary Retail Frontage units	156	76	63	46
Vacant Primary Retail Frontage units	18	5	6	8
Vacant Primary Retail Frontage units as a percentage of total Primary Retail Frontage units	12%	7%	10%	17%
Percentage of total units in A1 use	42%	53%	45%	49%
Percentage of total Primary Retail Frontage units in A1 use	63%	59%	65%	74%

**C.19** In defined retail areas, policy indicators and targets state that the proportion of primary retail frontage (PRF) units in a non-retail use should not exceed 20% and vacant units should not exceed 10%. Of all the towns, only Nailsea currently does not exceed the target for PRF in nonretail use. This can be attributed to the continuing economic downturn; it is considered positive to retain active frontages, rather than vacant PRF units.

### District and Local Centres

**C.20** North Somerset has four district centres, 18 local centres and various out-of-town centre retail areas. There are also significant retail facilities at the fringe of North Somerset at Cribbs Causeway and at Bristol City Centre and Taunton. The vacancy rates at the following district and local centres are as follows (Table C.6).

**Table C.6: Retail vacancy rates in district and local centres (2018)**

Settlement	Vacancy
Backwell	2%
Banwell	14%
Clevedon Hill Road	9%
Congresbury	5%
Locking Castle (Weston-super-Mare)	0%
Long Ashton	14%
Pill	13%
Queensway (Weston-super-Mare)	7%
Winscombe	2%

Settlement	Vacancy
Worle High Street	2%
Wrington	11%
Yatton	4%

**C.21** A1 (retail) uses in the local and district centres can be significantly lower than in the primary retail areas of the four towns (Clevedon, Nailsea, Portishead and Weston), for example Banwell has an A1 use of 21%. This may be explained by the smaller size of the centres and the fact that they must serve a community as well as a retail function.

**C.22** The Weston-super-Mare Placemaking Strategy (2021) includes a range of objectives including wellbeing, tourism, recreation and physical activity, education, sustainability, employment, carbon neutrality and living conditions [See reference 31]. It highlights the impacts of COVID-19 on the town centre and visitor economy while seeking to set out a vision for the area to existing and future residents, employers, investors and visitors.

## Other Retailing

**C.23** There are retail parks at Weston-super-Mare and smaller groups of large retail units or freestanding superstores at Clevedon and Portishead.

## Social Baseline

### Population

**C.24** The population of North Somerset is 217,400 as of 2021 (48.6% male, 51.4% female) [See reference 32]. This is an increase of 14,834 since the

## Appendix C Baseline Information

2011 Census. Table C.7 below sets out population growth in North Somerset from 1991 to 2011 compared to England and Wales.

**Table C.7: Population growth 1991-2022**

Year	North Somerset	England and Wales
1991	177,472	49.9 million
2001	188,564 (6.2% increase on 1991)	52 million (4.2% increase on 1991)
2011	202,566 (7.4% increase on 2001)	56.1 million (7.9% increase on 2001)

**C.25** Table C.8 sets out the proportion of the population in each age group in North Somerset. The elderly are a larger proportion (24%) of the population than regionally and nationally (compared to 22.4% for south west and 18.7% for England and Wales) and the working age population is correspondingly smaller. This also reflected in the higher median age.

**Table C.8: Population comparisons by age group (2022) [See reference 33]**

Age	North Somerset	South West	England and Wales
Total	217,399 (100.0%)	5,712,840 (100%)	59,641,829 (100%)
Aged 0-15	38,152 (17.6%)	964,902 (16.9%)	11,014,887 (18.5%)
Aged 16-64	127,049 (58.4%)	3,465,821 (60.7%)	37,492,997 (62.9%)
Aged 65 and over	52,198 (24.0%)	1,282,117 (22.4%)	11,133,945 (18.7%)



Age	North Somerset	South West	England and Wales
Median age (mid-2021 population estimates)	45.9	44.1	40.6

## Deprivation

**C.26** North Somerset is ranked 221 out of 317 local authorities for overall deprivation, one being the most deprived and 317 being the least deprived. In all 10% of the population in the District live in the 20% most deprived areas of England. At neighbourhood level, North Somerset contains 135 Lower Super Output Areas (LSOAs), eight of which are within the most deprived 10% of areas nationally and 25 of which are within the least deprived 10% of areas nationally. All eight areas within the most deprived 10% are within Weston-super-Mare. The lowest ranking area in the District (North Somerset 021C in Weston-super-Mare South) falls within the most deprived 1% of areas nationally, and the four highest ranking areas including North Somerset 009D within Nailsea Youngwood, North Somerset 005D in Clevedon Walton, North Somerset 003E in Portishead East, and North Somerset 011C in Backwell, are within the least deprived 1%, highlighting the range of inequality within the District [\[See reference 34\]](#).

**C.27** In terms of income deprivation, North Somerset includes eight neighbourhoods that are amongst the 10% of most income deprived neighbourhoods in the country, and an additional eight neighbourhoods which fall into the 20% of the most deprived neighbourhoods. These areas are concentrated in the south western part of the North Somerset towards Weston-super-Mare. This part of the District also displays higher levels of deprivation in terms of the deprivation domains ‘employment’, ‘education, skills and training’, ‘health and disability’, ‘crime’ living environment’, ‘income deprivation affecting children’ and ‘income deprivation affecting older people’.

**C.28** Higher levels of deprivation relating to the domain ‘barriers to housing and services’ are located towards the western parts of the District away from

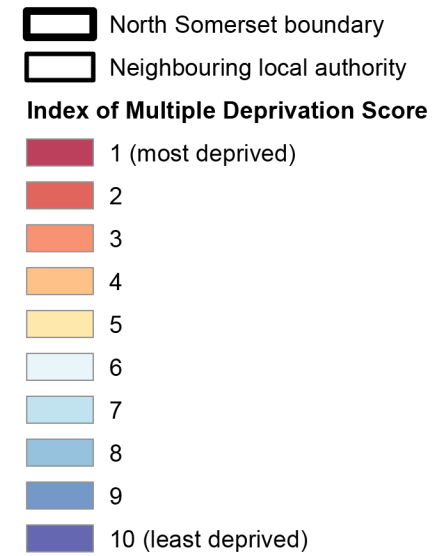
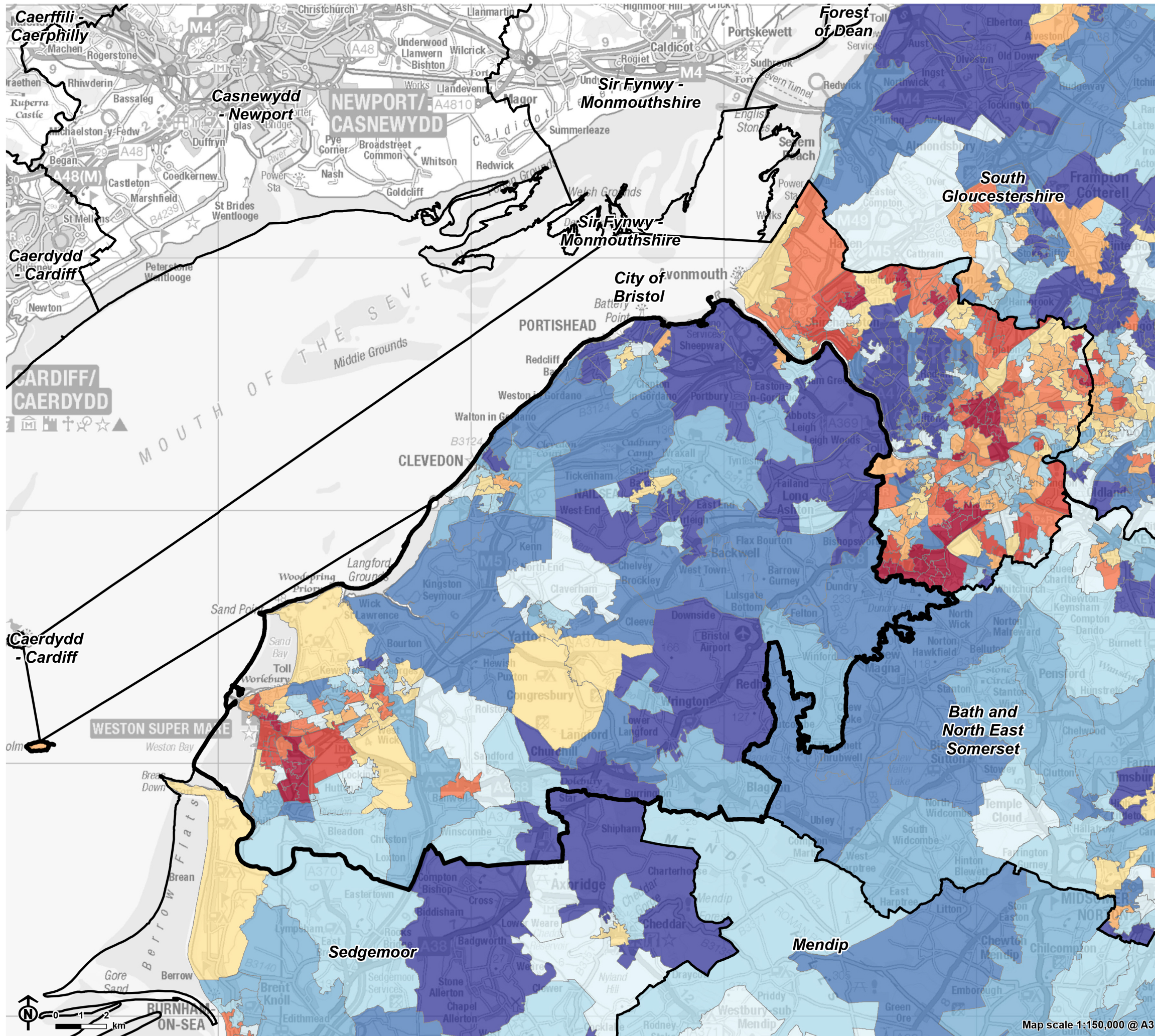
## **Appendix C** Baseline Information

Weston-super-Mare, as well as some smaller pockets to the north and east of the District. Parts of the wards of Gordano Portishead West, Yatton, Pill, and Winford are within the 10% most deprived in the country in relation to this domain highlighting areas where there are likely to be pressures in terms of access to housing. Figure C.1 below displays the findings of the 2019 Index of Multiple Deprivation across the District.





Figure C.1: Index of Multiple Deprivation





## Housing

### Dwellings, Household Types and Tenure

**C.29** At the 2011 Census there were 88,227 occupied households in North Somerset. This means that on average there were 2.3 people living in each household. The distribution of residency and ownership status of homes in North Somerset compared to nationally is summarised below:

- 30.7% of households are single-person households; compared to a national figure is 30.2%.
- 8.8% of households are lone-parent households; nationally the figure is 10.6%.
- 50% of households are comprised of couples; nationally the figure is 45.3%.
- 36.8% of the population of North Somerset own their property outright and 36.1% own their property with a mortgage or a loan. This means that 72.9% of North Somerset residents are owner-occupiers compared to a figure of 63.5% nationally.
- 25.4% of the North Somerset population rent their properties **[See reference 35]**.

**C.30** Between 1st April 2020 and 31st March 2021, 977 dwellings were completed in North Somerset. Excluding 11 residential units lost to conversions, change of use or demolition, there was a net gain in residential stock of 966 units. This brings the total plan period housing delivery to 12,273 dwellings to date (April 2006 – March 2020), which leaves a residual 8,712 dwellings to be delivered over the remaining five years. 2,643 windfall completions on small sites between 2006 and 2021 have been delivered. The below table (Table C.9) shows the residential net completions from 2006 to 2021:

**Table C.9: Residential net completions 2006-2021**

Year	Residential Completions
2006/2007	1132
2007/2008	1474
2008/2009	935
2009/2010	772
2010/2011	637
2011/2012	515
2012/2013	527
2013/2014	760
2014/2015	674
2015/2016	569
2016/2017	852
2017/2018	863
2018/2019	729
2019/2020	868
2020/2021	966

**C.31** During the 2019/20 monitoring year 74% of housing completions recorded took place on previously developed sites. Whilst a significant proportion of the current commitments are also on previously developed land and it is the Council's intentions to maximise the use of brownfield sites it is expected that this proportion will reduce during the plan period of the new Local Plan due to increasing pressure on greenfield sites and the declining amount of brownfield land available at sustainable locations. During the period 2021 to 2022, 193 new affordable housing units were delivered. This is a significant increase on the previous year which was much lower due to the Covid-19 pandemic [See reference 36].

**C.32** In terms of housing affordability, the house price to earnings ratio was 8.68 in 2022 for North Somerset, which was above the national average of 8.1 [See reference 37].

**C.33** In 2015, the council, working jointly with the other authorities in the West of England, prepared a Strategic Housing Market Assessment for the Bristol Housing Market Area for the period 2016-2036. Since then, the Government has introduced a standard methodology for calculating local housing need.

**C.34** A Local Housing Needs Assessment was prepared in 2021 for the West of England authorities alongside North Somerset, to understand and investigate the nature and makeup of current and future housing needs across the area. Over a 15 year period (between 2023 and 2038), projections show that North Somerset will see an overall growth of 12,000 households. 82% of the household growth is for households aged over 65 suggesting a requirement for homes that meet the needs an older generation. The overall need for affordable housing for this period is 4,923 and market housing is 15,551 in North Somerset. This equates to 20,475 for the total housing overall need. The total housing requirement required accounts for 13,295 dwellings to meet projected growth and 7,180 dwellings for extra inward migration. The greatest housing growth during this period in relation to 3 bedroom (8,802 dwellings, accounting for 43.0% of total housing requirement) and 4 bedroom (3,573 dwellings, counting for 17.5% of housing requirement) properties [See reference 38].

## Gypsy, Traveller and Travelling Showpeople Accommodation

**C.35** The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for North Somerset (2017) identified that there were 14 Gypsy or Traveller households identified in the District that meet the planning definition of a Gypsy or Traveller. Additionally, there were 18 unknown householders that were considered as part of the assessment that may meet the planning definition and 61 households that do not meet the planning definition. The assessment also identified one Travelling Showpeople

household in North Somerset that met the planning definition of a Travelling Showperson and four unknown households that may meet the definition.

**C.36** The GTAA identifies a need for 22 additional pitches for households that meet the planning definition; 11 additional pitches for unknown households, and 82 pitches for households that do not meet the planning definition. There is a need for two additional plots for households that meet the Traveling Showpeople planning definition and up to five additional plots for unknown households that may meet the definition [\[See reference 39\]](#).

## Health

**C.37** North Somerset Council has prepared a Joint Health and Wellbeing Strategy. The strategy notes that while many health and wellbeing outcomes in the District are good and compare favourably with national averages, the overall picture masks inequalities between groups. This highlighted by the fact that the life expectancy gap in North Somerset is the largest among local authorities in the South West for females, and the second highest for males. Cancer and cardiovascular disease are the leading causes of premature mortality and health burden in North Somerset and leading contributors to health inequality in life expectancy [\[See reference 40\]](#). The average female life expectancy in North Somerset is 84.3 years and the average male life expectancy is 80.3 years. This is just above the England's average life expectancy of 83.2 years and 79.5 years respectively [\[See reference 41\]](#).

**C.38** Life expectancy at birth varies across the District, with the lowest life expectancy at birth for females being identified for Weston-super-Mare Central (78.5 years), and Weston-super-Mare South (78.4 years). While the lowest life expectancy at birth for males was identified for Weston-super-Mare Hillside (74.1 years), Weston-super-Mare Central (72.2 years), Weston-super-Mare South (77.5 years), and Clevedon East (76.7 years) [\[See reference 42\]](#).

**C.39** Within North Somerset, percentage of adults classified as overweight or obese is 56.9% which is just below the national average of 63.8%. 18% of

children aged six are identified as obese, which is below national average of 21% [\[See reference 43\]](#).

**C.40** Admission episodes for alcohol related conditions account for 552 per 100,000 people, which is above the regional and national averages of 498 and 494 respectively [\[See reference 44\]](#).

**C.41** The Joint Strategic Needs Assessment (JSNA) [\[See reference 45\]](#) aims to identify the current and future needs for health and social care services for all people in North Somerset. It contains a range of information which is useful in ensuring that development plan policies are effectively contributing to overall health and well-being across North Somerset. Some of the findings in the JSNA include that large inequalities exist between the most and least deprived areas in North Somerset.

## Crime Rates and Perception of Safety

**C.42** There were 14,952 crimes reported in the year ending March 2023 in North Somerset. This is an increase of 1,690 recorded crimes within North Somerset from the March 2022 record [\[See reference 46\]](#).

**C.43** Weston-super-Mare is ranked as the second major town in Somerset in terms of reported crimes, and is among the top 20 of Somerset's 422 towns, villages and cities in this regard. The overall crime rate in Weston-super-Mare in 2022 was 92 crimes per 1,000 people [\[See reference 47\]](#).

**C.44** A survey carried out in 2016 [\[See reference 48\]](#) found that, 55% of North Somerset resident adults feel very safe or fairly safe when outside in their local area after dark and 86% of adults feel very safe or fairly safe when outside in their local area during the day. These figures are lower than the last time the measure was recorded in 2014 [\[See reference 49\]](#).



## Tourism

**C.45** Tourism, whether day visitors or staying visitors, forms a significant part of the North Somerset economy. Some key statistics are provided below:

- There were 8 million visitors to North Somerset in 2018;
- There were 7.5 million-day visitors to North Somerset in 2018;
- There were 528,000 staying visitor trips to North Somerset spending a total of 1,813,000 nights in 2018;
- Visitor expenditure in 2018 was £373,722,000; and
- The number of people employed full time directly and indirectly by tourism in North Somerset is estimated as 5,226 full time equivalents [See reference 50].

**C.46** Key tourist attractions include the various beaches (including Weston, Uphill and Sand Bay) with associated events, the Grand Pier, the Mendip Hills AONB, Puxton Park, Noah's Ark Zoo Farm, Clevedon Pier, and Tynesfield. The main events that bring people into the District are Weston Air Days, the Beach Race and the Carnival. The Bristol Balloon Fiesta held at the Ashton Court estate in North Somerset also brings many visitors to the north of the District.

**C.47** The Council has prepared a Visitor Economy Action Plan for the District. The aims of the plan include:

- Increased visibility of North Somerset as a destination and what it has to offer;
- Increased value of the visitor economy sector and sub-sectors in North Somerset; and
- Increased diversity of the current offer in relation to this sector to better match visitor trends [See reference 51].

## Leisure, Open Space and Recreation

**C.48** Across the District there is a wide range of both formal and informal open space, sport and recreation facilities. There are 12 sports and leisure centres in North Somerset, including public leisure centres in Nailsea, Backwell, Portishead, Clevedon, Weston-super-Mare and Churchill. Several schools also open their facilities at out of school times for community use, namely Gordano, Clevedon, Worle and Hans Price. The council also maintain sports pitches which are hired out to clubs. Many private health clubs exist around the District.

**C.49** There are theatres at Weston-super-Mare, Clevedon and Backwell and cinemas at Weston-super-Mare and Clevedon. There are also many well-used community halls such as Somerset Hall in Portishead. The council operates 12 libraries and a mobile library service.

**C.50** The local rights of way network of North Somerset extend to 826km, the majority (704km) being footpaths. As the highways authority, North Somerset Council is responsible for maintaining public footpaths, public bridleways, restricted byways and a byway open to all traffic (BOAT). Despite the District's relatively small size, it has an array of opportunities for the public to gain access to the countryside. The opportunities for walkers are reasonably well distributed around the area, meaning that most people will have ready access to the countryside. There are large areas of public access land at Ashton Court and Leigh Woods in the north of the District.

**C.51** The northern parts of the Mendip Hills AONB are within North Somerset and are popular for walkers and mountain biking.. Parts of the National Cycle Network pass through North Somerset. There are traffic free routes in the west along Route 33 which passes into Weston-super-Mare as well as in the central portion of the District along Route 26 which links Yatton to Cheddar. North easterly portions of Route 33 allow for access from Nailsea to Bristol much of which is traffic free. There are also routes (26 and 334) from Portishead to Bristol which link to Easton-Gordano and Pill, as well as Lower Failand, respectively [[See reference 52](#)].

## Environmental Baseline

### Climate Change and Renewable Energy

#### UKCP18 Climate Projections

**C.52** The met office released its most up to date UK climate projections in August 2022 [See reference 53]. These provide an assessment of how the climate of the UK may change over the 21st century. The headline finding is that there is a greater chance of warmer, wetter winters and hotter, drier summers. All areas of the UK are projected to experience warming, with warming greater in the summer than the winter. Future temperature rise depends on the amount of greenhouse gases the world emits. The lowest scenario is compatible with aims to limit global warming since pre-industrial levels to below 2°C. The highest scenario will likely require significant further adaptation. Sea-level rise will occur for all emission scenarios.

**C.53** Carbon dioxide is the principle Greenhouse Gas. North Somerset Council declared a Climate Emergency in early 2019. A Climate Emergency Strategy and Action plan was published in late 2019. These set out the key principles which outline how the council will address the causes and consequences of climate change and includes an aim for North Somerset to become a carbon neutral council and a carbon neutral area by 2030. This is detailed on the Climate Emergency page on the council website [See reference 54].

**C.54** The climate emergency declaration and aim for carbon neutrality increase the urgency and need for new development to be net zero carbon. The Tyndall Centre has identified a carbon budget for local authorities in England. For North Somerset it is recommended that the District should:

- Stay within a maximum cumulative carbon dioxide emissions budget of 6.9 million tonnes (MtCO<sub>2</sub>) for the period of 2020 to 2100;

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- Deliver cuts in emissions averaging a minimum of 13.9% per year to ensure a Paris Agreement aligned carbon budget; and
- Reach zero or near zero carbon no later than 2040 [\[See reference 55\]](#).

**C.55** The Department for Business, Energy and Industrial Strategy (BEIS) provide annual statistics detailing greenhouse gas emissions at national and local authority level (Table C.10). The data is provided as a sub-set, which details those emissions considered to be under the influence of local authorities, this removes motorway and aviation emission statistics. There is a roughly even split between industrial and commercial, domestic and transport-based emissions within this subset data. This data shows that the trend is a reduction in emissions over between 2005 – 2020. However, there is a significant increase in emissions 2020-2021. However, there is a very significant way to go to meet the local aspiration detailed under the climate emergency for carbon neutrality by 2030. It is worth noting that of North Somerset's neighbouring local authority areas, the City of Bristol (3.1t) and Bath and North East Somerset (3.3t) perform more favourably in terms of emissions per capita. North Somerset performs more favourably than Sedgemoor (6.8t) and Mendip (5.7t) in this regard.

**Table C.10: Carbon emissions in North Somerset by sector [See reference 56]**

Year	Industry and Commercial	Domestic	Transport	Grand Total	Population ('000s, mid-year estimate)	Per Capita Emissions
2005	454.6	471.0	305.2	1,230.7	194.7	6.3
2006	467.9	475.3	307.7	1,251.0	197.0	6.3
2007	447.9	458.8	314.8	1,221.5	199.5	6.1
2008	434.2	458.9	308.2	1,201.3	200.9	6.0
2009	377.6	416.9	300.2	1,094.8	201.7	5.4
2010	404.2	444.5	292.0	1,140.7	203.0	5.6
2011	372.0	388.8	286.4	1,047.2	203.1	5.2
2012	399.0	422.5	280.1	1,101.6	204.5	5.4
2013	381.6	411.8	278.9	1,072.3	206.2	5.2
2014	277.8	343.2	284.7	905.8	208.2	4.4
2015	323.3	334.7	289.6	947.6	209.9	4.5
2016	302.7	320.7	297.1	920.5	211.7	4.3
2017	288.8	299.3	298.3	886.4	212.8	4.2

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<b>Year</b>	<b>Industry and Commercial</b>	<b>Domestic</b>	<b>Transport</b>	<b>Grand Total</b>	<b>Population ('000s, mid-year estimate)</b>	<b>Per Capita Emissions</b>
2018	272.9	295.5	297.8	866.2	213.9	4.2
2019	250.1	293.8	295.1	839.0	215.1	4.0
2020	214.2	277.4	435.0	961.4	217.0	4.4
2021	237.8	282.7	498.6	1,058.6	217.4	4.9

**C.56** BEIS provides data for the total amount of energy from renewable technologies in North Somerset. Renewable electricity produced in North Somerset, as at the end of 2022, is detailed in Table C.11 below [See reference 57].

**Table C.11: Renewable energy generation in North Somerset (for 2022)** [See reference 58]

Renewable Energy Generation	Number of Sites	Capacity	Generation
Photovoltaic	9,562	82.42MW	74,966MWh
Onshore wind	7	0.045MW	91.29MWh
Hydro	2	0.023MW	N/A
Anaerobic digestion	2	1.099MW	N/A
Landfill gas	1	1.561MW	N/A
<b>Total</b>	<b>9,574</b>	<b>85.144MW</b>	<b>75,057MWh</b>

**C.57** Energy consumption within North Somerset for 2020 is reported as 4,960.5GWh and the projected future consumption in 2030 is 2,232GWh. The 2030 projected consumption is much lower than the 2020 consumption mainly due to efficiency improvements of electric systems and energy-efficiency improvements to homes. In 2020 there was enough installed capacity for electricity generation to meet the equivalent of 12.4% of the local demand. A low proportion of the existing requirement for heat was identified to be met from renewables, covering the equivalent of 1.6% of the local demand. The Council has undertaken a Renewable Energy Resource Assessment Report [See reference 59] to assess the potential for the deployment of various renewable and low and zero carbon energy technologies at different scales and in different locations across North Somerset.

## Resource Efficiency

**C.58** North Somerset Council has responsibility for providing waste and recycling services to 88,227 households. The major facilities for waste management in North Somerset are at Aisecombe Way, Weston-super-Mare. There are also recycling centres across the District. The council recognises the importance of implementing the waste hierarchy, with reduction in the use of and reuse of raw materials, prioritised ahead of recycling [\[See reference 60\]](#).

## Transport Accessibility

### Congestion

**C.59** In 2020 estimated traffic flows for all motor vehicles in North Somerset were 2,093 million kilometres. Traffic on North Somerset roads has increased by 5.7% between 2000 and 2020 [\[See reference 61\]](#).

**C.60** Congestion continues to be an issue in North Somerset particularly around the motorway junctions and on key routes in urban areas. Many key corridors also go through more rural village communities, creating pinch points on the route which suffer from congestion particularly during peak hours. With significant housing and population growth, tackling congestion and supporting an employment-led approach will become a major challenge for the council.

**C.61** North Somerset is an area where a high proportion of the working population commute out of the area to work. Data on travel to work patterns from the 2011 Census show that over 23,000 people travel to work in Bristol and areas of South Gloucestershire, approximately 24% of the working population. Mode of travel is predominantly car/van with 74% choosing this mode to commute. Over 37% of the working age population travel over 10km to work.



**C.62** The working population of North Somerset use the following transport to travel to work, shown in comparisons to the national breakdown (Table C.12).

**Table C.12: Commute transport choices in North Somerset (2011 Census)**

Commute Transport	North Somerset	UK
Car or van (driver)	68.5%	(57.5%)
Walking	9.5%	(10.7%)
Working from home	6.6%	(5.4%)
Public transport	5.5%	(16.4%)
Car or van (passenger)	5.2%	(5.1%)
Cycling	2.8%	(2.9%)
Motorcycle, etc.	1.0%	(0.8%)
Taxi	0.4%	(0.5%)
Other	0.5%	(0.6%)

### Car Ownership

**C.63** North Somerset has a large rural area and a higher than average car ownership and usage. The total number of cars/vans owned in North Somerset at the time of the 2011 Census was 121,381. The 2011 Census identified that 17.2% of households had no car or van compared with 26% in England and Wales and 41.3% had two or more cars/vans compared with 32.2% in England and Wales [\[See reference 62\]](#).

## Bus Travel

**C.64** A MetroBus network has been developed over the last five years, which provides a smarter way of travelling. The first services started operating in 2018 with a service now running between Long Ashton park and ride and Bristol City Centre. More routes are planned, including a Cribbs Causeway metrobus extension, due to open in 2023 [See reference 63].

**C.65** This investment, together with further investment in other schemes and improvements, has in recent years contributed to increases in bus passenger numbers. There are over 6 million bus passenger journeys in North Somerset each year.

## Cycling

**C.66** Cycling trips have continued to grow with continued investment in new routes, including the Brean Down Way which is now open, and the Weston to Clevedon Cycle route which construction has begun in late 2021 [See reference 64]. There are also improved cycling facilities as well as ongoing promotion of cycling in the area.

## Rail Travel

**C.67** There are five rail stations within North Somerset including Nailsea & Backwell, Weston Milton, Worle, Weston-super-Mare and Yatton. North Somerset has direct railway links with Bristol and Exeter, and indirect links to London and Birmingham via Bristol [See reference 65]. The number of entries and exits made from the five stations in North Somerset continues to increase, with estimates with percentage change from 2020/21 to 2021/22 increasing dramatically, being between 154 and 249% across all five stations. This is due to easing of the Covid-19 pandemic restrictions. The most significant increase, of 249%, has been identified at Nailsea and Backwell, where passenger

numbers have increased from 85,382 up to 298,332 between 2020/21 and 2021/22 [See reference 66].

### Air Travel

**C.68** Bristol Airport is the largest airport serving the South West. During 2019, aircraft movements fell by 9.68% to 69,534 from 76,212 in 2017. Terminal air passengers increased by 3.1%, to a total of 8,903,718 [See reference 67]. In 2019, an estimated 13.8% of air passengers used public transport for their journey to or from the airport. The number of people working at the airport in summer 2018 was 3,654 (full-time equivalent), up from 3,070 in 2016 [See reference 68].

**C.69** Planning permission was granted in 2011 for a comprehensive expansion of the airport. A new hotel has opened as well as a new reception, expanded car park, and a new multi-storey car park opposite the terminal.

**C.70** Bristol Airport submitted a planning application in 2018 to increase the current annual cap of 10 million passengers per annum, to up to 12 million passengers per annum (mppa) by the mid-2020s. The planning application was rejected by planning committee in early 2020, and Bristol Airport submitted an appeal to the Planning inspectorate in September 2020. A public inquiry ran from July to October 2021, and a decision from the Planning Inspectorate is awaited [See reference 69]. Whilst its contribution to the local economy, employment and tourism is valued, it is recognised that planned expansion has the potential to impact a range of environmental (and socio-economic) receptors.

## Natural Environment

### Biodiversity

**C.71** North Somerset has a range of locations identified for their environmental sensitivity. It has four areas with statutory designations of international/European importance. These include the coastline, which comprises part of the Severn Estuary European Site, with its multiple international/European designations of Ramsar (as a wetland of international importance); Special Protection Area (SPA), for the internationally important assemblages of overwintering waders and waterfowl, and Special Area of Conservation (SAC) (under the European Habitats Directive), for its habitats and qualifying interest bird species. The other SACs are: The North Somerset and Mendip Bats, Mendip Limestone Grasslands and Avon Gorge Woodlands SACs. The qualifying interest species of the North Somerset and Mendip Bats SAC comprise greater and lesser horseshoe bats, which are dependent on foraging and navigation habitats outside of the designated SSSI/SAC roosting areas. Therefore, any Habitats Regulations Assessment of likely significant effects would relate to how these species may be negatively impacted by loss of habitats within key foraging distances (5km) of the North Somerset and Mendip Bats SAC.

**C.72** Key habitats within the District include the coastline, inland wetlands (rivers, ponds, the extensive rhynes of the floodplain grazing marsh of the Levels and Moors (wet ditch drainage networks which may comprise SSSIs in certain locations)); grazed pastures (notably cattle grazed as an important habitat for greater horseshoe bats); tall hedgerows, tree lines, and semi-natural deciduous woodlands. North Somerset is a stronghold for many rare species of European importance, including species of bats, otter, hazel dormouse and great crested newt. It also supports many other legally protected species which have suffered severe declines, such as water vole, which has been successfully reintroduced into the area at Portbury; and Schedule 1 birds under the Wildlife and Countryside Act (1981), such as kingfisher and peregrine falcon. Other

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such notable species of Principal Importance in England include the brown hare and common toad.

**C.73** In terms of key assets in the natural environment, North Somerset has:

- 2 National Nature Reserves (NNR);
- 13 Local Nature Reserves (LNR) covering 291.424ha;
- 204 Local Wildlife Sites (LWS) covering 8509.39ha (although their condition is largely unknown as the majority are privately owned);
- 56 Sites of Special Scientific Interest (SSSIs) covering approximately 3,483 ha of area, as assessed by Natural England (2013);
- 1 Wildlife Site of International Importance (Ramsar);
- 4 Special Areas of Conservation (SACs);
- 1 Special Protection Area (SPA);
- 75 Local Geological Sites (LGS);
- 1,024 Tree Preservation Orders (TPOs); and
- 1 Area of Outstanding Natural Beauty.

**C.74** The population of North Somerset is 213,919 (2018 figure), which gives a ratio of 1 hectare of Local Nature Reserve (LNR) per 734 residents [See reference 70]. This is well within Natural England’s access to natural green space target of 1 hectare of LNR per 1,000.

**C.75** SSSI condition is assessed by Natural England. The below table (Table C.13) shows the reported condition of SSSIs in the District.

**Table C.13: SSSI condition in North Somerset [See reference 71]**

SSSI Name	Reported Condition
Severn Estuary	Favourable

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SSSI Name	Reported Condition
Puxton Moor	Favourable
Biddle Street, Yatton	Unfavourable Declining
Tickenham, Nailsea and Kenn Moors	Unfavourable No Change
Kenn Chruch, Kenn Pier and Yew Tree Farm	Favourable
Court Hill	Favourable
Gordano Valley	Unfavourable Recovering
Walton Common	Unfavourable Declining
Weston Big Wood	Favourable
Avon Gorge	Unfavourable Recovering
Ashton Court	Favourable
Goblin Combe	Favourable
King's Wood and Urchin Wood	Unfavourable Recovering
Blagdon Lake	Favourable
Bourne	Favourable
Burrington Combe	Unfavourable Recovering
Dolebury Warren	Unfavourable Recovering
Banwell Ochre Caves	Unfavourable No Change
Max Bog	Unfavourable Recovering
Shiplate Slait	Unfavourable Recovering
Bleadon Hill	Favourable

**C.76** The West of England Nature Partnership is working to develop a regional Nature Recovery Network for the West of England. North Somerset contains substantial areas identified as being within the woodland strategic network with areas stretching from the south western edge of Bristol towards Clevedon to the west and Congresbury to the south. There are also additional areas of the woodland strategic network to the south east and north of Weston-super-Mare.

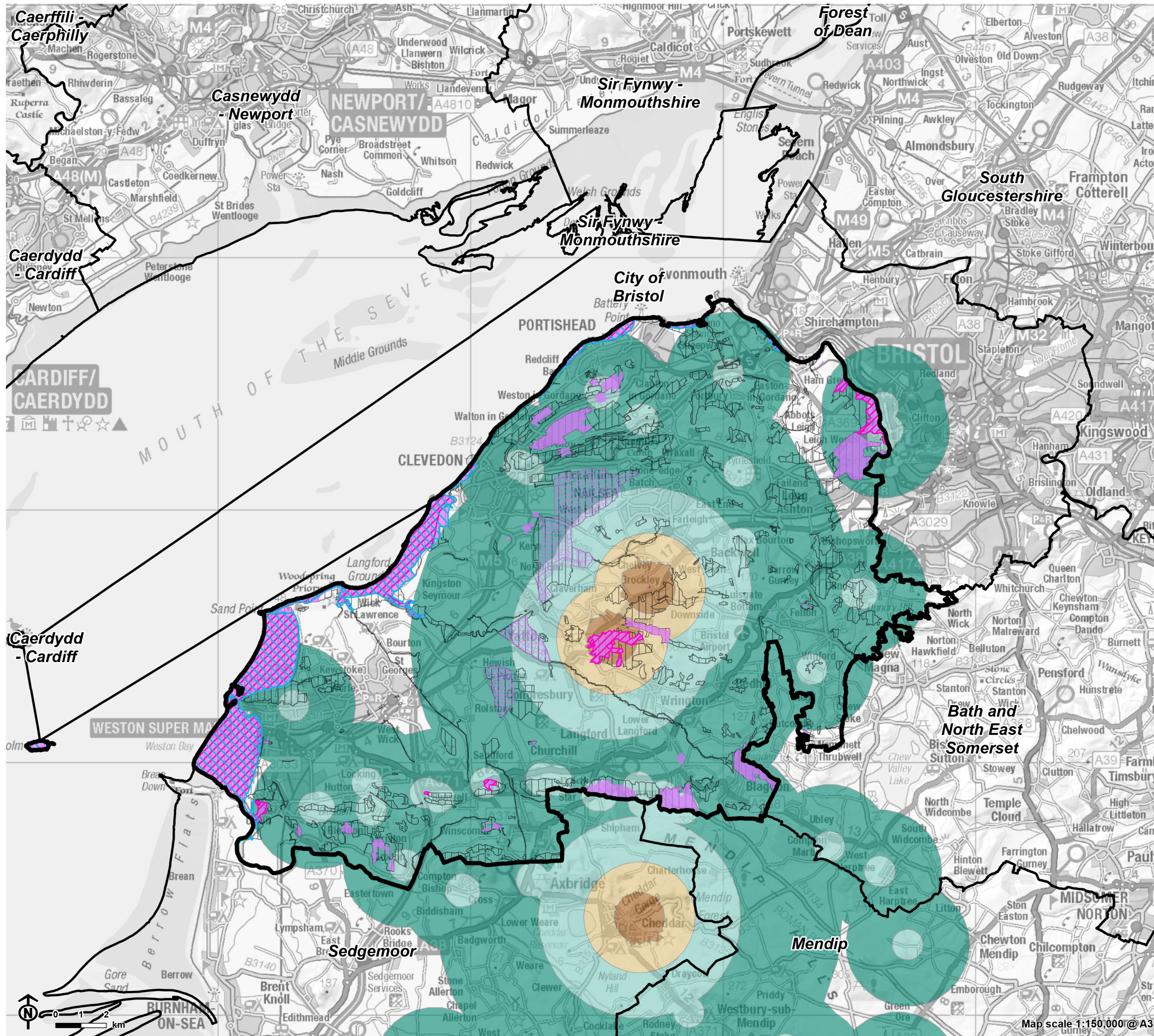
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The area to south east of Weston-super-Mare is also of importance to the grassland strategic network. Furthermore, many of the rivers in the District and parts of the Somerset Levels form part of the water strategic network in the West of England. Figure C.2 below shows the location of biodiversity assets in the District.





Figure C.2: Biodiversity Assets



- North Somerset boundary
- Neighbouring local authority
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- Site of Special Scientific Interest (SSSI)
- Current Wildlife Site
- North Somerset and Mendip Bats SAC Consultation Zone**
- Greater Horseshoe Bat Juvenile Sustenance Zone
- Horseshoe Bat Zone A
- Horseshoe Bat Zone B
- Horseshoe Bat Zone C



Map scale 1:150,000 @ A3





### Landscape

**C.77** North Somerset has a highly varied landscape and comprises of the following National Character Areas (NCA); 118: Bristol, Avon Valleys and Ridges; 106: Severn and Avon Valleys; 141: Mendip Hills; 142: Somerset Levels and Moors; and 143: Mid Somerset Hills [See reference 72]. The North Somerset Landscape Character Assessment [See reference 73] was updated in 2018. The main purpose is to document the current status of the North Somerset Landscape. This review reflects new development, incorporates consequential changes to descriptions and boundaries and updates previous photos and maps.

**C.78** The assessment provides a broad indication of the landscapes of the District which range from the carboniferous limestone uplands of the Mendips to the level, wet pasturelands of the levels and moors. The significance of the landscape of the Mendip Hills is acknowledged by their designation as an Area of Outstanding Natural Beauty (AONB) (Map 3) for which a Management Plan is produced every five years. The current plan is the Mendip Hills AONB Management Plan 2019 – 2024. The management plan sets out to:

- Promote appropriate management to ensure that the distinctive Mendip Hills AONB landscape is conserved and enhanced;
- Provide opportunities to acquire and develop skills required to care for and promote the landscape and its special qualities;
- Increase awareness and appreciation of the purposes of designation and the special qualities of the AONB; and
- Increase awareness of the benefits of supporting local products and services that help conserve and enhance the landscape [See reference 74].

**C.79** The North Somerset Landscape Character Assessment states that the District is characterised by a diversity of landscapes and these variations and differences are represented by 11 landscape types, e.g. Moors, and River Flood Plain. These have a distinct character with similar physical and cultural

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attributes, including geology, landform, land cover and historical evolution. The landscape types are further sub-divided into component landscape character areas; e.g. Clapton Moor and Lox Yeo River Flood Plain. The assessment identifies the characteristics of the landscape character areas and the forces for change affecting them. The condition of these character areas is assessed and 12 of the 25 are identified as 'declining' in condition. Figure C.3 below shows the location of the AONB and NCAs in the District.

### Green Belt

**C.80** The Green Belt in North Somerset covers 15,490 hectares (40%) of land in the District. It acts to limit the coalescence of Bristol and settlements within North Somerset and maintain the setting of those settlements. The last changes made to the Green Belt was as part of the North Somerset Replacement Local Plan 2007. This Plan extended the Green Belt between the Royal Portbury Dock and the new development to the east of Portishead whilst excluding an area at Court Farm specifically for port related uses [\[See reference 75\]](#).

### Open Spaces

**C.81** There are over 40 parks, public open spaces and nature reserves in the authority. There are 6 areas which are managed to Green Flag Award standard.

- Uphill Hill Local Nature Reserve, Uphill
- Watchhouse Hill Public Nature Reserve, Pill
- Abbots Pool in Leigh Woods
- Trendlewood Community Park, Nailsea
- Prince Consort Gardens, Weston-super-Mare [\[See reference 76\]](#)

**C.82** Access to public open spaces is generally good within the District, especially in larger settlements with some exceptions for Weston-super-Mare

Kewstoke, Yatton, Banwell & Winscombe, Nailsea West End, Wrington and Long Ashton [\[See reference 77\]](#).

**C.83** The locations of open spaces and other leisure facilities in North Somerset are show below in Figure C.4.

### Soil

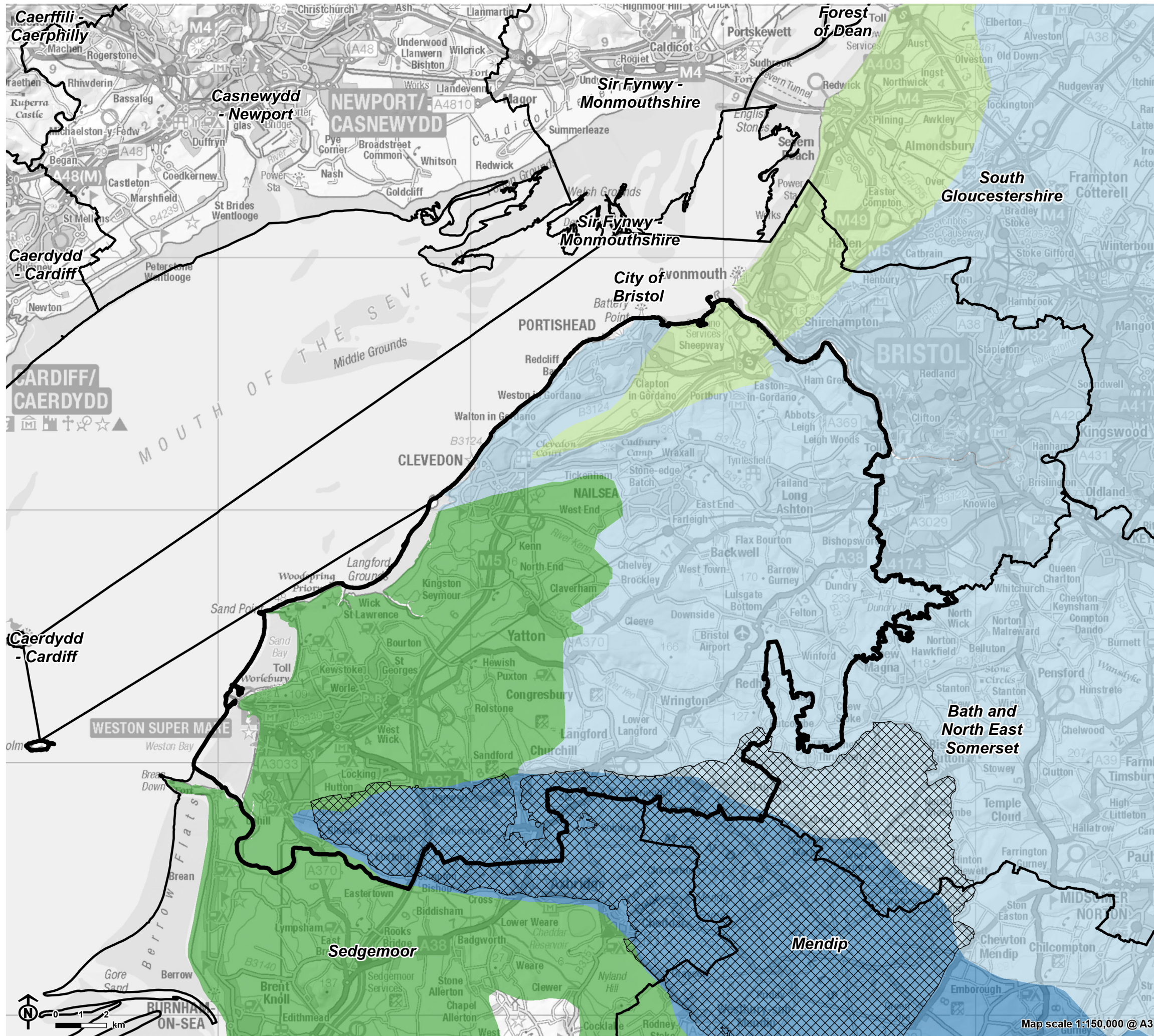
**C.84** Most agricultural land in North Somerset is Grade 3, with areas of Grade 1 and 2 along some of the river valleys and notably around Nailsea, Pill and Churchill. However, the age and precision of this data is variable. There are large areas of woodland in the centre of the District and along the Avon Valley as well as along major ridges. There is relatively little rural land in other non-agricultural uses, though two areas are used for reservoirs.

**C.85** The re-use of previously developed land has contributed to major housing and employment growth at Weston-super-Mare (Weston Airfield and RAF Locking) and Portishead (Port Marine and Ashlands) but these opportunities are now approaching exhaustion. As a consequence, there is increasing pressure on greenfield sites for development. The distribution of higher value soils in the District is shown below in Figure C.5.





Figure C.3: Landscape Designations



- North Somerset boundary
- Neighbouring local authority
- Area of Outstanding Natural Beauty (AONB)
- National Character Area (NCA)**
  - Bristol, Avon Valleys and Ridges
  - Mendip Hills
  - Severn and Avon Vales
  - Somerset Levels and Moors



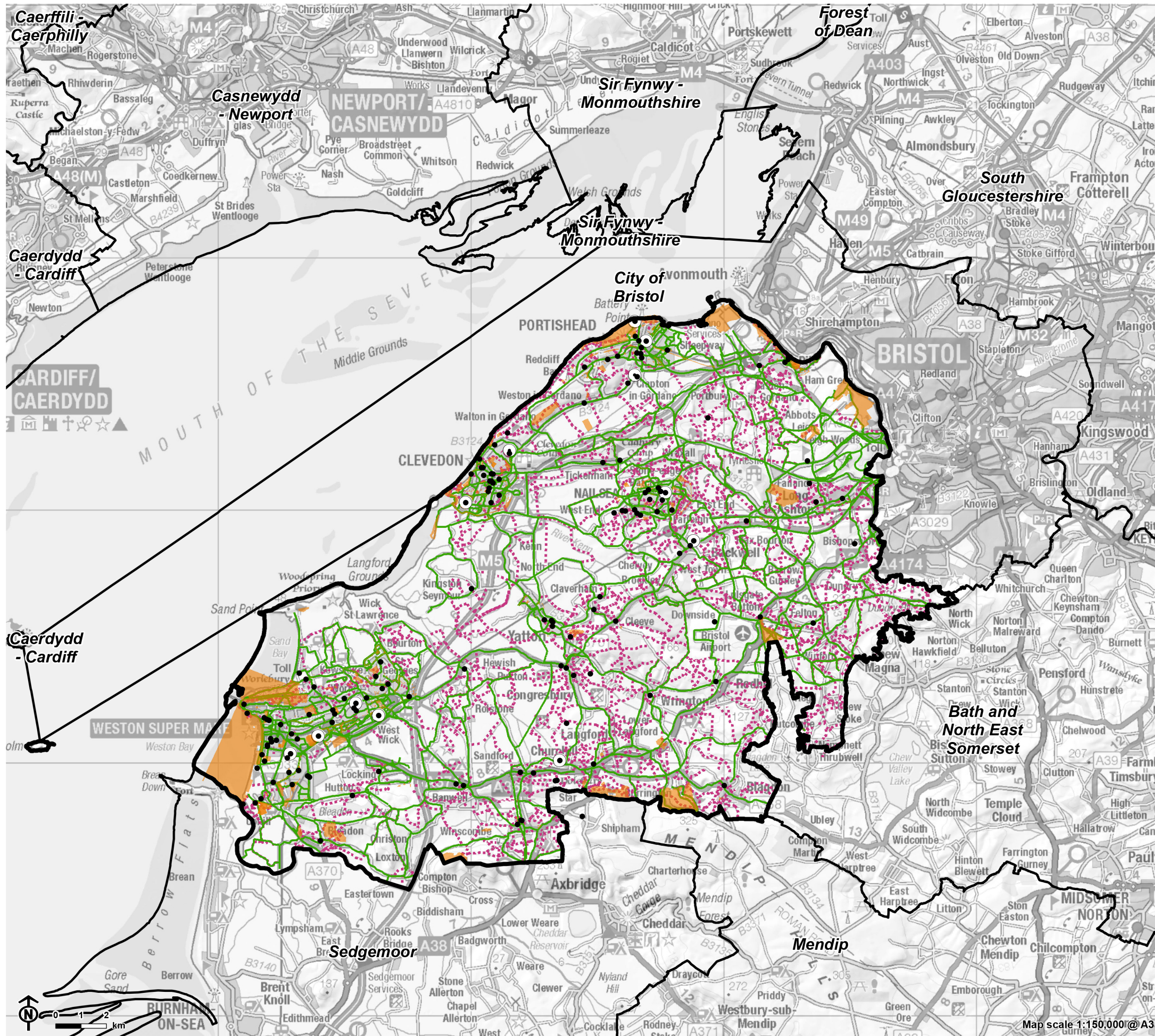
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Figure C.4: Recreation Facilities and Open Spaces



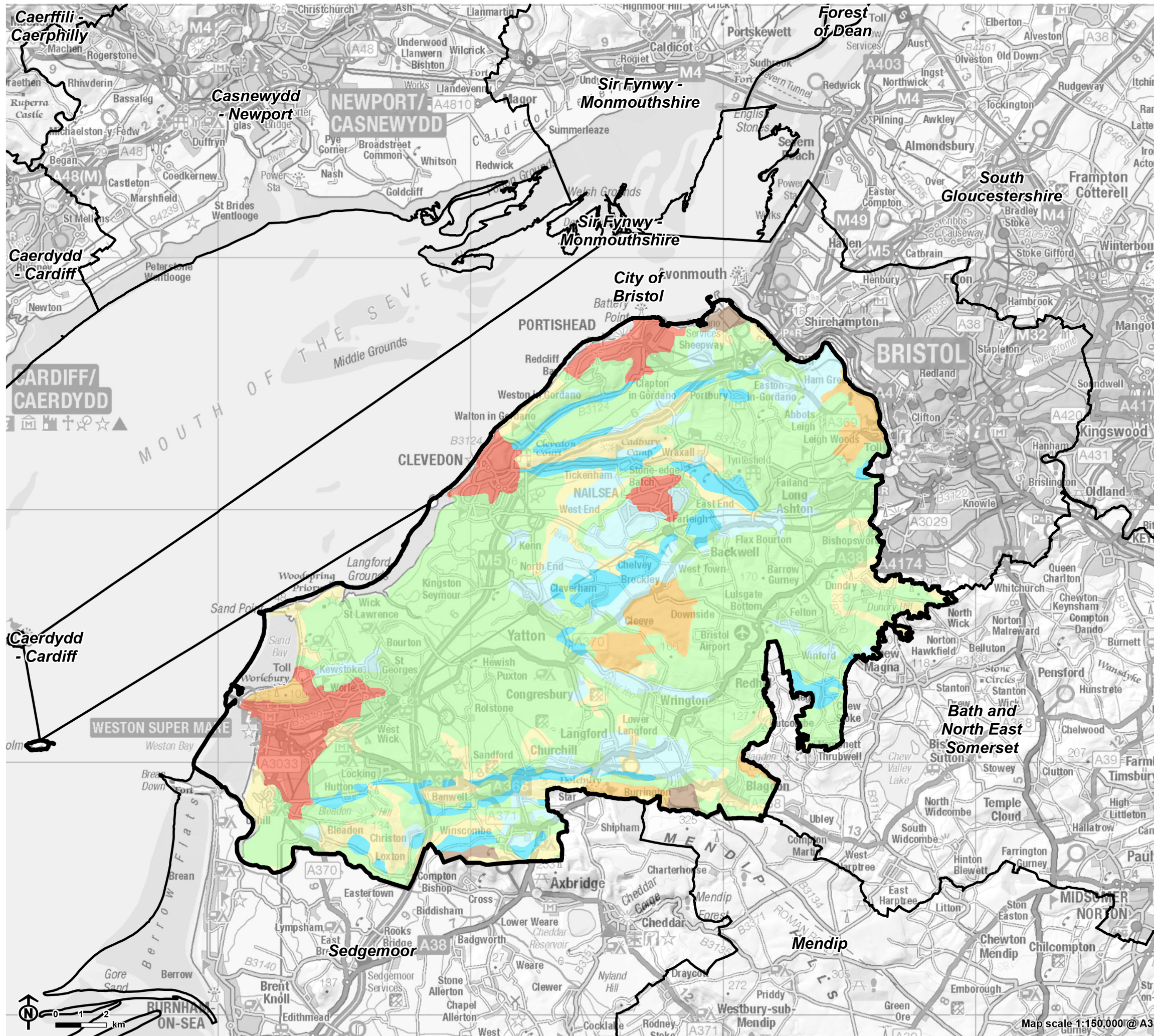
- North Somerset boundary
- Neighbouring local authority
- Active location
- Leisure centre
- Open space
- Cycle route
- Public Right of Way (PROW)







Figure C.5: Agricultural Land Classification



- North Somerset boundary
- Neighbouring local authority
- Agricultural Land Classification (ALC)**
  - Grade 1
  - Grade 2
  - Grade 3
  - Grade 4
  - Grade 5
  - Non agricultural
  - Urban





## Historic Environment

**C.86** The built heritage and historic landscapes of North Somerset are an important element in providing a sense of place and civic pride for residents and visitors. This diverse heritage ranges from palaeo environmental deposits to prehistoric hillforts, Roman, Saxon and medieval settlement and the industrial archaeology of Nailsea.

**C.87** In terms of key assets in the historic environment, North Somerset has:

- 36 Conservation Areas;
- 1,100 Listed Buildings;
- 68 Scheduled Monuments;
- 8 Registered parks and gardens; and
- 58 Unregistered parks and gardens.

**C.88** These numbers give a snapshot of the much larger numbers of regionally and locally important sites, monuments and structures set within the landscape of the District.

**C.89** Six sites within the District are on the Historic England 'At Risk Register' 2022. Three are sites are Conservation Areas, three are Listed Buildings and two sites are Scheduled Monuments.

**C.90** The four Listed Buildings at risk are:

- Ashton Court, Long Ashton (Grade I listed)
- St Mary's Church, Portbury (Grade I listed – place of worship)
- Birnbeck Pier, Weston-super-Mare (Grade II\* listed)
- St George's Church, Church Road, Easton in Gordano (Grade II\* listed – place of worship)

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**C.91** The three Scheduled Monuments at risk are:

- Elms Colliery, Nailsea (the buildings are also Grade II listed)
- Worlebury Camp: a large multivallate hillfort on Worlebury Hill, Weston-super-Mare
- Long barrow 350m south west of Cornerpool Farm, Wrington [See reference 78]

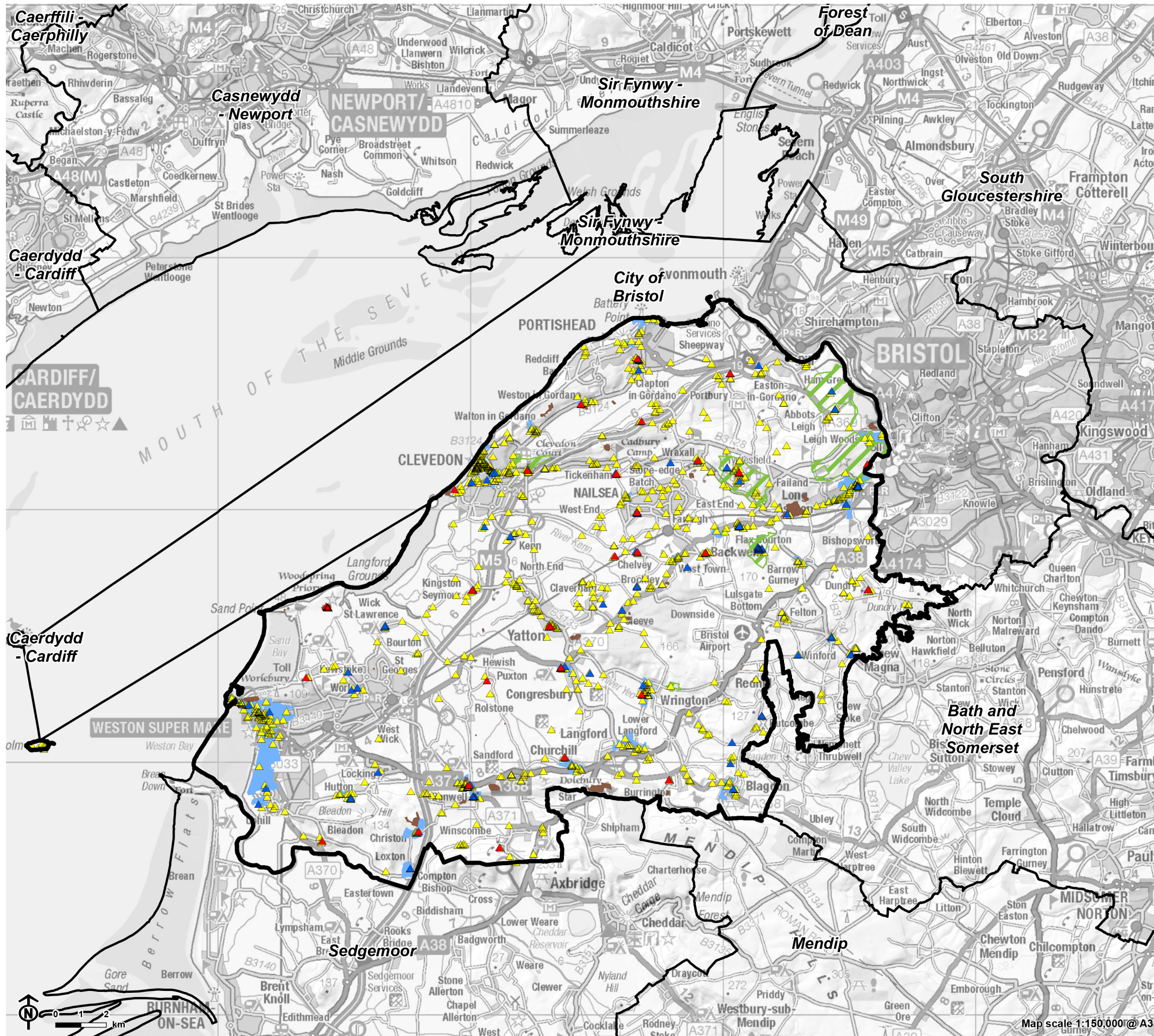
**C.92** There are currently no Conservation Areas on the Heritage at Risk Register. There were previously four out of 36 Conservation Areas on the 'At Risk Register'. This is therefore a significant improvement since the previous reporting period.

**C.93** The distribution of heritage assets in North Somerset is shown below in Figure C.6.

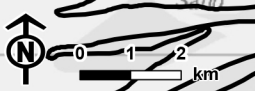




Figure C.6: Historic Environment



- North Somerset boundary
- Neighbouring local authority
- Scheduled monument
- Conservation area
- Registered parks and gardens
- Listed building**
- Grade I
- Grade II\*
- Grade II



Map scale 1:150,000 @ A3





## Air Quality

**C.94** The Council has a duty to monitor and manage air quality within the District. The main pollutant of concern locally is nitrogen dioxide, which originates primarily from road traffic emissions. Data from non-automatic monitoring sites operating around the District indicates that nitrogen dioxide remains well below the national annual mean objective. There are currently no Air Quality Management Areas (AQMA) within North Somerset. AQMAs in Bristol cover the A38 and A370 in close proximity to the boundary with North Somerset.

## Water Quality

**C.95** North Somerset lies within the Severn Estuary River Basin district and within this the Bristol Avon and North Somerset streams catchment. This is characterised by long lowland sections interconnected in places by Rhynes and ditches. This complex artificial drainage system is managed by the Internal Drainage Boards. The catchment supports a diverse range of wildlife and plant species and recreation is increasingly important, particularly where the rivers are readily accessible to the main population centres.

**C.96** The Severn Estuary River Basins Management Plan [\[See reference 79\]](#) sets out the objectives for improving water quality within the catchment area. The priority river basins management issues to tackle in the catchment are identified as:

- Excessive nutrient pollution and sediment leaching;
- Degraded ecological habitats; and
- Flooding and flow issues.

**C.97** The updated 2022 Severn River Basin Management Plan [\[See reference 80\]](#) outlines that the ecological status for 61% of surface waters in the Severn

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River Basin District are in moderate condition, 18.5% are in good condition, 18.3% are in poor condition, and 2.1% (16 water bodies) are in bad condition.

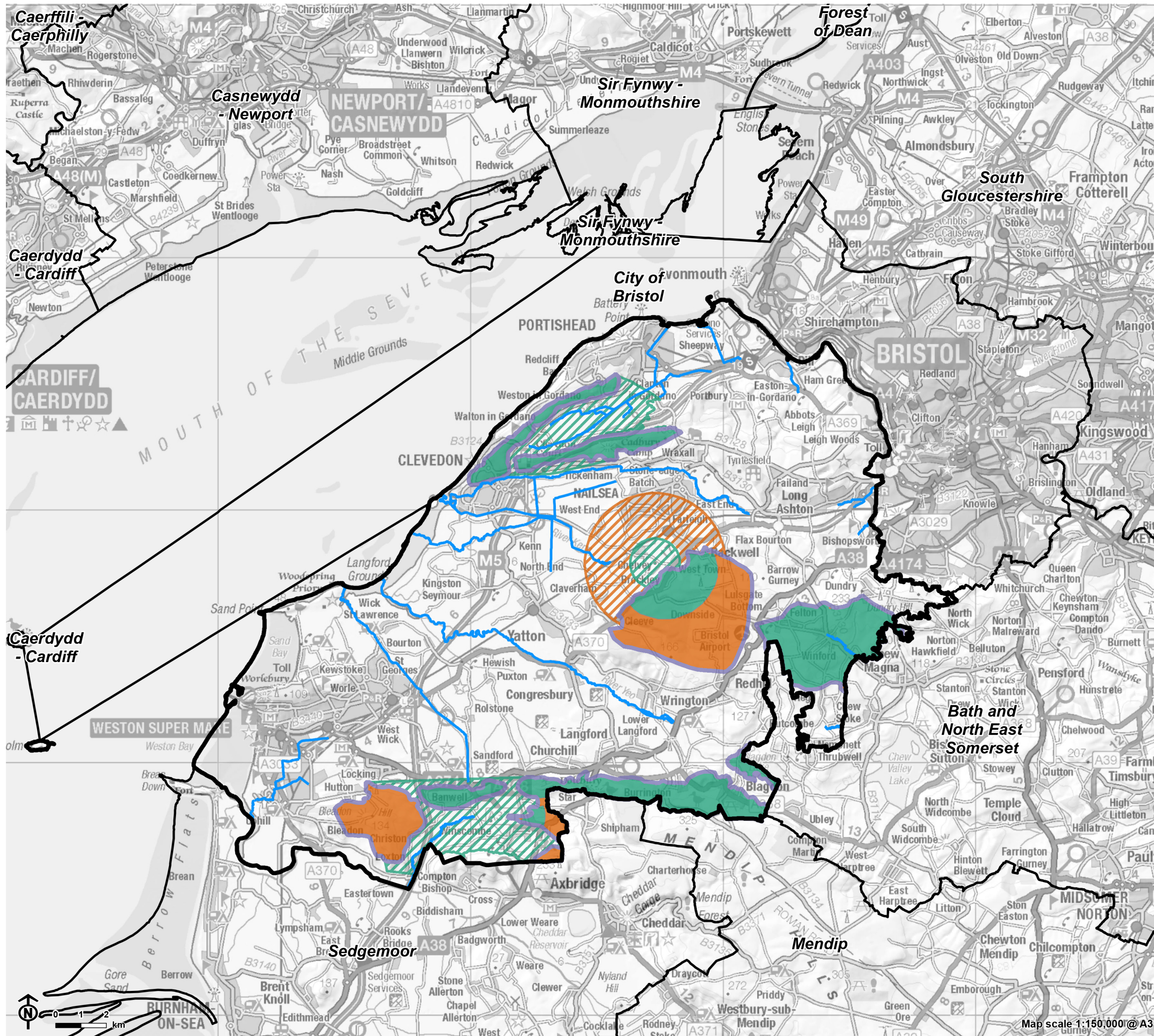
**C.98** The North Somerset Levels and Moors Catchment Project funded by Wessex Water will carry out an integrated restoration project. Avon Wildlife Trust is working with partners and landowners to improve wetland systems, improve biodiversity and address water quality/quantity issues.

**C.99** Groundwater supplies around a third of drinking water and it is therefore crucial that supplies are maintained and to ensure that water is safe to drink. The Environment Agency has defined Source Protection Zones (SPZs) for groundwater sources, such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activity that might cause pollution in the area. These are used to set up pollution reduction measures in areas of high risk and to monitor the activities of potential polluters nearby. Zones are defined by how groundwater behaves in that area, what constructions there are to get the water out into the public water supply and the process for doing this. The zones for North Somerset are shown in the map below, with Zone 1 (inner zone) areas defined as a 50-day travel time from a point below the water table to the source and Zone 2 (outer zone) defined as a 400-day travel time from a point below the water table to the source. The location of SPZs in North Somerset is shown in Figure C.7 below.





Figure C.7: Water Quality



- North Somerset boundary
- Neighbouring local authority
- Main rivers
- Source Protection Zone (SPZ)**
  - Inner zone - SPZ1
  - 1c
  - Outer zone - SPZ2
  - 2c
  - Total catchment - SPZ3



Map scale 1:150,000 @ A3





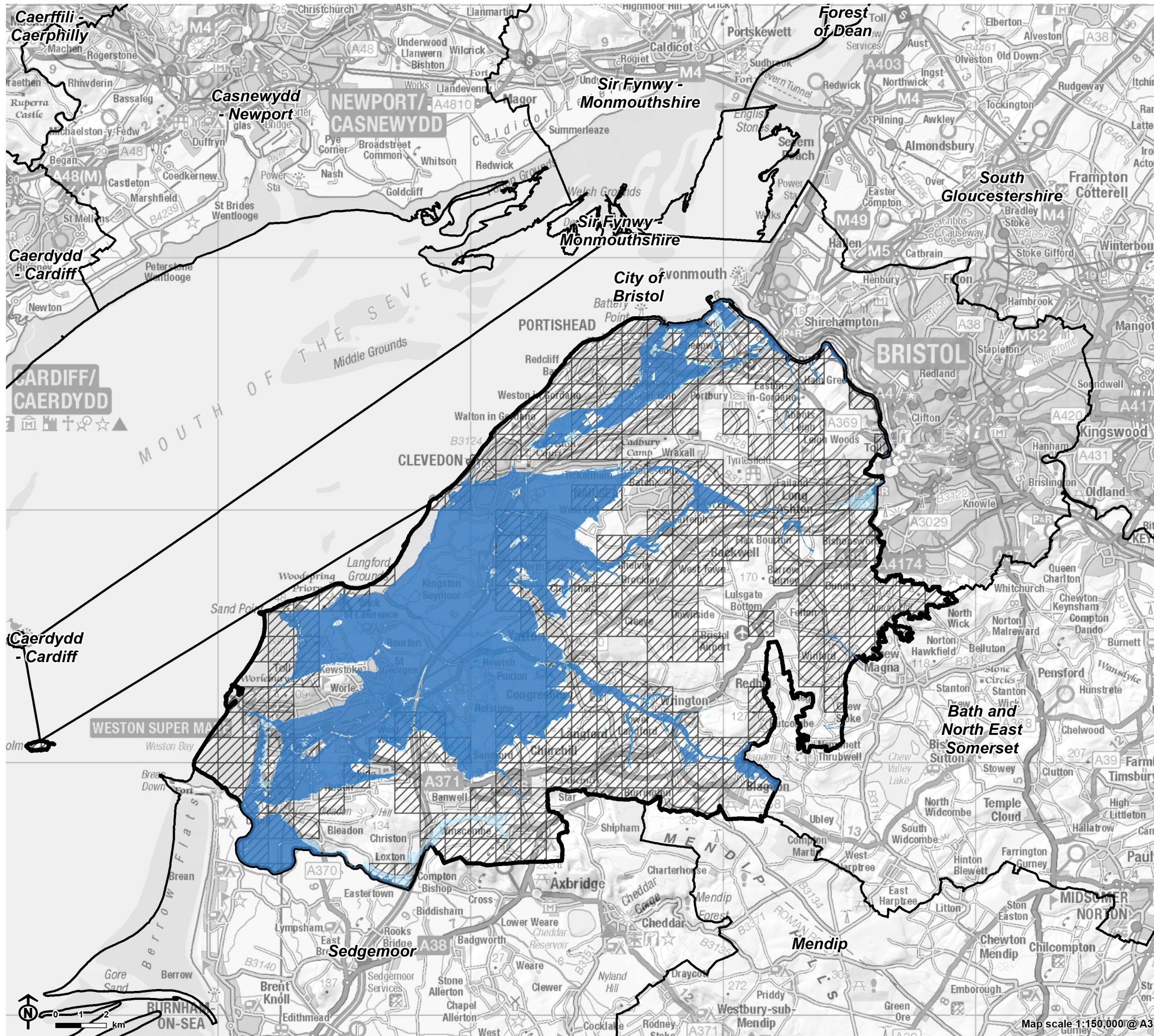
## Flood Risk

**C.100** Much of North Somerset is low-lying and in Flood Zones 2 and 3, including extensive areas of fluvial floodplain (Zone 3b). A new Strategic Flood Risk Assessment (SFRA) was published in 2020 and has updated the information from the previous versions produced between 2008 and 2010. The sources of flood risk of greatest relevance to plan-making are fluvial, tidal, surface water, groundwater, and from reservoirs. North Somerset has examples of each. Climate change will significantly increase the impact of flooding within North Somerset due to the presence of low-lying land along the coastline particularly towards the Somerset Levels and Moors. This SFRA has considered potential impacts of climate change in terms of fluvial and tidal flood risk. It has been identified that areas such as Weston-super-Mare, Banwell, Clevedon, Nailsea, Yatton and Congresbury, Portishead, Long Ashton and Pill are likely to experience increased flood risk [See reference 81]. As a Lead Local Flood Authority (LLFA), North Somerset Council has prepared a Local Flood Risk Management Strategy (LFRMS) which outlines how local flood risk is intended to be managed. Local flood risk means flooding from surface runoff, groundwater and ordinary watercourses. The promotion of and adopting of Natural Flood Management methods are encouraged which can have beneficial impacts on both biodiversity and reduction in flood risk. Flood risk in North Somerset is shown in Figure C.8 below.





Figure C.8: Flood Risk



- North Somerset boundary
- Neighbouring local authority
- Flood Zone 2
- Flood Zone 3
- Areas susceptible to groundwater flooding





## Green Infrastructure

**C.101** Green infrastructure is the integrated network of multi-functional spaces within and linking urban and rural environments with significant environmental, social and economic benefits. If properly planned and integrated into development, it can enhance the townscape and visual amenity, promote a sense of place and community identity, and improve the health and sense of well-being of people. Parks, sports fields and play space are clearly beneficial to health. Networks of green spaces and corridors such as disused railway lines provide opportunities for recreation, walking and cycling and benefit wildlife by conserving and enhancing habitats, and providing buffers from development to important wildlife sites and watercourses. In urban areas such provision can also have a welcome cooling effect in summer, through providing shade and promoting evaporation.

**C.102** Green infrastructure is important in rural and urban areas, and on the urban-rural fringe, particularly where it supports a vibrant rural economy and enhances facilities available to villages for recreation, walking and cycling. Attenuation ponds and other sustainable drainage systems, together with larger water bodies, are also valuable aspects of green infrastructure, often having great ecological and landscape value, recreational and educational benefit. Some large water bodies may be of operational value, for example the Barrow tanks are important for the water supply.

**C.103** North Somerset is preparing a joint Green Infrastructure strategy which will reflect the requirements of the 25-Year Environment Plan, the Environment Act and Natural England's Green Infrastructure Framework.

## Rewilding

**C.104** Rewilding seeks to change the way open spaces are managed to benefit both biodiversity and local communities. North Somerset plans to rewild parks, open spaces and verges across the District. This will primarily include planting more trees and allowing some areas of grass to grow taller. Retention of trees

## **Appendix C** Baseline Information

and tree planting, together with other green space, can help to combat climate change and flooding, by absorbing CO2 and moisture and reducing excessive run off. Locations have been identified with an interactive map showing amenity grass areas, to be rewilded. A rewilding web page prepared by the Council contains for more information. Notable larger existing rewilding areas are present to the east of Portishead and north of Pill as well as areas to the south and south east of Weston-super-Mare.



## Appendix D

### Site Assessment Criteria

#### Site Assessment Criteria

SA Objective 1.1: Ensure a range of job opportunities are easily accessible without having to use a car

#### Approach to be Taken

- Effects recorded based on proximity to major employers, plus proximity to the Centre of Bristol and Weston-super-Mare and other settlements with importance in terms of employment for the District **[See reference 82]**.
- Also taking into account the broadband speeds at the given location.

#### Effect to be Recorded

##### Residential Sites

- Significant positive [++] – Site within 2km of Weston-super-Mare or Centre of Bristol.
- Minor positive [+] – Site within 2km of Clevedon, Nailsea or Portishead; or site within 5km of Weston-super-Mare or Centre of Bristol.
- Negligible [0] – Site within 5km of Clevedon, Nailsea or Portishead but not within 5km of Centre of Bristol or Weston-super-Mare.

## Appendix D Site Assessment Criteria

- Significant negative [--] – Site not within 5km of Weston-super-Mare, Centre of Bristol, Clevedon, Nailsea or Portishead.

### Employment Sites

- Significant positive [++] – Site within 1.8km of the settlement boundary of Weston-super-Mare, Clevedon, Nailsea and Portishead as the highest tier settlements and largest population centres in the District.
- Minor positive [+] – Site within 1.8km to 2.7km of Weston-super-Mare, Clevedon, Nailsea and Portishead; or site within 1.8km of the settlement boundary of any other settlements in the District.
- Negligible [0] – Site located beyond the distances set out above.

### Mixed-use Sites

- Significant positive [++] – All mixed use sites (providing both residential and mixed used development), as co-locating these types of uses development will help to achieve this objective.

## GIS Dataset and Other Sources of Evidence

- Boundaries for all settlements in North Somerset and Centre of Bristol.
- Use of Ofcom data on broadband availability [\[See reference 83\]](#).

## SA Objective 1.2: Provide opportunities to improve economic well-being and reduce inequalities by providing good access to education and training opportunities

### Approach to be Taken

- GIS layers used to measure proximity to Weston College, schools and major employers (which are assumed to be most likely to provide on the job training opportunities).
- Size of employment sites (with larger sites assumed to have greater potential to support training opportunities for a larger number of people).

### Effect to be Recorded

#### Mixed-use and Residential Sites

- Significant positive [++] – Sites in locations with at least good access to jobs (as indicated by being within 2km of Clevedon, Nailsea or Portishead OR within 5km of Weston-super-Mare or Centre of Bristol) and training and education (as indicated by being within 450m of a primary and within 900m of both a secondary school and a college).
- Minor positive [+] – Sites with good access to either jobs or training and education (as defined above) but not both.
- Negligible [0] – Sites in locations with reasonable access to jobs (as indicated by being within 5km of Clevedon, Nailsea or Portishead but NOT within 5km of Centre of Bristol or Weston-super-Mare), and training and education (as indicated by being within 450m to 900m of a primary school and within 900m to 1.8km of both a secondary school and a college).

## Appendix D Site Assessment Criteria

- Minor negative [-] – Sites with reasonable but not good access to one but not both of the above.
- Significant negative [--] – Sites lacking reasonable or good access to jobs, training and education (as defined above).

### Employment Sites

- Significant positive [++] – Sites larger than 10ha (which are more likely to be provide work-based training opportunities).
- Minor positive [+] – Sites 10ha or smaller.

### GIS Dataset and Other Sources of Evidence

- Boundaries for all settlements in North Somerset and Centre of Bristol.
- Primary schools, secondary schools and colleges.

SA Objective 1.3: Promote the optimal use of land which supports regeneration, maximise re-use of previously development (brownfield) land and protects the rural economy

### Approach to be Taken

- GIS layer showing the agricultural land classification.

## Effect to be Recorded

### All Sites

- Significant positive [++] – Site is classified as brownfield.
- Minor negative [-] – Site is classified as greenfield and contains mostly land with an agricultural value of between 4-5 or land rated as urban in terms of its agricultural value.
- Uncertain significant negative [--?] – Site is classified as greenfield and contains mostly land with an agricultural value of 3.
- Significant negative [--] – Site is classified as greenfield and contains land with an agricultural value of between 1-2.

## GIS Dataset and Other Sources of Evidence

- Classification of sites as greenfield or brownfield.
- Agricultural land classification.

## SA Objective 1.4: Promote development which requires a deliverable level of high-quality and sustainable infrastructure

### Approach to be Taken

- Discussions about the potential infrastructure requirements at the various site options being considered for inclusion in the plan, are still at an early stage. Therefore, it is difficult to anticipate the expected delivery which would result at each site. All sites are recorded as having a negligible effect in relation to this SA objective.

## Effect to be Recorded

### All Sites

- All sites are recorded as having a negligible effect [0] in relation to this SA objective.

## GIS Dataset and Other Sources of Evidence

- N/A.

## SA Objective 2.1: Boost housing delivery and meet the housing need identified within the plan period

### Approach to be Taken

- The potential for the plan to contribute effectively to the housing need in the plan period has been considered through the appraisal of the spatial strategy.

## Effect to be Recorded

### All Sites

- All sites are recorded as having a negligible effect [0] in relation to this SA objective.

## GIS Dataset and Other Sources of Evidence

- N/A.

SA Objective 2.2: Deliver affordable or specialist housing where it is most needed to meet the needs of North Somerset's population

## Approach to be Taken

- Use the Indices of Deprivation (Barriers to Housing and Services domain) to identify those areas within North Somerset that are the most deprived across the District; development could be beneficial in these locations.

## Effect to be Recorded

### Mixed-use and Residential Sites

- Significant positive [++] – Site is located in area of greatest affordable housing need (i.e., within 10% or 20% most deprived in England in terms of Barriers to Housing and Services IMD domain).
- Minor positive [+] – Site is located in an area of some affordable housing need (i.e., within 30% or 40% most deprived in England in terms of Barriers to Housing and Services IMD domain).
- Negligible [0] – Site is not located in an area with identified need for affordable housing (i.e. not within 10%, 20%, 30% or 40% most deprived in England in terms of Barriers to Housing and Services IMD domain).

## Employment Sites

- All employment sites are recorded as having a negligible effect [0] in relation to this SA objective.

## GIS Dataset and Other Sources of Evidence

- Indices of Multiple Deprivation.

## SA Objective 2.3: Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities

### Approach to be Taken

- Use the GIS layers to consider accessibility scoring with proximity to town, district and local centres given that these areas are those which provide access to the wide range of services and facilities in the plan area.
- It is assumed that at employment sites, employees may travel to these locations before or after working hours or during breaks to make use of the available facilities.

### Effect to be Recorded

#### All Sites

- Significant positive [++] – Site within 720m of a town centre.
- Minor positive [+] – Site within 720m of a district centre but not a town centre.



## Appendix D Site Assessment Criteria

- Negligible [0] – Site within 720m of a local centre but not a town or district centre.
- Significant negative [--] – Site located more than 720m from a town, district or local centre.

## GIS Dataset and Other Sources of Evidence

- Boundaries of town centres, district centres and local centres.

## SA Objective 2.4: Enhance community cohesion and community facilities provision including cultural facilities

### Approach to be Taken

- Assumption that larger scale developments will have the ability to deliver community facilities that will aid community cohesion.

### Effect to be Recorded

#### All Sites

- Significant positive [++] – Site is of a scale (very large or large, see Table D.2) to incorporate substantial new infrastructure, and is within or directly adjacent to the settlement boundary; or site is of a scale (very large, see Table D.2) which would incorporate substantial new infrastructure to be self-sufficient as a new village or standalone neighbourhood.
- Minor positive [+] – Site is of a scale (at least medium, see Table D.2) which supports existing and potentially some new services and facilities.
- Negligible [0] – Site does not meet any of the above criteria.

## GIS Dataset and Other Sources of Evidence

- Boundaries for all settlements in North Somerset.

SA Objective 2.5: Achieve healthy living opportunities promoting good access to healthcare centres, open spaces, Public Rights of Way, walking and cycling opportunities, and outdoor leisure activities

## Approach to be Taken

- Use GIS layers to identify location of features which could be used by residents to achieve improvements in health. Take account of Public Rights of Way and cycle routes (excluding those only suitable for experienced cyclists).
- It is assumed that at employment site, employees may travel to these locations before or after working hours or during breaks to make use of facilities to the benefit public health in the plan area.

## Effect to be Recorded

### All Sites

- Significant positive [++] – Site is within 720m of at least one healthcare centre, one type of open space (including mapped green infrastructure assets, play areas and other registered/managed assets), one Public Right of Way, one cycling route and one indoor/outdoor leisure facility (including the Council's 'active locations' and managed playing pitches); or site is of

## Appendix D Site Assessment Criteria

a scale (very large or large, see Table D.2) that potential development would deliver significant new green infrastructure and connectivity.

- Minor positive [+] – Site is within 720m of at least two of types of facility (e.g. a healthcare centre and an open space or a Public Right of Way and an outdoor leisure facility, etc.).
- Negligible [0] – Site is within 720m of only one of the types of facility listed.
- Significant negative [--] – Site is not within 720m of any of the types of facility listed above; or site contains an open space or an existing outdoor leisure facility which could be lost to development.
- In relation to potential loss of open space or an existing outdoor leisure facility (meaning there is potential for an overall mixed effect (i.e. ++/-- or +/-). It is assumed that existing active travel routes can be successful incorporated into new development and an adverse effect in relation to their use of would be short term and negligible.

## GIS Dataset and Other Sources of Evidence

- Healthcare centres, open spaces (including mapped green infrastructure assets, play areas and other registered/managed assets), Public Rights of Way, cycling routes, indoor leisure facilities and outdoor leisure facilities (including the Council's 'active locations' and managed playing pitches).

## SA Objective 3.1: Reduce carbon emissions by supporting appropriate decentralised renewable energy generation

### Approach to be Taken

- Discussions about the potential infrastructure requirements at the various site options being considered for inclusion in the plan, are still at an early stage. Therefore, there is uncertainty about whether sites might

incorporate infrastructure that would support energy from solar and wind sources. There is also uncertainty about the scale of development required to support improvements to heats networks in the District.

- Accessibility to modes of sustainable transport, services and facilities and employment will also play a large role in terms of reducing carbon emissions in the District. This has been considered separately through other SA objectives.

### Effect to be Recorded

#### All Sites

- All sites are recorded as having a negligible effect [0] in relation to this SA objective.

### GIS Dataset and Other Sources of Evidence

- N/A.

**SA Objective 3.2: Contribute to reducing vulnerability to tidal and fluvial flooding, without increasing flood risk elsewhere. Also minimise surface water flood risk and harm to water quality and availability**

### Approach to be Taken

- Use GIS layers for Strategic Flood Risk Assessment (SFRA) of Tidal, Fluvial and Surface Water Flood risk and Source Protection Zones.

## Effect to be Recorded

### All Sites

- Negligible [0] – Site is not within an area identified as being at risk of flooding from fluvial or tidal sources or surface water and is not within a Source Protection Zone.
- Minor negative [-] – More than 60% of the site is within Flood zone 2, which will require flood risk mitigation measures; or more than 60% of the site is within area at medium risk (each year area has a chance of flooding of between 1% and 3.3%) from surface water; or more than 60% of the site is within an area identified as being more than or equal to 50% to less than 75% of at risk of groundwater flooding; or more than 60% of site is within a Source Protection Zone.
- Significant negative [--] – More than 60% of the site is within Flood Zone 3a or 3b which will require flood mitigation measures (significant negative impact could be reintroduced via climate change); or more than 60% of the site is within area at high risk (each year area has a chance of flooding of greater than 3.3%) from surface water; or more than 60% of the site is within an area identified as being more than or equal to 75% at risk of groundwater flooding [\[See reference 84\]](#).

## GIS Dataset and Other Sources of Evidence

- Flood Zones.
- Areas at risk from surface water and groundwater flooding.
- Source Protection Zones.

SA Objective 3.3: Reduce the need to travel by car to minimise environmental impacts of unsuitable forms of travel, including transport related carbon emissions and air pollution. Ensure good access to infrastructure that promotes travel by active modes (walking and cycling)

### Approach to be Taken

- Use GIS layers to measure accessibility to sustainable transport nodes.

### Effect to be Recorded

#### All Sites

- Significant positive [++] – Site is within 1.8km of a railway station.
- Minor positive [+] – Site is more than 1.8km from a railway station but within 450m of a bus stop and cycle route.
- Negligible [0] – Site is more than 1.8km from a railway station but within 450m of a bus stop or cycle route.
- Significant negative [--] – Site is more than 1.8km from a railway station and 450m from a bus stop and cycle route.

### GIS Dataset and Other Sources of Evidence

- Railway stations.

- Bus stops.
- Cycle routes.

### SA Objective 3.4: Minimise impact on and where appropriate enhance sensitive landscapes

#### Approach to be Taken

- Use landscape sensitivity assessment (LSA layer) of 2018 to identify areas of low, medium and high landscape sensitivity. Consider the potential effects of site options in relation to the Mendip Hills AONB and its setting.

#### Effect to be Recorded

##### All Sites

- Negligible [0] – Majority of the site has been recorded as having low landscape sensitivity.
- Minor negative [-] – Majority of the site has been recorded as having low to medium or medium landscape sensitivity.
- Significant negative [--] – Majority of the site contains has been recorded as having medium to high or high landscape sensitivity and/or the site lies within or is within 500m of the AONB.

#### GIS Dataset and Other Sources of Evidence

- Boundaries of AONB.
- Landscape sensitivity rating.

## SA Objective 3.5: To conserve and enhance historic places, heritage assets and their settings

### Approach to be Taken

- Use GIS layers for Conservation Areas, Listed Buildings and Ancient Monuments. Draw on the 'RAG' rating of the Council's historic environment officers regarding the potential effects of development at site options.

### Effect to be Recorded

#### All Sites

- Negligible [0] – Site has been assessed as 'green' in relation to potential effects relating to setting.
- Minor negative [-] – Site has been assessed as 'amber' in relation to potential effects relating to setting.
- Significant negative [--] – Site has been assessed as 'red' in relation to potential effects relating to setting.
- Uncertain [?] – Likely effect on heritage assets as a result of development at the site is unknown or uncertain.

### GIS Dataset and Other Sources of Evidence

- Conservation Areas.
- Listed Buildings.
- Ancient Monuments.



- Analysis of Council's historic environment officer.

## SA Objective 3.6: Protect and enhance Biodiversity, Geodiversity and Green Infrastructure and allow for its adaptation to climate change, particularly with respect to protected habitats and species

### Approach to be Taken

- Use layers which show SSSIs, local wildlife sites, North Somerset and Mendip Bats SAC Greater Horseshoe Bat Juvenile Sustenance Zone and consultation zones A, B and C, plus Bristol Regional Environmental Records Centre Regionally Important Geological and Geomorphological Sites.

### Effect to be Recorded

#### All Sites

- Significant negative [--] – Site is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites; or site is within the North Somerset and Mendip Bats SAC Greater Horseshoe Bat Juvenile Sustenance Zone or consultation zone A for the SAC.
- Minor negative [-] – Site is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, is within 250m of a locally designated site (including priority habitat identified by the council) or is within 15m of an area of ancient woodland; or site is within consultation zone B or C for the North Somerset and Mendip Bats SAC.

## Appendix D Site Assessment Criteria

- Negligible [0] – Site is outside of the distances specified above from any internationally, nationally, locally designated biodiversity or geodiversity sites and ancient woodland.
- Uncertain [?] for all sites – Magnitude of impacts on designated sites will not be known until design work is progressed and it may be possible to achieve enhancements through new development proposals.

## GIS Dataset and Other Sources of Evidence

- Biodiversity and geodiversity designations.
- Priority habitats.
- Mendip Bats SAC Greater Horseshoe Bat Juvenile Sustenance Zone.
- Consultation zones for the North Somerset and Mendip Bats SAC.
- Ancient woodland.

## Accessibility Assumptions

**D.1** Reference is made to differing levels of accessibility in the appraisal assumptions. There are a number of pieces of research that give a variety of recommended guidance distances for walking. For example, the Institute of Highways and Transportation found that the average length of a walk journey is one kilometre. The Institute of Highways and Transportation categorises distances depending upon location and purpose of the trip, and ‘desirable’, ‘acceptable’, and ‘preferred maximum’:

**Table D.1: Guide for accessibility assessment used in SA**

Walking Distance	Town Centre	Commuting/ School/Sight-seeing	Elsewhere
Desirable	200m	500m	400m
Acceptable	400m	1,000m	800m
Preferred Maximum	800m	2,000m	1,200m

**D.2** For the purposes of the appraisal, distances in the appraisal will be measured as the straight line distance from the edge of the site option to existing services and facilities, and therefore actual walking distances are likely to be greater (e.g. depending on the house location within a larger site and the availability of a direct route).

**D.3** It is recognised that many journeys to services and facilities will not be made in a straight line. When applying the Institute of Highways and Transportation distances for the appraisal of site options to each of the relevant distances a 10% buffer has therefore been applied to account for the potential difference between the straight line distance and the actual distance involved in a journey to services and facilities. For example, the relevant distance applied for walking distance for town and local centres has been decreased from 800m to 720m, and so on.

**D.4** It is considered that this is a reasonable approach, and professional judgement will be used when applying these distances to each site option and the range of services and facilities considered by the appraisal (e.g. where there are significant barriers to straight-line movement, such as railway lines). The distances used in the appraisal will vary depending upon the type of destination being accessed and the mode of transport:

- 450m walking distance for primary schools on the basis that parents with young children are unlikely to want long distances with young children;
- 900m walking distance for secondary schools;

## Appendix D Site Assessment Criteria

- 720m walking distance for town and local centres;
- 450m to a bus stop, as many people are unlikely to want to walk much further and then catch a bus to their destination;
- 1,800m walking distance to a train station; and
- In terms of access to cycle route, a distance of 450m will be used in the appraisal on the assumption that links to cycle routes are likely to use road carriageways.

**D.5** The SA assumptions include analysis of the proximity of residential areas to key employment areas. Although there is no guarantee that people will find jobs at the employment areas closest to them, it is considered that provision of homes close to major sources of employment would support people in making shorter journeys to work. The following walking assumption has been applied:

- 1,800m walking distance to key employment areas.

**D.6** Reference is made in the site assumptions to differing levels of infrastructure provision which development sites might provide. The Council has worked up a list of infrastructure and facilities which it expects proposals for sites of a given size to incorporate. This has been used to inform the appraisal of site options.

## Guide for Expected Infrastructure/ Facility Provision at Sites of Varying Scales in North Somerset

Very Large Scale Development (more than  
3001 dwellings)

### Infrastructure/Facilities Likely to be Delivered

- Secondary school;
- Multiple primary schools;
- Mixed use local centre;
- Employment;
- GP surgery;
- Community hall;
- Facilities relocated from elsewhere with opportunity for improved provision;
- Extensive green infrastructure provision – multi-functional and interconnected;
- Major contribution to utilities upgrades; or
- Major transport infrastructure delivered through development and case for bid funding.

## Large Scale Development (1501 to 3000 dwellings)

### Infrastructure/Facilities Likely to be Delivered

- Primary schools;
- Small local centre;
- Green infrastructure provision – multi-functional and interconnected; or
- Transport infrastructure delivered through development and case for bid funding though lower number weakens case for public funding.

## Medium Scale Development (501 to 1500 dwellings)

### Infrastructure/Facilities Likely to be Delivered

- Primary school(s);
- Play space/improved access; or
- Surrounding network.

## Small Scale Development (0 to 500 dwellings)

### Infrastructure/Facilities Likely to be Delivered

- Play space; or
- Immediate site access.

## **Appendix E**

### **Council's Reasons for Selecting or Rejecting Site Options**

#### **North Somerset Council's Reasons for Selecting or Rejecting the Residential Site Options Considered for Allocation in the Local Plan**

**E.1** The Strategic Housing Land Availability Assessment and the Site Selection Methodology paper provide additional background to the assessment of sites, to that set out below. The Site Selection Methodology Paper explains the sieving process carried out on sites through the SHLAA process.

**Table E.1: North Somerset Council's reasons for selecting or rejecting the residential site options considered for allocation in the Local Plan**

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE203	No	SHLAA discount – flood risk.
HE206	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE207	Partly	The site does not contain any primary constraints. However, the north part of the site is indicated to be at future risk of flooding. The western part of the site is considered to have a greater impact as the development would link to the nearby caravan park. Further consideration of drainage and vehicle access will be need prior to development. The site is in proximity to existing residential development and local services in Locking. It is therefore recommended the west part of the site only is brought forward for development.
HE208	No	Part of site proposed for employment use – see employment schedule, site ref: LUC_10.
HE209	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2010	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2011	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2012	No	SHLAA discount – flood risk.
HE2015	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2017	No	SHLAA discount – flood risk.
HE2018	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2019	No	Site has planning consent for an assisted living accommodation (18/P/4846/FUL).
HE2021	No	Site more closely related to Long Ashton and not considered consistent with the spatial strategy.
HE2023	Partly	Majority of this site was proposed for allocation in the 'Preferred Options' plan and this remains the case for the Reg 19 plan. This site does not have any primary or secondary constraints. It is located in Langford which has a number of services and facilities including the primary school, health centre and convenience store all of which are within safe, convenient walking distance from the site. Therefore this site benefits from the ability of being able to access service and facilities easily by safe walking and cycling routes.
HE2024	Yes	This site lies adjacent to the settlement boundary for Bleadon. It is unconstrained and away from designated wildlife sites and areas prone to flooding. It was proposed as a housing allocation in the 'Preferred Options' consultation in March/April 2022 for 14 dwellings. Subsequently an outline planning permission (21/P/0527/OUT) was granted in July 2022 for 14 dwellings, although this has not been implemented and a full planning application has been submitted for nine homes on the site.
HE2026/ HE20U01	Yes	The site was allocated for residential development in the 'Preferred Options', and prior to that the adopted Site Allocations Plan, and is considered appropriate for that in Reg 19 Plan. It is a previously developed site with bus stops within 20m although the sole bus service within 400m walk of the site is the demand led WESTlink South. There is a Public Right of Way footpath link from the site to the Strode Road employment area. The site is within Flood Zone 3a tidal so applications will need to be subject to the sequential and exceptions tests as appropriate.



**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE2027	No	The site does not contain any primary constraints. However, a significant proportion of the site falls within flood zone 3a. Due to the location, the wider site would be unlikely to pass the sequential test. Given the flood constraints, it is not recommended the site is brought forward for allocation.
HE2028	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2031	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE2032	No	SHLAA discount – flood risk.
HE2033	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2034	No	This site is located on the western edge of the village of Sandford behind properties on Mead Lane. It is very prominent sloping land at the entrance to the village from the west and development of this site would visually extend the village significantly. Development of this site would be of a disproportionate scale for the village of Sandford and considerably extend the settlement to the west encroaching into the countryside.
HE2035	No	SHLAA discount – landscape harm.
HE2036	No	SHLAA discount – flood risk.
HE2037	No	SHLAA discount – flood risk.
HE2038	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE2039	No	SHLAA discount – flood risk.
HE2042	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2043	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2046	No	SHLAA discount – site within Area of Outstanding Natural Beauty (AONB).
HE2047	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2048	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2051	No	This site is located adjacent to the settlement on the north of Bleadon adjacent to the Area of Outstanding Natural Beauty (AONB). Development on this site would be highly visible from Public Right of Way to the north which provides a route into and out of the AONB compromising enjoyment of its beauty and potentially affecting the setting and character of the village. Development of this site would be of a disproportionate scale for the village in combination with the allocations already proposed on more suitable sites.
HE2052	No	Site discounted due to Primary Constraint – flood zone 3b functional flood plain.
HE2053	No	Site discounted due to Primary Constraint – flood zone 3b functional flood plain.
HE2055	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2057	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2058	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE2060	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2061	No	SHLAA discount – existing use.
HE2062	No	Most of this site extends well beyond the area of search for Backwell as identified in the Site Selection Methodology paper and is therefore not consistent with the spatial strategy. Part of it is considered under ref HE203035 within the SHLAA.
HE2063	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2064	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2065	No	SHLAA discount – access constraint.
HE2066	No	Discounted through the SHLAA due to flood risk and proximity to Site of Special Scientific Interest (SSSI).
HE2067	No	SHLAA discount – ecological harm.
HE2068	No	Site located within the Green Belt within a sub-area that overall scored low in terms of Green Belt harm. However the local plan has set out a supply of sites that largely avoid the need for Green Belt release.
HE2071	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2073	Partly	Site is largely developed aside from the northern parcel (HE20489) that is proposed. The latter was not allocated in the 'Preferred Options' Plan. However, it received planning consent for residential development, subject to a legal agreement, in August 2023, and is appropriate for allocation in the Reg 19 Plan.
HE2075	Yes	Part of this site is included as an allocation for 35 dwellings. The site is unconstrained and is located between the Strawberry Line cycle route and Mead Lane on the western side of Sandford. It comprises a large field and small triangle of orchard area to the south. The benefits of this site are that it is adjacent to the Strawberry Line affording easy access to active travel options in terms of walking and cycling to the larger village of Winscombe. It is also walking distance to Sandford primary school and the secondary school in Churchill.
HE2076	Yes	The site is unconstrained and adjoins the settlement boundary for Winscombe. It comprises an agricultural field with boundary vegetation. The site access appears to rely on demolition of, and use of access to, a dwelling on Hill Road. This would require further investigation. Nevertheless, the site is accessible to local services provided within Winscombe and for these reasons the site is considered suitable to take forward as a proposed allocation for residential development.
HE2077	No	SHLAA discount – existing use on site.
HE2078	No	SHLAA discount – existing use on site.
HE2079	No	SHLAA discount – existing use on site.
HE2080	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE2081	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2082	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE2083	No	This site includes Purn House Farm industrial estate as well as fields to the north and west of the industrial estate. This is a well occupied and well managed industrial estate on the western side of the village. Developing this site for housing would result in the loss of employment space and the businesses which are currently located here as well as thriving community facilities which would affect the vitality and sustainability of Bleadon.
HE2084	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2085	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2086	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2087	No	Primary constraint and site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2088	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2089	Partly	Site now has planning permission.
HE2090	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2091	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2092	No	SHLAA discount – flood risk.
HE2094	No	Site doesn't relate well to any strategic opportunity considered in the Green Belt, and is not considered consistent with the spatial strategy.
HE2095	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2096	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2098	No	SHLAA discount: Landscape harm.
HE20101	No	Site is a duplicate site record and in any case, is located outside of the Churchill and Langford Broad Location area of search.
HE20102	No	Site is a duplicate site record and in any case, is located outside of the Churchill and Langford Broad Location area of search.
HE20106	No	SHLAA discount: heritage harm.
HE20110	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE20120	No	The site does not contain any primary constraints but does fall within the Mendip Hills Area of Outstanding Natural Beauty (AONB) and is classified High Grade agricultural land. The existing site consists of an agricultural field bounded by vegetation. The site is within the vicinity of scattered forms of development and so has potential to form an enlargement to the existing village. However, the site does fall within the AONB and is likely to result in harm to the landscape.
HE20121	No	The site does not consist of any primary constraints and is in proximity to local services in Winscombe. However, it does not adjoin the main development of Winscombe. The site does not fall within but adjoins the Area of Outstanding Natural Beauty (AONB) and it would likely result in harm to views out of the AONB. The site is detached from the existing settlement boundary.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE20122	No	Nb. The boundary of this site has changed to reflect a resolution to approve part of it. This site is located behind residential properties on the Bristol Road between the Bath Road and Says Lane. Development of this site would extend the built form of the village too close to the Mendip Hills Area of Outstanding Natural Beauty (AONB) and would result in a significant visual intrusion to south of the village resulting in a negative impact on the wider landscape setting.
HE20124	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE20125	No	SHLAA discount – flood risk.
HE20128	No	SHLAA discount – Area of Outstanding Natural Beauty (AONB).
HE20133	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE20134	No	SHLAA discount – flood risk.
HE20136	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE20138	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20139	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20154	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20155	No	SHLAA discount – flood risk.
HE20156	No	Site assessed as part of larger HE201036 and concluded SHLAA discount – flood risk.
HE20157	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20176	No	SHLAA discount – strategic gap.
HE20177	No	SHLAA discount – existing use.
HE20178	Yes	This site is located in the north of Congresbury off Woodhill Lane. The site has been used as a nursery and has large greenhouses on approximately half of the site. The site has no primary constraints although the site is classified as grade 1 agricultural land, a secondary constraint. The site is in a sustainable location within the village with safe convenient walking routes to services and facilities, including St Andrews School.
HE20179	No	SHLAA discount – flood risk.
HE20181	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE20187	Yes	The site does not contain any primary constraints and adjoins the Winscombe settlement boundary. The site is adjoined by residential development to the east and the Strawberry Line to the west. The site offers good accessibility to local services in the village centre. Considering the siting and unconstrained nature of the site, it is recommended the site is suitable to take forward as a proposed allocation for residential development.
HE20194	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20195	No	The site does not comprise of any primary constraints. The existing site consists of agricultural land and adjoins the Banwell settlement boundary. The site partially falls within flood zone 3a, including the potential site access. A larger area of the site falls within an area at future flood risk. It is unlikely the Sequential and Exceptions Tests would be passed. The site contains High Grade Agricultural Land and part of a critical area of drainage.
HE20196	No	This site is located off the A38 to the southeast of Langford. It is an important landscape on approach to village, and is considered sensitive in landscape terms. For these reasons it is not considered suitable to take forward as a potential housing allocation.
HE20198	No	SHLAA discount – heritage harm.
HE20200	No	Site HE20200 is a duplicated record and superseded by HE201072 and HE201076.
HE20208	No	SHLAA discount – flood risk.
HE20212	Partly	Site HE20212 has been superseded by new records including a consented site for 125 dwellings (21/P/1766/OUT) and HE203013.
HE20213	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20214	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20218	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20219	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20220	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20222	No	SHLAA discount – flood risk.
HE20223	No	SHLAA discount – flood risk and larger part of site detached from main settlement.
HE20225	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE20226	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE20231	No	SHLAA discount – flood risk.
HE20232	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20237	No	SHLAA discount: topography constraint.
HE20245	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.



**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE20252	No	SHLAA discount – existing use.
HE20253	No	SHLAA discount – highway impacts.
HE20265	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20273	Partly	This site is an extant allocation in the current Development Plan albeit for a much larger development. Review of more recent flood risk mapping indicates that a large part of the site will be subject to increasing flood risk over time, so accordingly the local plan proposes a small allocation to enable residential development to avoid this area in line with the sequential approach to flood risk.
HE20274	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20275	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20276	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20277	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20278	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20279	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20280	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20281	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20282	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20283	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20286	Yes	Site identified as having potential for consideration in the SHLAA and to the east of Colliter's Way. Site forms part of a larger proposed allocation along with site HE20615 in addition to an adjacent proposed site in the Bristol local plan. The Green Belt Review, Part 1 (Jan 2022) included this site within a sub-area '12' for the purposes of a comparative analysis across the area. The overall conclusion was that this area scored 'moderate/ low' in terms of harm to the Green Belt, the least harmful of all areas assessed.
HE20287	No	Site is mostly within the Bristol City Council area with no potential for residential development within North Somerset.
HE20288	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20292	No	SHLAA discount – flood risk.
HE20303	No	SHLAA discount – landscape harm.
HE20304	No	SHLAA discount – landscape harm.
HE20305	No	SHLAA discount – landscape harm and flood risk.
HE20306	No	SHLAA discount – landscape harm.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE20307	No	SHLAA discount – flood risk.
HE20308	No	SHLAA discount – flood risk.
HE20309	Yes	Site has planning permission.
HE20310	No	SHLAA discount – flood risk.
HE20318	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE20321	No	Primary constraint and not consistent with spatial strategy.
HE20328	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE20329	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20330	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20331	Yes	Site has planning permission.
HE20333	No	SHLAA discount – Area of Outstanding Natural Beauty (AONB).
HE20337	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20344	Yes	Site has planning permission.
HE20354	No	The site does not consist of any primary constraints. The existing site comprises of agricultural and equestrian land. The site adjoins the settlement boundary and is located next to residential development to the south and industrial development to the north. However, part of the site falls within flood zone 3a and it is indicated the site will be at greater risk in the future. The existing site contains some woodland, which would be removed if the site were to be developed. Development of the site would result in encroachment into the countryside. Given the risk of flooding and potential harm to the landscape, it is recommended the site is not brought forward as a site allocation.
HE20357	No	SHLAA discount – ecology impact.
HE20358	Yes	Smaller site, part of site has consent.
HE20375	No	This site was proposed in the North Somerset 'Preferred Options' consultation plan for 90 dwellings. A planning application for 90 dwellings was submitted to the council for consideration in 2022. This was refused by North Somerset Councils Planning and Regulatory Committee on 15 November 2023. The site has been removed from the local plan.
HE20409	Yes	Site has planning permission.
HE20419/ HE20U10	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20425	No	Completed.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE20433/ HE20U24	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location within the town of Weston-super-Mare.
HE20437	No	SHLAA discount – existing use.
HE20471	No	The site does not contain any primary constraints. A small part of the site, in the north west corner, does fall within Flood Zone 3a and is at future flood risk. Although the site is on the edge of the settlement, it would fall within a rural location. Given the proximity to local services and the risk of flooding it is not recommended the site is brought forward.
HE20486	No	SHLAA discount – access constraint.
HE20487	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20514	Partly	Two parts within larger site proposed for residential development. See HE2010102 and HE2010103. Large regeneration sites with Weston-super-Mare Town Centre.
HE20529	Yes	Site has planning permission.
HE20531	No	SHLAA discount – flood risk.
HE20541	Yes	Site has planning permission.
HE20549/ HE20U07	Yes	Site proposed as part of larger Wyndham Way Broad Location. Part of this site was allocated in the 'Preferred Options' Local Plan for mixed use redevelopment as an urban intensification opportunity. The site is now proposed in the Reg 19 Local Plan to be part of a mixed use area to accommodate new town centre uses, new homes and a net increase in employment space. The site is a sustainable, accessible location being previously developed land in Portishead town centre, within just 50m of the Primary Shopping Area.
HE20557	No	Site is an existing/allocated business site and not considered for residential purposes.
HE20558	No	Site not assessed for residential.
HE20564/ HE20U19	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20581	No	SHLAA discount – flood risk.
HE20582	No	SHLAA discount – flood risk.
HE20587	No	This site comprises a large area of land to the north Sandford made up of two areas. One is a field on the corner of Nye Road and Sandmead Road and the other is a larger area of land which adjoins that parcel of land to the north and also fronts Sandmead Road which is a quiet country lane. Both parcels of land are currently orchards which contribute to the landscape character in this area. Development of this site would be of a disproportionate scale for the village of Sandford and considerably extend the settlement to the north encroaching into the countryside. For these reasons it is not considered appropriate to take forward as an allocation in the Local Plan.
HE20588	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20589	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.



**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE20590	No	The site is outside settlement boundary with a distinctive rural character providing a clearly defined separation between the area of Churchill centred around Bristol Road and Pudding Pie Lane, and the smaller settlement of Lower Langford to the east. Due to the impact on the landscape and potential impact on heritage assets, it is not considered appropriate to take this site forward as a housing allocation.
HE20591	No	This is a site to the south of Nailsea that was proposed in the Preferred Options stage of the local plan. Its removal from the Pre-submission plan is largely due to the uncertainty around the deliverability of enabling transport infrastructure, the overall reduction of dwelling need the plan has to meet, and the more constrained approach to Green Belt release.
HE20592	Yes	Small site occupying location within the proposed Wolvershill Strategic Location. Potential to form a part of the wider Strategic Location with specific use to be confirmed.
HE20594	Yes	Small site occupying a central location within the proposed Wolvershill Strategic Location. Potential to form a part of the wider Strategic Location with specific use to be confirmed.
HE20595	Partly	Whilst the site is retained in the Reg 19, it has been enlarged to extend the boundary to Chelvey Lane. Overall the site is not subject to any overriding constraints and is located in good proximity to the railway station and Nailsea town. It is also located on the A370 corridor that has good public transport services. Southern part of site falls within the Horseshoe bat juvenile sustenance zone and development should not be permitted in this area. The proposed allocation only extends to Chelvey Lane so does not include this more sensitive area.
HE20597	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20598	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20599	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20603	No	SHLAA discount – flood risk.
HE20604	Partly	Site record superseded by HE201086.
HE20607	Partly	Large site adjacent and to the east of Wolvershill road. Site has lower lying parts within the flood zone however a large part is outside of the flood zone and makes up a large part of the proposed Wolvershill development. Land in lower lying areas may be used for green infrastructure, and ecological enhancement.
HE20608	No	This site is located to the west of Ladymead Lane in Langford behind existing residential properties. Due to the highways and access issues linked to this site which cannot be mitigated against, plus potential landscape impacts, this site is not considered suitable to take forward for residential development.
HE20611	No	Reliant upon strategic transport infrastructure within the Green belt, the deliverability of which is uncertain in terms of viability and deliverability. Site is located within an area identified as being one of the main commuting and foraging routes for horseshoe bats, and has other identified constraints recorded within the SHLAA.
HE20612	No	This is a large site to the south of Nailsea that was proposed in the Preferred Options stage of the local plan. Its removal from the Pre-submission plan is largely due to the uncertainty around the deliverability of enabling transport infrastructure, the overall reduction of dwelling need the plan has to meet, and the more constrained approach to Green Belt release.
HE20615	Yes	Site identified as having potential for consideration in the SHLAA and to the east of Colliter's Way. Site forms part of a larger proposed allocation along with site HE20286 in addition to an adjacent proposed site in the Bristol local plan. The Green Belt Review, Part 1 (Jan 2022) included this site within a sub-area '12' for the purposes of a comparative analysis across the area. The overall conclusion was that this area scored 'moderate/ low' in terms of harm to the Green Belt, the least harmful of all areas assessed.
HE20616	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE20617	No	This site is located on the east of Sandford south of the A368. It is not adjacent to the settlement boundary and lies in countryside between Sandford and Churchill. Development of the site would result in sprawl and contribute towards the coalescence of the settlements of Sandford and Churchill as well having a visual impact on the character of the settlements as well as the setting of the Area of Outstanding Natural Beauty (AONB) which adjoins the site to the south. The area in which the site lies is proposed as a Strategic gap in the new Local Plan to safeguarding the countryside from 'encroachment' regarding land between the settlements of Sandford and Churchill and help to protect the setting and character of the settlements. As such it would be contrary to the LP7: Strategic gaps to allocate a housing site in this location.
HE20618	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20619	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20620	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20624	No	SHLAA discount – flood risk.
HE20626	No	SHLAA discount – flood risk.
HE20627	No	Site superseded by HE201098.
HE20628	No	Primary constraint and not consistent with spatial strategy.
HE20629	No	This site is located between the Bath Road and Says Lane. Development of this site, particularly if part of a larger allocation, would extend the built form of the village too close to the Mendip Hills Area of Outstanding Natural Beauty (AONB) and would result in a significant visual intrusion to south of the village resulting in a negative impact on the wider landscape setting.
HE20630	No	SHLAA discount – flood risk.
HE20633	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20634	Partly	Site superseded by consented part (15/P/0968/O).
HE20635	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20637	No	SHLAA discount – flood risk.
HE20651	Yes	Site has planning permission.
HE20652	No	Largely completed.
HE20504	No	Reliant upon strategic transport infrastructure within the Green belt, the deliverability of which is uncertain in terms of viability and deliverability. Site is located within an area identified as being one of the main commuting and foraging routes for horseshoe bats, and has other identified constraints recorded within the SHLAA.
HE20488	No	SHLAA discount – flood risk.
HE20489	Yes	This site was not allocated in the 'Preferred Options' Plan. However it received planning consent for residential development, subject to a legal agreement, in August 2023, and is appropriate for allocation in the Reg 19 Plan.
HE20490	No	SHLAA discount – existing use.

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Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE20491	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20492	No	Site superseded by HE202012.
HE20493	No	SHLAA discount – flood risk.
HE20494	No	SHLAA discount – flood risk.
HE20495	Yes	Site has planning permission.
HE20496	No	SHLAA discount – flood risk.
HE20497	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20498	Yes	Site located at the junction between the A371 and Summer Lane. Site potential to form part of wider Wolverhill Strategic Location although use of land to be confirmed through wider masterplanning.
HE20499	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20500	Partly	The site occupies land north and south of the proposed Banwell Bypass. However the Wolverhill Strategic Location is proposed to the north of the Banwell Bypass with a Strategic Gap identified between the bypass and Banwell. The Strategic Location boundary is taken up to the M5 edge however it is anticipated that noise attenuation as part of a larger land scaped feature will be required in this area of the allocation (see proposed Policy LP1: Wolverhill Strategic Location).
HE20501	No	SHLAA discount – flood risk.
HE20502	No	SHLAA discount – strategic gap.
HE20506	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20507	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20505	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20508	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20510	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20509	No	SHLAA discount – flood risk.
HE201000	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201001	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20700	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE20701/ HE20U02	Yes	The site was allocated for residential development in the 'Preferred Options', and prior to that the adopted Site Allocations Plan, and is considered appropriate for that in Reg 19 Plan. The site is fairly centrally placed in Clevedon, and just within 400m walk of the Town Centre area. There are bus stops within 20m of the site, although the sole bus service within 400m of the site is the demand led WESTlink South. The site is within 300m walk of the Strode Road employment area. The site has limited constraints, but is within Flood Zone 3a tidal so applications will need to be subject to the sequential and exceptions test as appropriate.

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Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE20702	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE20703	Yes	Site has planning permission.
HE20704/ HE20U05	Yes	Urban regeneration site within Nailsea.
HE20705/ HE20U06	Yes	This undeveloped site is located within the settlement limits of Portishead, and has limited constraints.
HE20706	No	Site superseded by HE201044.
HE20707	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE20708/ HE20U14	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20709/ HE20U15	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20710/ HE20U11	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20711/ HE20U12	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE20712/ HE20U18	Yes	Large derelict regeneration site within Weston-super-Mare urban area. Former police station has been demolished and relocated to make way for development.
HE20713	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE20714	Yes	Site has planning permission.
HE20715	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE20716	Yes	The site itself does not contain any constraints. The site is flanked by residential development to the west, north and south. The site does adjoin the Mendip Hills Area of Outstanding Natural Beauty (AONB) to the east. Any development would need to take into the account the AONB when designing the scheme. Otherwise, the site is considered suitable to take forward as a proposed allocation for residential development.
HE20717	Yes	The site is unconstrained and adjoined by existing development to the north, east and south. The site does adjoin the Mendip Hills Area of Outstanding Natural Beauty (AONB) and therefore further landscape issues should be considered. The site is an existing allocation in the Site Allocations Plan. Therefore, the site is considered suitable to take forward as a proposed allocation for residential development.
HE20721	No	Site not available, in existing alternative use.
HE201003	No	Site superseded by HE2010107.
HE201004	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE201005	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201006	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE201007	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201008	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE201009/ HE20U17	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE201010	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201011	No	Site superseded by HE202012.
HE201012	No	This site was proposed as a housing allocation in the 'Preferred Options' for 18 dwellings. As part of that consultation representations were submitted to the consultation stating that there is no longer an intention to develop this parcel of land. On that basis the allocation has been removed.
HE201013	No	This site is located to the south of Langford behind properties fronting the Bristol Road. Development of this site would extend the settlement south towards the Area of Outstanding Natural Beauty (AONB) which could result in a negative impact on the setting and character of Langford, particularly if in combination with the development of other sites on this side of the village.
HE201014	No	SHLAA discount – flood risk.
HE201015	No	This site comprises a haulage yard on the eastern frontage of the site with a field on the western half of the site which backs onto the Strawberry Line, which is classified as Grade 1 agricultural land. There is an orchard to the north of the site which slopes down to Sandford. If the haulage yard is still operational, development of this site would result in the loss of an economic use and potential displacement of an existing business, and the site is considered sensitive in landscape terms.
HE201016	Yes	Small site occupying a central location within the proposed Wolverhill development. Potential to form a part of the wider Strategic Location with specific use to be confirmed.
HE201017	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201018	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201019	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201020	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201021	No	SHLAA discount – flood risk.
HE201022	No	This site is located on the east of Sandford north of the A368. It is not adjacent to the settlement boundary and lies in countryside between Sandford and Churchill. Development of the site would result in sprawl and contribute towards the coalescence of the settlements of Sandford and Churchill as well having a visual impact on the landscape and character of the settlements. The area in which the site lies is proposed as a Strategic gap in the new Local Plan to safeguarding the countryside from 'encroachment' regarding land between the settlements of Sandford and Churchill, and help to protect the setting and character of the settlements. As such it would be contrary to the LP7: Strategic gaps to allocate a housing site in this location.
HE201023	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.



**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE201024	No	SHLAA discount – flood risk.
HE201025	No	SHLAA discount – flood risk.
HE201026	No	SHLAA discount – flood risk.
HE201028	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201029	No	SHLAA discount – flood risk.
HE201030	No	The site does not comprise of any primary constraints. The site is surrounded by development and adjoins the settlement boundary. However, the site has been subject to successive unsuccessful planning permission due to harm to the adjoining Area of Outstanding Natural Beauty (AONB) and limited nearby services. The circumstances of the site remain unchanged. Considering the above, it is recommended the site is not suitable to be brought forward as an allocation.
HE201031	No	Primary constraint and not consistent with spatial strategy.
HE20561	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201033	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201034	Yes	Small site occupying a central location within the proposed Wolverhill development. Potential to form a part of the wider Strategic Location with specific use to be confirmed.
HE201035	No	SHLAA discount – heritage impact.
HE201036	No	SHLAA discount – flood risk.
HE201037	No	SHLAA discount – flood risk.
HE201038	No	Primary constraint and not consistent with spatial strategy.
HE201039	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201040	No	The site does not contain any primary constraints. However, the site does fall mainly within the Mendip Hills Area of Outstanding Natural Beauty (AONB) and on High Grade Agricultural land. Part of the site would adjoin an existing industrial estate which has the potential to conflict with residential use. It is likely a green buffer would need to be created to mitigate against any noise/odour disturbance. The site does not adjoin a settlement boundary and therefore has access to a limited range of services. Given the above, it is not recommended the site is brought forward.
HE201041	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201042	No	SHLAA discount – flood risk.
HE201043	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201044	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE201045	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201046	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE201048	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201071	No	SHLAA discount – flood risk.
HE201072	No	Claverham is not a very sustainable location for the scale of development which this site might imply. There are relatively limited facilities, and the site is considered sensitive in landscape terms. Development could extend the already very linear settlement and cause coalescence with Lower Claverham. There are large fields lacking significant boundary vegetation (mostly low hedges), so development could be highly visible from High Street/Jasmine Lane and public footpaths.
HE201073	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201074	Yes	This site was proposed for allocation in the 'Preferred Options' and this remains the case for the Reg 19 plan. This site is also located between Jubilee Lane and Pudding Pie Lane adjacent to the new housing development being built off Stock Lane (Pudding Pie Lane (East)). It has no primary or secondary constraints. It is located in Langford which has a number of services and facilities including the primary school, health centre and convenience store all of which are within safe, convenient walking distance from the site with paved routes to all these facilities. Therefore this site benefits from the ability of being able to access service and facilities easily by safe walking and cycling routes.
HE201075	No	SHLAA discount – flood risk.
HE201076	No	Claverham is not a very sustainable location for significant housing development as there are relatively limited facilities. Also the site is in Bat Consultation Zone band A, a band of relatively high significance regarding SAC bats.
HE201077	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201078	No	Site superseded by HE20591.
HE201080	No	SHLAA discount – heritage harm.
HE201081	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201082	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201083	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201049	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201051	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201052	No	Site completed.
HE201050	No	SHLAA discount – landscape harm.
HE201053	No	Site ruled out through 'Urban Intensification Interim Report April 2021'. Site therefore not carried forward into latest SHLAA for assessment.
HE201056	No	SHLAA discount – flood risk.
HE201057	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201055	No	The site comprises of agricultural land. The site itself does not contain any primary constraints, but it is in close proximity to a North Somerset and Mendip SAC and Ancient Woodland. Therefore, any develop would potentially affect these sensitive constraints. The site partially falls within flood zone 3a and greater future flood risk.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
		North part of the site is indicated to be within reservoir flood risk extent. An area of critical drainage also falls within the northern part of the site. Part of the site is proposed for Banwell Bypass infrastructure.
HE201058	No	Site in existing business use.
HE201059	Partly	Other parts of sites also superseded by HE203009, HE203010, HE203011, and HE203012.
HE201060	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201061	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE201086	Partly	The site occupies land north and south of the proposed Banwell Bypass. However the Wolverhill Strategic Location is proposed to the north of the Banwell Bypass with a Strategic Gap identified between the Banwell Bypass and Banwell. The site also includes an area identified as having a surface water flood risk and development should be avoided on this part in line with the sequential approach to development and flood risk (para. 162 of the NPPF).
HE201062	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201065	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201067	No	SHLAA discount – strategic gap.
HE201068	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201087	Yes	Site has planning permission.
HE201088	No	Site consider alongside larger HE20496. SHLAA discount – flood risk.
HE201089	No	Site superseded by HE20222.
HE201090	No	Site superseded by HE2015.
HE201092	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201093	No	SHLAA discount – heritage harm.
HE201094	No	SHLAA discount – flood risk.
HE201095	Yes	Site considered as part of larger HE2023.
HE201096	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201097	No	Site superseded by HE201098.
HE201098	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201099	Partly	Site superseded by HE20500.



**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE202000	Yes	Site included as part of wider Wolvershill Strategic Location. Potential to form a part of the wider Strategic Location with specific use to be confirmed.
HE202001	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE202002	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE202003	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE202004	No	SHLAA discount – existing use.
HE202005	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE202006	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE202007	No	SHLAA discount – flood risk.
HE202008	Yes	Site included as part of the larger Grove Farm allocation at Backwell.
HE202009	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE202010	No	Potential for ecological and heritage harm as well as landscape impact and highway access issues.
HE202011	No	SHLAA discount – landscape harm.
HE202012	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE202013	No	Site considered as part of larger HE201067.
HE202014	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE202015	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE203001	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE203002	Partly	Site potential to form part of wider Wolvershill Strategic Location, however uses likely to be only suitable on southern part of site due to flood risk affecting northern parts. Residential may not be permissible subject to noise constraint and will be confirmed through wider assessment and masterplanning.
HE203003	Yes	Small site occupying a central location within the proposed Wolvershill development. Potential to form a part of the wider Strategic Location with specific use to be confirmed.
HE203004	No	SHLAA discount – flood risk.
HE203005	Yes	Site located adjacent to the M5 bridge crossing. Whilst residential development may not be achievable on this site, it may be used for other purposes required for the wider Wolvershill Strategic Location.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE203006	No	Site is identified as being subject to increased flood risk in future.
HE203007	No	Site considered potential as part of wider 'south of Nailsea' opportunity. It is not included in the Pre-submission plan due largely to the uncertainty around the deliverability of enabling transport infrastructure, the overall reduction of dwelling need the plan has to meet, and the more constrained approach to Green Belt release.
HE203008	No	This site is located within the built form of Sandford. It is a strip of land which extends from Station Road up to the Strawberry Line. Develop of this site would be fairly constrained due to it being so narrow and access on to and off Station Road could be problematic. Due to the size of the site it is unlikely that it would accommodate 10 dwellings and therefore would not meet the threshold for an allocation. For this reason it has not being put forward as an allocation.
HE203009	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE203010	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE203011	No	SHLAA discount – flood risk.
HE203012	No	SHLAA discount – flood risk.
HE203013	No	Site close to parcel recently gaining planning consent following appeal for 125 dwellings. SHLAA identifies other constraints on this parcel.
HE203014	No	SHLAA discount – strategic gap.
HE203015	No	SHLAA discount – access constraint.
HE203016	No	Site considered potential as part of wider 'south of Nailsea' opportunity. It is not included in the Pre-submission plan due largely to the uncertainty around the deliverability of enabling transport infrastructure, the overall reduction of dwelling need the plan has to meet, and the more constrained approach to Green Belt release.
HE203020	No	Site considered potential as part of wider 'south of Nailsea' opportunity. It is not included in the Pre-submission plan due largely to the uncertainty around the deliverability of enabling transport infrastructure, the overall reduction of dwelling need the plan has to meet, and the more constrained approach to Green Belt release.
HE203021	No	SHLAA discount – flood risk.
HE203023	No	Site submitted to Preferred Options but not consistent with spatial strategy.
HE203024	No	Site not considered for residential purposes. See employment schedule.
HE203025	No	Site submitted to Preferred Options but not consistent with spatial strategy.
HE203026	No	Site submitted to Preferred Options but not consistent with spatial strategy.
HE203027	No	Site submitted to Preferred Options but not consistent with spatial strategy.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE203028	No	Site submitted to Preferred Options but not consistent with spatial strategy.
HE203029	No	Site submitted to Preferred Options but not consistent with spatial strategy.
HE203030	No	Site submitted to Preferred Options but not consistent with spatial strategy.
HE203032	No	Site submitted to Preferred Options but not consistent with spatial strategy.
HE203033	No	Site submitted to Preferred Options but not consistent with spatial strategy.
HE203034	Yes	Site included as part of an enlarged 'Grove Farm' allocation.
HE203035	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE203036	No	The site is located to the north of Sandford in an attractive paddock area which blends into the rural landscape. Although the village has been extended on its northern side through new development to adjoin this site the Sandmead Rhyne forms a natural boundary to the built form of the village. Development of this site would breach that boundary resulting in further development encroaching into the countryside and would have an adverse impact on the landscape character adding a dense urban type development into an area characterised by scattered spacious dwellings in large plots. Additionally, due to the size of the site it is unlikely that it would accommodate 10 dwellings and therefore would not meet the threshold for an allocation.
HE2010100	No	Site superseded by HE202012.
HE2010101	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2010102/ HE20U09	Yes	Large regeneration site within Weston-super-Mare Town Centre.
HE2010103/ HE20U08	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE2010104	No	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
HE2010105	Yes	Site has planning permission.
HE2010106	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2010107	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2010108	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2010109	No	Site in existing alternative use.
HE2010110	No	Primary constraint and not consistent with spatial strategy.
HE2010111	No	SHLAA discount – existing use including green setting to parklands development.
HE2010112	Yes	Site has planning permission.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE2010113	No	The site does not contain any primary constraints. The site is located to the rear of existing residential development along Oldmixon Road. The site adjoins the existing settlement boundary, and has extant planning permission for 16 dwellings (21/P/0965/OUT).
HE2010114	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2010115	No	See HE203.
HE2010116	No	See HE20509.
HE2099	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_77	Yes	Site has planning permission.
LUC_78	No	Site consented but small site.
LUC_79	No	Completed.
LUC_80	Yes	Site has planning permission.
LUC_81	Yes	See HE20708.
LUC_82	Yes	Ongoing build out of consented Hayward Village (various planning consents).
LUC_83	Yes	Site has planning permission.
LUC_84	Yes	See HE20419.
LUC_85	Yes	See HE20433.
LUC_86	Yes	See HE20710.
LUC_87	Yes	See HE20711.
LUC_88	Yes	See HE20564.
LUC_89	Yes	See HE20701.
LUC_90	Yes	See HE2026.
LUC_91	Yes	See HE20703.
LUC_92	Yes	See HE20705.
LUC_93	No	Completed.
LUC_94	Yes	Site has planning permission.
LUC_95	Yes	Site has planning permission.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
LUC_96	Yes	See HE20709.
LUC_97	Yes	Site has planning permission.
LUC_98	Partly	See HE20273.
LUC_99	Yes	Site has planning permission.
LUC_100	Yes	Site has planning permission.
LUC_101	No	Completed.
LUC_102	Yes	Site has planning permission.
LUC_103	Yes	Site has planning permission.
LUC_104	No	Site subject to current application – small site.
LUC_105	Yes	See HE20549.
LUC_106	Yes	Site has planning permission.
LUC_107	Yes	See HE20712.
LUC_108	Yes	Regeneration site within Weston-super-Mare Town Centre.
LUC_109	Yes	Ongoing build-out of consented Parklands Village.
LUC_110	Yes	See HE20652.
LUC_111	Yes	See HE20651.
LUC_112	No	Completed.
LUC_113	Yes	Site has planning permission.
LUC_114	No	Completed.
LUC_115	No	Completed.
LUC_116	No	Completed.
LUC_117	Yes	See HE20U05.
LUC_118	Yes	Site has planning permission.
LUC_119	Yes	Site has planning permission.
LUC_120	No	Completed.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
LUC_121	Yes	See HE20716.
LUC_122	Yes	See HE20717.
LUC_123	Yes	See HE20187.
LUC_124	No	Completed.
LUC_125	No	Application in progress – small site.
LUC_126	Yes	Site has planning permission.
LUC_127	Yes	Site has planning permission.
LUC_128	No	Completed.
LUC_129	No	See HE202012.
LUC_130	Yes	See HE20595.
LUC_131	Yes	Site has planning permission.
LUC_132	No	See HE20591, HE20612 and HE202016.
LUC_133	No	See HE20136.
LUC_134	No	This is 'Preferred Options' Yanley Lane proposed allocation. See HE20110.
LUC_135	Yes	Proposed Wolverhill Strategic Location ('Preferred Options' allocation) – See policy LP1 of local plan and individual site records within the SA.
LUC_136	Yes	See HE2075.
LUC_137	No	See HE201012.
LUC_138	Yes	See HE2076.
LUC_139	Yes	See HE20178.
LUC_140	No	Site recently refused planning permission.
LUC_141	Yes	Site has planning permission.
LUC_142	Yes	Site has planning permission.
LUC_143	No	Was a proposed site at 'Preferred Options' stage but not carried forward into Regulation 19.
LUC_144	Yes	Neighbourhood Development Plan extant allocation.
LUC_145	Yes	See HE2024.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
LUC_146	Partly	See HE20358.
LUC_147	Yes	Site has planning permission.
LUC_148	Yes	Considered as part of HE2023.
LUC_149	Yes	Considered as part of HE2023.
LUC_150	Yes	See HE201074.
LUC_151	Yes	See HE2010103.
LUC_152	Yes	See HE2010102.
LUC_153	Yes	See HE201009.
LUC_154	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
LUC_155	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
LUC_156	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
LUC_157	Yes	Brought forward subject to passing the Sequential and Exceptions Test. Site falls within a sustainable location and re-uses previously developed land.
LUC_158	Yes	Site has planning permission.
LUC_159	No	Existing use.
LUC_160	No	Site has planning permission.
LUC_161	Yes	Site has planning permission.
LUC_162	No	Completed.
LUC_163	No	Completed.
LUC_164	No	Completed.
LUC_165	Yes	Site has planning permission.
LUC_166	Yes	Site has planning permission.
LUC_167	Yes	Site has planning permission.
LUC_168	No	Completed.
LUC_169	Yes	See HE20409.
LUC_170	Partly	The site adjoins the settlement boundary for Hutton. The existing site is open pastoral land and comprises of equestrian/agricultural development. The site does not contain any primary constraints. However, in terms of secondary constraints, part of the site falls within Flood Zone 3a with an indication of greater future flood risk.



**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
		Development of the site would have potential to impact on the strategic gap. Consequently, to mitigate against the constraints it is recommended a smaller part of the site is brought forward for allocation.
LUC_171	No	See HE20124.
LUC_172	No	See HE2012.
LUC_173	No	Completed.
LUC_174	Yes	See above sites HE20489.
LUC_175	Yes	See above sites HE207.
LUC_176	Yes	See above sites HE20615 and HE20286.
LUC_177	No	See above HE20488.
LUC_2001	Yes	Site has planning permission.
LUC_2002	Yes	Site has planning permission.
LUC_2003/ HE20U26	Yes	This site is previously developed land and is considered appropriate for residential allocation in the Reg 19 Local Plan. The site is fairly centrally placed in Clevedon, within 630m walk of the Town Centre area. The site has limited constraints but is within Flood Zone 3a tidal so applications will need to be subject to the sequential and exceptions test as appropriate.



## **North Somerset Council's Reasons for Selecting or Rejecting the Employment Site Options Considered for Allocation in the Local Plan**

**E.2** The selection of sites has been guided by the overall need for employment land as evidenced through the Employment Land and Premises Requirement Evidence (Hardisty Jones Associates). In addition, selection of sites has taken into account the overarching spatial strategy, other evidence base findings including the Employment Land Review (2018), stakeholder views, and the provisions of other proposed policies in the local plan that support business growth, e.g. ability for existing business premises/sites to expand.

**Table E.2: North Somerset Council's reasons for selecting or rejecting the employment site options considered for allocation in the Local Plan**

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE203024	No	Small site forming part of landscape edge to M5. Also considered as part of LUC_4.
LUC_1	Yes	Consented employment land at Parklands. Employment Land Review (2018) supported employment across this site as part of a wider mixed-use opportunity. This site boundary reflects the overall Parklands development which comprises housing, employment, and other uses.
LUC_2	Yes	Consented employment land at Weston Business Quarter. Employment Land Review (2018) supported allocation of this site and there is further interest in developing this land for commercial purposes. The site is located within the J21 Enterprise Area.
LUC_3	Yes	Proposed carry forward of extant employment land allocation. Site in close proximity to J20 and evidence indicates strong demand for business space well connected to the motorway. Employment Land Review (2018) supported allocation of this site and there is further interest in developing this land for commercial purposes.
LUC_4	No	These are parcels within an existing business site. Preferable to focus new employment land provision on larger, strategic sites in this area, however expansion of business sites on this site would be permissible in principle under other proposed policies in the local plan e.g. proposed Policy DP61.
LUC_5	Yes	Proposed carry forward of extant employment land allocation. Remaining employment land allocation within Portishead now in addition to proposed Broad Location at Wyndham Way that is also proposed to include 3.75ha of business land, representing an overall increase in the provision of employment land in the town. Employment Land Review (2018) supported allocation of this site noting the potential for the scheme as part of a wider mixed use regeneration initiative. An recent appeal also supported the retention of this site for business use.
LUC_6	No	Site completed.
LUC_7	Yes	Proposed carry forward of extant employment land allocation. Site is located within WsM and close to J21 and within the J21 Enterprise Area. Employment Land Review (2018) supported allocation of this site and there is further interest in developing this land for commercial purposes. The Employment Land Review (2018) did however note a potential conflict with neighbouring residential use and this would need to be addressed at the planning application stage.
LUC_8	No	Existing business site.
LUC_9	Yes	Proposed carry forward of extant employment land allocation. Site is located within WsM and close to J21 and within the J21 Enterprise Area. Wider site has already had business development completed. Employment Land Review (2018) supported allocation of this site noting the potential for office development.
LUC_10	Yes	Proposed carry forward of extant employment land allocation. Site is located within WsM. Employment Land Review (2018) supported allocation of this site noting the potential for industrial uses and the sites good access to the strategic road network.
LUC_11	No	Considered as part of HE20273 and proposed for residential purposes.
LUC_12	No	Site completed.
LUC_13	No	Site existing business use.
LUC_14	No	Employment Land Review (2018) scored this site poorly advising that it is not suitable for any substantial development and that development would require significant infrastructure improvements.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
LUC_15	Yes	Proposed carry forward of extant employment land allocation. Site is located within WsM and is located next to waste facilities. Employment Land Review (2018) notes good access to strategic road network and presence of nearby commercial uses.
LUC_16	Yes	Site is identified as part of the wider Wolverhill Strategic Location. This particular site forms part of the wider mixed-use allocation and additional masterplanning will confirm the final distribution of land uses including location of employment.
LUC_17	No	Employment land previously considered as part of the Yanley Lane proposal. However this location has been removed from the plan.
LUC_18	No	Employment land previously considered as part of the planned development in Nailsea and Backwell. However this location has been removed from the plan.
LUC_19	Yes	Site addressed under LUC_1.
LUC_20	Yes	Site addressed under LUC_1.
LUC_21	Yes	Site addressed under LUC_1.
LUC_22	Yes	Site addressed under LUC_1.
LUC_23	No	This employment site is proposed to be removed and instead proposed for additional residential development at Parklands Village.
LUC_24	No	Employment land previously considered as part of the Yanley Lane proposal. However this location has been removed from the plan.
LUC_25	Yes	Site is identified as part of the wider Wolverhill Strategic Location. This particular site forms part of the wider mixed use allocation and additional masterplanning will confirm the final distribution of land uses including location of employment.
LUC_26	Yes	See commentary under 'LUC_10' above. Rolling forward a smaller part of an extant allocation. Employment Land Review (2018) supported allocation of this site noting the potential for industrial uses and the sites good access to the strategic road network.
LUC_27	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_28	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_29	No	Preferable sites proposed for employment to meet future business needs.
LUC_30	No	Preferable sites proposed for employment to meet future business needs.
LUC_31	No	Preferable sites proposed for employment to meet future business needs.
LUC_32	No	Site promoted for residential development as well as employment but site subject to flood risk.
LUC_33	No	SHLAA discount – landscape harm – see HE20303.
LUC_34	No	Site being promoted for residential development.
LUC_35	No	Site subject to flood risk and transport constraints and is promoted for mixed use residential and employment uses.
LUC_36	Yes	Site is identified as part of the wider Wolverhill Strategic Location. This particular site forms part of the wider mixed use allocation and additional masterplanning will confirm the final distribution of land uses including location of employment.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
LUC_37	Yes	Site is identified as part of the wider Wyndham Way Broad Location. Employment proposed to form part of the wider Broad Location that together with employment land at Gordano Gate, increases the scale of employment land supply in Portishead.
LUC_38	No	Site is subject to flood risk and parts are proposed as part of the Banwell Bypass proposal (See 'Proposed Major Transport Schemes' in Schedule 7 of the Local Plan including corresponding scheme safeguarded alignment on the Policies Map).
LUC_39	No	Employment land previously considered as part of the planned development in Nailsea and Backwell. However this location has been removed from the plan.
LUC_40	No	Preferable sites proposed for employment to meet future business needs.
LUC_41	No	Preferable sites proposed for employment to meet future business needs.
LUC_42	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_43	No	Preferable sites proposed for employment to meet future business needs. Site also promoted for residential use.
LUC_44	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_45	No	Existing business use.
LUC_46	No	Preferable sites proposed for employment to meet future business needs.
LUC_47	No	Preferable sites proposed for employment to meet future business needs.
LUC_48	No	Preferable sites proposed for employment to meet future business needs.
LUC_49	No	Preferable sites proposed for employment to meet future business needs.
LUC_50	No	Preferable sites proposed for employment to meet future business needs.
LUC_51	No	Preferable sites proposed for employment to meet future business needs.
LUC_52	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_53	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_54	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_55	Partly	Land is proposed for employment use as part of the consented Parklands development.
LUC_56	Yes	A smaller site is proposed for 25ha of employment use with a new access onto J20 at Clevedon. This is identified to focus on distribution, logistics, and warehousing demands, and is well located to the strategic road network. This will be a medium to longer term provision as the development will require significant enabling infrastructure to facilitate delivery including a new eastern highway connection onto J20 of the M5. Evidence indicates a demand in future for such land and premises and this allocation, in addition to the range of other employment sites in the Pre-submission Local Plan respond to the concern over the lack of employment land in North Somerset.
LUC_57	No	Employment land previously considered as part of the Yanley Lane proposal. However this location has been removed from the plan.
LUC_58	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.

**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
LUC_59	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_60	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_61	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_62	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_63	No	Green Belt status in addition to employment land needs being met in preferable locations.
LUC_64	No	Site consented for residential purposes.
LUC_65	No	Site consented for residential purposes.
LUC_66	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_67	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_68	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_69	No	Site proposed for residential purposes.
LUC_70	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_71	No	Preferable sites proposed for employment to meet future business needs.
LUC_72	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_73	No	Preferable sites proposed for employment to meet future business needs.
LUC_74	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
LUC_75	No	Green Belt status in addition to employment land needs being met in preferable locations.

## **North Somerset Council's Reasons for Selecting or Rejecting the Mixed-use Site Options Considered for Allocation in the Local Plan**

**E.3** Most of these sites are discussed in the previous tables.

**Table E.3: North Somerset Council's reasons for selecting or rejecting the mixed use site options considered for allocation in the Local Plan**

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE2062	No	Most of this site extends well beyond the area of search for Backwell so is not consistent with spatial strategy. Part of it is considered under ref HE203035 but discounted, for reasons including Green Belt status.
HE2064	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE2068	No	Site located within the Green Belt within a sub-area that overall scored low in terms of Green Belt harm. However the local plan has set out a supply of sites that largely avoid the need for Green Belt release.
HE20110	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE20125	Site partly proposed for a new 25ha employment site	SHLAA discount for residential – flood risk. See employment schedule, site ref: LUC_56.
HE20136	No	The decision has been taken to significantly reduce the scale of proposed development within the Green Belt compared to the 'Preferred Options' stage. The rationale for this includes the overall reduction in the level of housing need identified for the plan, as well as taking a more constrained approach to Green Belt release in line with the NPPF.
HE20138	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20139	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20222	No	SHLAA discount – flood risk.
HE20223	No	SHLAA discount – flood risk and larger part of site detached from main settlement.
HE20245	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20492	No	Site superseded by HE202012.
HE20494	No	SHLAA discount – flood risk.
HE20496	No	SHLAA discount – flood risk.
HE20500	Partly	The site occupies land north and south of the proposed Banwell Bypass. However the Wolvershill Strategic Location is proposed to the north of the Banwell Bypass with a Strategic Gap identified between the bypass and Banwell. The Strategic Location boundary is taken up to the M5 edge however it is anticipated that noise attenuation as part of a larger land scaped feature will be required in this area of the allocation.
HE20509	No	SHLAA discount – flood risk.



**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
HE20589	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20595	Partly	Whilst the site is retained in the Reg 19, it has been enlarged to extend the boundary to Chelvey Lane. Overall the site is not subject to any overriding constraints and is located in good proximity to the railway station and Nailsea town. It is also located on the A370 corridor that has good public transport services. Southern part of site falls within the Horseshoe bat juvenile sustenance zone and development should not be permitted in this area. The proposed allocation only extends to Chelvey Lane so does not include this more sensitive area.
HE20598	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE20604	Partly	Site record superseded by HE201086.
HE20607	Partly	Large site adjacent and to the east of Wolvershill road. Site has lower lying parts within the flood zone however a large part is outside of the flood zone and makes up a large part of the proposed Wolvershill development. Land in lower lying areas may be used for green infrastructure, and ecological enhancement.
HE20611	No	Reliant upon strategic transport infrastructure within the Green belt, the deliverability of which is uncertain in terms of viability and deliverability. Site is located within an area identified as being one of the main commuting and foraging routes for horseshoe bats, and has other identified constraints recorded within the SHLAA.
HE20612	No	This is a large site to the south of Nailsea that was proposed in the Preferred Options stage of the local plan. Its removal from the Pre-submission plan is largely due to the uncertainty around the deliverability of enabling transport infrastructure, the overall reduction of dwelling need the plan has to meet, and the more constrained approach to Green Belt release.
HE20627	No	Site superseded by HE201098.
HE20635	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE201036	No	SHLAA discount – flood risk.
HE201059	Partly	Other parts of site superseded by HE203009, HE203010, HE203011, and HE203012.
HE201086	Partly	The site occupies land north and south of the proposed Banwell Bypass. However the Wolvershill Strategic Location is proposed to the north of the Banwell Bypass with a Strategic Gap identified between the bypass and Banwell. The site also includes an area identified as having a surface water flood risk and development should be avoided on this part.
HE201088	No	Site consider alongside larger HE20496. SHLAA discount – flood risk.
HE201090	No	Site superseded by HE2015.
HE201098	No	Site not consistent with spatial strategy so accordingly not taken forward for further consideration.
HE202012	No	Site is within the Green Belt. The sites removal from the Pre-submission plan is largely due to the overall reduction of dwelling need the plan has to meet, the more constrained approach to Green Belt release, and in response to concerns raised through public consultation on the scale of development proposed at Backwell through the 'Preferred Options' consultation.
LUC_82	Yes	Ongoing build out of consented Hayward Village (various planning consents).
LUC_109	Yes	Ongoing build-out of consented Parklands Village (various planning consents).
LUC_134	No	See HE20110.



**Appendix E** Council's Reasons for Selecting or Rejecting Site Options

Site Code/SHLAA Reference	Allocated in Pre-Submission Local Plan?	Council's Reasons for Decision-making
LUC_135	Yes	Proposed Wolverhill Strategic Location ('Preferred Options' allocation) – See policy LP1 of local plan and individual site records above.
LUC_176	Yes	See above sites HE20615 and HE20286.
LUC_2004	Yes	Wyndham Way Broad Location – this is a large mixed use regeneration area referred to through proposed Policy LP17: Wyndham Way. The supporting text to that policy sets out a justification for the allocation of this area. This is a regeneration area within one of the four main towns and is proposed to comprise a range of uses.

# References

- 1 [Office for National Statistics \(2022\) Estimates of the population for the UK, England, Wales, Scotland and Northern Ireland](#)
- 2 [West of England Combined Authority \(2021\) Employment Land Spatial Needs Assessment \(ELSNA\) Summary](#)
- 3 North Somerset Council (2020) North Somerset Local Plan Pre-commencement Document
- 4 North Somerset Council (2020) North Somerset Local Plan 2038 Challenges and Choices Part 1 – Challenges for the Future
- 5 North Somerset Council (2020) North Somerset Local Plan 2038 Challenges and Choices Part 1 – Choices for the Future
- 6 North Somerset Council (2020) SA Interim Report
- 7 The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633) as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232) and The Environmental Assessment of Plans and Programmes (Amendment) Regulations 2020 (SI 2020/1531)
- 8 [Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government \(2015, updated 2020\) Strategic environmental assessment and sustainability appraisal](#)
- 9 North Somerset Council (2020) SA Scoping Report
- 10 [West of England Combined Authority \(2021\) Employment Land Spatial Needs Assessment \(ELSNA\) Summary](#)
- 11 At the time of writing there are made Neighbourhood Plans for: Abbots Leigh, Ham Green, Pill and Easton-in-Gordano; Backwell, Claverham; Congresbury; Long Ashton and Yatton.
- 12 The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633) as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI

## References

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- 2018/1232) and The Environmental Assessment of Plans and Programmes (Amendment) Regulations 2020 (SI 2020/1531)
- 13** The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012) as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579)
- 14** Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework
- 15** Ministry of Housing, Communities and Local Government (2023) Planning Practice Guidance
- 16** The updated PPG clarifies that this requirement of the NPPF is to be applied “where most of the development arising from larger scale developments proposed in the plan will be delivered well beyond the plan period, and where delivery of those developments extends 30 years or longer from the start of the plan period”. Furthermore, where this requirement applies “the authority will need to ensure that their vision reflects the long-term nature of their strategy for the plan or those larger scale developments. It is not anticipated that such visions would require evidence in addition to that already produced to support the plan”.
- 17** North Somerset Council (2017) North Somerset Landscape Sensitivity Assessment
- 18** North Somerset Council (2017) North Somerset Landscape Sensitivity Assessment
- 19** Please note, Policy SP9 sets out the overall strategy for the distribution of business development in the District in line with the spatial strategy. The sustainability effects developing of these sites have been considered separately through the appraisal of that policy earlier in the SA Report.
- 20** [West of England Combined Authority \(2021\) Employment Land Spatial Needs Assessment \(ELSNA\) Summary](#)
- 21** Please note that the Council took the approach in the SA Scoping Report (2020) of excluding plans and policies above the national level given that the objectives of these are translated into national policy, principally through the NPPF. For completeness this report includes details of plans and policies of most relevance at the international level.

## References

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- 22 [North Somerset Council \(2022\) Authority Monitoring Report](#)
- 23 [West of England Combined Authority \(2021\) Employment Land Spatial Needs Assessment \(ELSNA\) Summary](#)
- 24 [West of England Combined Authority \(2021\) Employment Land Spatial Needs Assessment \(ELSNA\) Summary](#)
- 25 [Nomis \(2021\) Labour Market Profile – North Somerset](#)
- 26 [Nomis \(2020\) annual population survey \(Oct 2018 – Sep 2019\)](#)
- 27 [Nomis \(2021\) Labour Market Profile – North Somerset](#)
- 28 Office for National Statistics (2023) Earnings and hours worked, place of work by local authority: ASHE Table 7 – 2022 revised edition of this dataset
- 29 [Office for National Statistics \(2022\) Business demography, UK](#)
- 30 [West of England Combined Authority \(2021\) Employment Land Spatial Needs Assessment \(ELSNA\) Summary](#)
- 31 [North Somerset Council \(2021\) Placemaking Strategy](#)
- 32 [Office for National Statistics \(2022\) Estimates of the population for the UK, England, Wales, Scotland and Northern Ireland](#)
- 33 [Office for National Statistics \(2022\) Estimates of the population for the UK, England, Wales, Scotland and Northern Ireland](#)
- 34 [Ministry of Housing, Communities and Local Government \(2019\) Indices of Deprivation: 2019 and 2015](#)
- 35 [Office for National Statistics \(2011\) 2011 Census](#)
- 36 [North Somerset Council \(2022\) Authority Monitoring Report](#)
- 37 [Office for National Statistics \(2023\) House price \(existing dwellings\) to residence-based earnings ratio](#)
- 38 [West of England Combined Authority \(2021\) Employment Land Spatial Needs Assessment \(ELSNA\) Summary](#)
- 39 [North Somerset Council \(2017\) North Somerset Gypsy, Traveller and Travelling Showpeople Accommodation Assessment \(GTAA\)](#)

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- 40 [North Somerset Council \(2021\) Joint Health and Wellbeing Strategy](#)
- 41 [Office for Health Improvement and Disparities \(2022\) Indicators: maps, data and charts – Life expectancy at birth for females, 2016 to 2020 \(years\)](#)
- 42 [Office for Health Improvement and Disparities \(2022\) Indicators: maps, data and charts – Life expectancy at birth for females, 2016 to 2020 \(years\)](#)
- 43 [Office for Health Improvement and Disparities \(2023\) Local Authority Health Profiles – North Somerset](#)
- 44 [Office for Health Improvement and Disparities \(2023\) Local Authority Health Profiles – North Somerset](#)
- 45 [North Somerset Council \(undated\) Joint strategic needs assessment \(JSNA\) for health and social care](#)
- 46 [Office for National Statistics \(2023\) Recorded crime data by Community Safety Partnership area](#)
- 47 [CrimeRate \(2023\) Crime and Safety in Weston-super-Mare](#)
- 48 [North Somerset Council \(2016\) North Somerset Residents Survey 2016](#)
- 49 [North Somerset Council \(2016\) North Somerset Residents Survey 2016](#)
- 50 [North Somerset Council \(2018\) The Economic Impact of North Somerset’s Visitor Economy 2017](#)
- 51 [North Somerset Council \(2020\) North Somerset Visitor Economy Action Plan](#)
- 52 [OS Maps \(undated\) National Cycle Network](#)
- 53 [Department for Environment, Food and Rural Affairs, Department for Business, Energy and Industrial Strategy, Met Office and Environment Agency \(2022\) UK Climate Projections: Headline Findings](#)
- 54 [North Somerset Council \(undated\) Our plans to tackle climate change](#)
- 55 [Tyndall Centre \(2023\) Setting Climate Commitments for North Somerset – Quantifying the implications of the United Nations Paris Agreement for North Somerset](#)

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- 56 [Department for Energy Security and Net Zero \(2023\) UK greenhouse gas emissions: local authority and regional](#)
- 57 Where generation figures have N/A this means there was some generation in this local authority but it has been suppressed to prevent the output of individual plants being revealed.
- 58 [Department for Energy Security and Net Zero \(2014, updated 2023\) Regional Renewable Statistics](#)
- 59 North Somerset Council (2021) Renewable Energy Resource Assessment Report
- 60 [North Somerset Council \(undated\) Draft Recycling and Waste Strategy](#)
- 61 Office for National Statistics (2020) Road traffic statistics (TRA) 2020
- 62 [Office for National Statistics \(2011\) 2011 Census](#)
- 63 [Travel West \(2021\) Cribbs Patchway metrobus extension](#)
- 64 [North Somerset Council \(2021\) Work begins to complete £3.1m Weston to Clevedon cycle route](#)
- 65 [National Rail \(undated\) National Rail Accessibility Map](#)
- 66 [North Somerset Council \(2022\) Authority Monitoring Report](#)
- 67 [Bristol Airport \(2021\) Annual Monitoring Report](#)
- 68 [Bristol Airport \(2021\) Annual Monitoring Report](#)
- 69 [Bristol Airport \(undated\) Our future](#)
- 70 [North Somerset Council \(2020\) Sustainability Appraisal: Scoping Report – Local Plan 2038](#)
- 71 [Natural England \(2023\) Designated Sites View – Condition of SSSI Units in County SOMERSET](#)
- 72 [North Somerset Council \(2018\) Landscape Character Assessment – Supplementary Planning Guidance](#)
- 73 [North Somerset Council \(2018\) Landscape Character Assessment – Supplementary Planning Guidance](#)

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- 74 [Mendip Hill Area of Outstanding Natural Beauty \(2019\) Mendip Hills Area of Outstanding Natural Beauty \(AONB\) Management Plan 2019-2024](#)
- 75 [North Somerset Council \(2021\) North Somerset Green Belt Assessment](#)
- 76 [North Somerset Times \(2021\) Five sites get Green Flag status](#)
- 77 [North Somerset Council \(2021\) Green Infrastructure Strategy](#)
- 78 [Historic England \(2022\) Heritage at Risk – South West Register](#)
- 79 [Department for Environment, Food and Rural Affairs, Welsh Government and Environment Agency \(2009\) Water for life and livelihoods – River Basin Management Plan Severn River Basin District](#)
- 80 [Environment Agency \(2022\) Severn River Basin Management Plan summary and cross border catchments \(England and Wales\)](#)
- 81 [North Somerset Council \(2020\) North Somerset Council Level 1 Strategic Flood Risk Assessment](#)
- 82 Making use of data presented in the West of England Employment Land Spatial Needs Assessment (2021) in relation to the concentration of businesses in the West of England.
- 83 [Ofcom website](#)
- 84 Where a site would result in a significant negative effect in combination with a negative positive effect an overall significant negative effect is recorded.

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