

Pre-submission North Somerset Local Plan: Sustainability Appraisal Non-Technical Summary

North Somerset Council

Final report

Prepared by LUC

October 2025

Version	Status	Prepared	Checked	Approved	Date
1	Final Report	S Temple	S Temple	K Nicholls	23.10.2025



Land Use Consultants Limited

Registered in England. Registered number 2549296. Registered office: 250 Waterloo Road, London SE1 8RD. Printed on 100% recycled paper

Contents

Chapter 1	4
Non-Technical Summary	
Introduction	4
Sustainability Appraisal	4
Policy context	7
Baseline information and key sustainability issues	9
Method and SA framework	14
SA of the alternative spatial approaches	18
SA of the alternative site options	18
Likely effects of the Pre-submission North Somerset Local Plan (October 2025)	18
Monitoring	24
Conclusions	33
Next steps	33
References	34

Chapter 1

Non-Technical Summary

Introduction

1.1 This Sustainability Appraisal: Non-Technical Summary relates to the Sustainability Appraisal of the North Somerset Local Plan, which is being prepared by North Somerset Council. It relates to the Pre-Submission consultation document (October 2025). The Local Plan sets out the long-term spatial vision and priorities for North Somerset as well as the policies and sites that are required to deliver that vision over the period up to 2041.

1.2 Plans and strategies such as the North Somerset Local Plan are subject to a process called Sustainability Appraisal (SA), which assesses the likely effects of a plan on environmental, social and economic issues. This Non-Technical Summary relates to the full SA Report which is being published for public consultation.

1.3 The current version of the Local Plan has been prepared following a number of previous consultations. These previous stages of plan making, and details of the SA work that has been carried out at each stage, are described in the full SA report.

Sustainability Appraisal

1.4 The Planning and Compulsory Purchase Act 2004 requires Local Plans to be subject to SA. SA is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely environmental, social and economic effects of the policies and proposals in a plan from the outset of its development.

1.5 SEA is also a statutory assessment process, required by the SEA Regulations [\[See reference 1\]](#). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment. The Government advises that a joint SA and SEA process can be carried out by producing an SA Report which incorporates the requirements of the SEA Regulations. This approach has been taken to the SA/SEA of the North Somerset Local Plan and the process is referred to for ease as simply 'SA'.

1.6 The SA is being undertaken in stages alongside the preparation of the Local Plan in order to provide sustainability guidance as the plan is developed. The approach

that has been taken to the SA of the North Somerset Local Plan to date is described below.

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

1.7 The SA process began in March 2020 with the production of an Scoping Report for the North Somerset Local Plan. The Scoping Report determined what the SA should cover by reviewing a wide range of relevant policy documents and examining data to help identify what the key sustainability issues are in North Somerset as well as likely future trends. This work helped to inform the development of a set of sustainability objectives (referred to as the 'SA framework') against which the effects of the plan would be assessed. Table 1.2 further ahead in this Non-Technical Summary presents the SA framework for the North Somerset Local Plan.

1.8 To make sure that the likely sustainability effects of the policy and site options being considered for inclusion in the Local Plan are assessed consistently, the SA framework is supported by a set of site assessment criteria. These are presented in Appendix D of the full SA Report.

SA Stage B: Developing and refining options and assessing effects

1.9 Developing options for a plan is an iterative process which usually involves a number of consultations with stakeholders and the public. The SA process can help to identify where there may be other 'reasonable alternatives' to the options being considered for the policies and site allocations to be included in a plan. The reasonable alternative options that have been considered for the North Somerset Local Plan have included alternative spatial approaches as well as potential sites for new housing and employment development, as described below.

Spatial distribution options

1.10 The Choices for the Future consultation document (November 2020) set out four alternative spatial approaches for the Local Plan:

- Retain Green Belt
- Urban Focus
- Transport Corridors

■ Greater Dispersal

1.11 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.

1.12 The four approaches were subject to SA by North Somerset Council, with the findings being reported in the November 2020 SA Interim Report.

1.13 Further SA work was undertaken by LUC during Summer 2023 in relation to reasonable alternative spatial strategies. North Somerset Council had worked up seven alternative spatial strategy 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.

1.14 Those alternative spatial strategy options have underpinned the development of the preferred spatial strategy, now at the core of the Pre-submission Plan. The Council considers that the spatial strategy options considered, and the resulting spatial strategy selection, are sufficient to accommodate the increased housing requirement established through the new standard method.

Site options

1.15 Reasonable alternative options for the residential and employment sites to be allocated through the Local Plan have been identified by North Somerset Council, drawing from the Strategic Housing Land Availability Assessment (SHLAA) and sites submitted to a Call for Sites carried out in 2020. All sites identified in the SHLAA have been assessed, with the only sites not considered being those entirely subject to hard constraints as identified through the SHLAA work undertaken. Following the Preferred Options consultation in March to April 2022, a number of additional site options were identified by North Somerset Council and were subject to SA as part of the preparation of the November 2023 SA Report. A number of additional site options have been identified since then, particularly as North Somerset Council had to undertake an additional Call for Sites consultation in February to March 2025 to meet the higher housing requirement.

SA Stage C: Preparing the Sustainability Appraisal Report

1.16 The full SA report and this Non-Technical Summary describe the SA work that has been carried out during earlier stages of Local Plan preparation and set out the SA findings for the Pre-submission North Somerset 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.

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

1.17 North Somerset Council is inviting comments on the full SA Report and this Non-Technical Summary as well as the Pre-submission North Somerset Local Plan document itself. These documents are being published on the Council's website for consultation between October and December 2025.

SA Stage E: Monitoring implementation of the Local Plan

1.18 Recommendations for monitoring the sustainability effects of implementing the North Somerset Local Plan are presented in Chapter 7 of the full SA Report and are described further ahead in this Non-Technical Summary.

Policy context

1.19 There are a large number of plans and programmes that could be relevant to the preparation of the North Somerset Local Plan. In particular, the Local Plan must adhere to national planning policy as set out in the National Planning Policy Framework (NPPF).

1.20 The Local Plan should provide a spatial expression of other plans and programmes where relevant, to assist in their implementation. It must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level. In line with the requirements of the SEA Regulations, relevant international, national, regional, sub-regional and local plans have been reviewed in detail in relation to their objectives, targets and indicators and their implications for the Local Plan and the Sustainability Appraisal. The full review can be seen in Chapter 3 and Appendix B of the full SA Report.

1.21 The Local Plan Review 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.”

1.22 The NPPF sets out information about the purposes of local plan-making, stating that plans should:

- Be prepared with the objective of contributing to the achievement of sustainable development;
- Be prepared positively, in a way that is aspirational but deliverable;
- Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- Be accessible through the use of digital tools to assist public involvement and policy presentation; and
- Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area.

1.23 The NPPF also requires Local Plans to be “aspirational but deliverable”. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable environmental, social and economic development; however significant adverse impacts in any of those areas should be avoided.

1.24 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- Homes (including affordable housing), employment, retail, leisure and other commercial development;
- Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- Community facilities (such as health, education and cultural infrastructure); and

- Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

1.25 The NPPF also promotes well-designed places and development, and plans should “at the most appropriate level, set out a clear design vision and expectations”.

1.26 Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development, including qualitative aspects such as design of places, landscapes, and development.

Baseline information and key sustainability issues

1.27 In line with the requirements of the SEA Regulations, consideration has been given to the current state of the environment in North Somerset. Detailed baseline information for the district is presented in Appendix C of the full SA Report and it has been updated throughout the SA process. As well as environmental issues, the baseline information includes a description of social and economic issues in the district.

1.28 The baseline information contributed to the identification of a set of key sustainability issues for North Somerset, which in turn helped to develop a locally appropriate SA framework (i.e. a set of SA objectives) that would be used for appraising the emerging Local Plan. Table 1.1 sets out the key sustainability issues for the district. In line with the requirements of the SEA Regulations, consideration has been given to the likely evolution of the environment in the district if the Local Plan were not to be implemented (see Chapter 3 of the full SA Report). In general, the adopted Core Strategy and Sites and Policies Plan Parts 1 and 2 for North Somerset contain policies which set out requirements that will help to address the key sustainability issues for the plan area. In the absence of the new Local Plan, the requirements of these policies along with national planning policy would continue to help limit the most adverse effects in relation to these issues. However, without the Local Plan development is more likely to come forward at less sustainable locations in the district given changing circumstances and the emergence of more up-to-date evidence since the adoption of the current Core Strategy. The new Local Plan presents an opportunity to include updated policies to better address the trends observed across these key sustainability issues. It also presents an opportunity to respond positively to issues of importance on the national stage such as climate change, biodiversity and health and wellbeing as well as ensuring that the housing and employment needs of local people are met.

Table 1.1: Key sustainability issues for North Somerset

Key issue	Objective	Scale of challenge	Likely evolution of the issue without the plan
Inequality	Better and more sustainable access to jobs, services, facilities and amenities for all.	There is a specific need to address inequality, where access to local jobs and services is worse for some residents (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 the majority of 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.	<p>Moderate/major</p> <p>Continuation of current trend, although other strategies and initiatives may well impact on this trend.</p> <p>The growth strategy in the new Local Plan could help ensure that a high proportion of residents are able to access nearby jobs, 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.</p>
Economic prosperity	Safeguarding and increasing jobs and productivity, meeting the future needs of businesses for additional land and premises.	Despite containing some of the region's key drivers for economic growth (including the 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.	<p>Major</p> <p>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 fact many people now work from home, following the shift to home working as a result of the COVID-19 pandemic.</p> <p>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. They could also help to support homeworking in the plan area by requiring the design of development to support related activities.</p>
Town centre decline	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.	Town centres face pressures both from the rise in 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 non-retail 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.	<p>Moderate</p> <p>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.</p> <p>The growth strategy in the new Local Plan could help to increase footfall at the district's centres by allocating appropriate development near these areas, with good access by public and active modes to these locations. The achievement of higher densities at these locations and requiring positive public realm improvements could also help to address this issue. The Core Strategy already sets out policies 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.</p>
Ageing population	Improve health and well-being across the district.	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	<p>Moderate</p> <p>In line with the national trend towards an increasingly older population, a continuation of the current trend is likely.</p>

Key issue	Objective	Scale of challenge	Likely evolution of the issue without the plan
		<p>population is correspondingly smaller than both regional and national numbers.</p> <p>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 Indices of Deprivation 2019.</p>	<p>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 the 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 of existing services and facilities.</p>
Meeting housing need	Meeting local communities' needs for housing, including affordable housing.	Significant housing growth required over the plan period. The house price to earnings ratio of 8.75 for the district demonstrates the need for new homes (including those to be delivered as affordable homes) in the plan area.	<p>Major</p> <p>An expired plan increases the potential for speculative development which is not where most development is needed within the district. Furthermore, the district's requirement for affordable housing may not be provided.</p> <p>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.</p>
Oversubscribed health and community facilities	Need for new health and community facilities other than to meet future housing growth.	Improved access to health and community services for the existing population is required.	<p>Moderate</p> <p>Continuation of current trend of over-subscribed services, although other strategies and initiatives may well impact on this trend.</p> <p>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 of existing services and facilities.</p>
Climate emergency	High levels of greenhouse gas saving needed to help mitigate climate change, which is likely to affect biodiversity and have socio-economic impacts.	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 worse than neighboring Bristol and Bath and North East Somerset in terms of carbon emissions per capita. The scale of proposed development could generate significant additional greenhouse gas emissions, making it harder to reach emission reductions targets.	<p>Major</p> <p>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.</p> <p>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 policies that require development to be more adaptative to the effects of climate change. This may include increased support for the incorporation of new green infrastructure.</p>
Car-based travel	Reduce the need to travel by car.	A high proportion of people out-commute for employment to Bristol and surrounding areas largely by car. Large parts of the	<p>Moderate/major</p> <p>Additional growth will lead to increased congestion/deterioration in air quality.</p>

Key issue	Objective	Scale of challenge	Likely evolution of the issue without the plan
	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.	district are rural in nature where public transport, walking and cycling links are usually sparse. There is a need to ensure that acceptable distances to, and the frequency of, public transport is enforced.	The growth strategy of the new Local Plan should seek to direct development to the more sustainable locations of the district so 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 isolated 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	Address flooding and flood risk including issues with coastal change and increased risk due to climate change.	Parts of the larger settlements contain, or are near, substantial areas of flood risk from rivers or the sea. These areas range 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.	Moderate/major 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. As well as the opportunities the new growth strategy may present in terms of 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	Improve air quality and reduce all types of pollution.	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 Air Quality Management Areas (AQMA) in North Somerset, the main routes towards Bristol City lead to the Bristol AQMA. A high proportion of these journeys are made by car.	Major 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. The growth strategy of the new Local Plan should seek to direct development to the more sustainable locations of the district so 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 area protection	Protect, conserve and enhance internationally, nationally and locally recognised biodiversity and landscape character areas	There is a potential threat to native species from invasive non-native species. Effective biosecurity practices are required to prevent this threat. There are significant areas of both statutory and non-statutory nature conservation sites across the district. This includes part of	Major 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 National Landscape

Key issue	Objective	Scale of challenge	Likely evolution of the issue without the plan
	(including Mendip Hill National Landscape).	<p>the Severn Estuary Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site, Avon Gorge Woodlands SAC, 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 non-designated biodiversity sites in the plan area.</p> <p>Some landscape character areas in North Somerset are under threat of decline.</p>	<p>Management Plan will also be of importance to conserve and enhance the designated landscape.</p> <p>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 and 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.</p>
Protection and enhancement of North Somerset’s heritage assets	To conserve the significance of North Somerset’s cultural heritage and finite heritage assets and their settings, and ensure their potential contribution to environmental, social and economic objectives are realised.	<p>The district has many listed buildings, archaeological sites and conservation areas. Many heritage assets in the plan area are non-designated. The district presently has nine entries on the Heritage at Risk Register.</p> <p>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.</p>	<p>Major</p> <p>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 environmental, social and economic objectives.</p> <p>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.</p>
Pressure on greenfield sites/protection of open space	Pressure on the countryside/greenfield, open space and recreation sites from planned development.	<p>Planning policy for the district needs to enforce the prioritisation and use of vacant, previously developed/brownfield sites.</p> <p>While much of the population within the large settlements of the district has 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.</p>	<p>Major</p> <p>Major brownfield opportunities in the district are now reaching exhaustion. Furthermore, there is potential for threats to green open space designations from the scale of development required in the district over the plan period.</p> <p>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 spaces 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.</p>

Method and SA framework

1.29 The key sustainability issues for North Somerset fed into the identification of a set of SA objectives which are the main tool used at each stage of the SA for assessing the likely effects of the options and draft policies in the Local Plan. The SA framework for the North Somerset Local Plan is presented in Table 1.3 overleaf.

Use of the SA framework

1.30 Within the assessment tables showing the likely sustainability effects of the Local Plan policies and site options, symbols and colour-coding have been used against each SA objective to show whether an effect is likely to be positive or negative, minor or significant, or uncertain as follows:

Table 1.2: 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 significant positive and significant negative effects likely.
+/-	Mixed minor positive and minor negative 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.

Table 1.3: SA framework for the North Somerset Local Plan

SA objective	Decision-making criteria (SA will look for...) Positive effect (+/++)	Decision-making criteria (SA will look for...) Negative effect (-/- -)	Relevant SEA topic(s)
1.1: Ensure a range of job opportunities are easily accessible without having to use a car	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.	Development which is distant from a range of employment opportunities and dependent on the car to access a range of employment options.	Population, human health, climate
1.2: Provide opportunities to improve economic wellbeing and reduce inequalities by providing good access to education and training opportunities	Development that provides access to good quality jobs, education and training opportunities for all.	Development that does not provide good access to jobs, education and training.	Population, human health
1.3: Promote the optimal use of land which supports regeneration, maximises re-use of previously developed (brownfield) land and protects the rural economy	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).	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.	Soil, flora and fauna, biodiversity
1.4: Promote development which requires a deliverable level of high-quality and sustainable infrastructure	High land value areas. Areas where funding for major infrastructure projects is secured. E.g. Infrastructure providing wider benefits/unlocking economic growth.	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.	Material assets
2.1: Boost housing delivery and meet the housing need identified within the plan period	Development can meet specific needs and/or more general housing needs in the short-term.	Development that is likely to require a longer lead-in time for development.	Population
2.2: Deliver affordable or specialist housing where it is most needed to meet the needs of North Somerset's population	Development that contributes to meeting the needs identified at the areas most in need.	Development that does not contribute to meeting affordable needs where most needed.	Population, human health
2.3: Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities	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 surgeries.	Development beyond a reasonable distance and with no public transport to community facilities.	Population, human health, climate
2.4: Enhancing community cohesion and community facilities provision including cultural facilities	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 and theatres.	Development which has the potential to remove retail and leisure services and facilities from a town centre. Physical barriers to integration.	Population, human health, cultural heritage

SA objective	Decision-making criteria (SA will look for...) Positive effect (+/++)	Decision-making criteria (SA will look for...)Negative effect (-/- -)	Relevant SEA topic(s)
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	Development in a location providing access to suitable (quantity and quality) public open space. Development on or adjacent to primary walking network/PRoW routes. Appropriate development at coastal towns.	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.	Human health, population, landscape
3.1: Reduce carbon emissions by supporting appropriate decentralised renewable energy generation	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 link into existing heat networks.	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.	Climate, material assets
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	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.	Development in flood zone 3a/b. Highly vulnerable development in flood 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.	Water, climate, human health, material assets
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)	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.	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.	Climate, human health, air
3.4: Minimise impact on and where appropriate enhance sensitive landscapes	Developments which enhance the visual attractiveness of the area, creating quality places 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.	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.	Landscape
3.5: To conserve and enhance historic places, heritage assets and their settings	Development that is likely to safeguard, protect, and where appropriate enhance the significance of	Development likely to harm the significance of an affected heritage asset or its setting.	Cultural heritage

SA objective	Decision-making criteria (SA will look for...) Positive effect (+/++)	Decision-making criteria (SA will look for...)Negative effect (-/- -)	Relevant SEA topic(s)
	any affected heritage asset, historic townscape or landscape.		
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	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.	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 corridors. Development that leads to loss of individual Green Infrastructure assets on existing corridors in the Strategic Network.	Biodiversity, fauna and flora

SA of the alternative spatial approaches

1.31 As described earlier in this Non-Technical Summary, four alternative spatial approaches were identified and subject to SA by North Somerset Council in 2020. The SA findings for those options are represented in detail in Chapter 4 of the full SA Report. The seven spatial distribution options that were identified and appraised in Summer 2023 are also described, and the SA findings presented, in that chapter.

SA of the alternative site options

1.32 In order to meet the district's projected housing and employment needs over the plan period, the Council has identified a large number of site options which could potentially be allocated for housing or employment.

1.33 Each of the site options has been appraised in line with the methodology set out in detail in Chapter 2 of the full SA report and summarised earlier in this Non-Technical Summary. The site assessment criteria that have been used to inform the appraisal of these site options are presented in Appendix D in the full SA report.

1.34 The appraisal of all site options has been undertaken using a 'policy off' approach. That is to say, mitigation which might be delivered through the policies in the Local Plan including those that allocate some of the sites has not influenced the findings presented.

1.35 A summary of the SA findings for the site options is presented in Tables 5.1-5.3 in Chapter 5 of the full SA report and the detailed SA proformas for each site are published in a separate volume due to their length.

Likely effects of the Pre-submission North Somerset Local Plan (October 2025)

1.36 This section presents the SA findings for the policies and site allocations included in the Pre-submission North Somerset Local Plan (October 2025). The likely effects of all of the policies in the Local Plan are presented in Table 1.4 overleaf. Table 1.5, which follows, summarises the likely cumulative effects of the Local Plan as a whole on each SA objective. The expected cumulative effects of the plan are described in full in Chapter 6 of the full SA Report.

Table 1.4: Summary of the likely SA effects of the policies in the Pre-submission North Somerset Local Plan

SA Objective	SA1.1	SA1.2	SA1.3	SA1.4	SA2.1	SA2.2	SA2.3	SA2.4	SA2.5	SA3.1	SA3.2	SA3.3	SA3.4	SA3.5	SA3.6
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	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	++	+	++	++	+?	+	++	+/-?	+?	++/-
LP2: Strategic Location: Woodspring (South West of Bristol)	++	++	--?	++	0	+	+	++	++	0	+	++	+/-?	0?	++/-
LP3: Strategic Location: Nailsea and Backwell	++	++	--?	++	0	+	++/-	+	++	0	+/-	++	+/-?	--?	++/-?
LP4: Strategic Location: Pill and Easton-in-Gordano	++	++	--?	++	0	++	+	+	++	0	-	++	--/+?	-?	--/+?
LP5: Housing and Employment Allocations	++/-	++	--/+	0	++	++	+/-	0	++	0	-	++/-	--	-	-
LP6: Educational, Sporting, Leisure, and Community Use Allocations	+	+	+/-	++	0	0	+	+	+	+?/-	-	-	+/-	-	-
LP7: Settlement Boundaries	+	0	+	0	0	0	++	++	+	0	0	++	+	+/-	+
LP8: Town Centre Hierarchy	+	+	+	0	0	0	+	+	0	0	0	+	+	0	0
LP9: Extent of the Green Belt	+	0	+/-	0	++	0	+	+	+	0	+	+	++/--	+/-	+
LP10: Strategic Gaps	-	-	+	0	-	-	+	+	+	0	+	+	++	++	+
LP11: Transport Infrastructure Allocations and Safeguarding	+	+	--?	++	+	0	+	+	++	0	0	++/-	-	-	-
LP12: Bristol Airport	+	++	0	+	0	0	0	0	+	+	0	--/+	+	+	+
LP13: Air Safety	0	-	0	+	-	0	0	0	+	0	0	+/-	0	0	0
LP14: Royal Portbury Dock	++	++	+	+	0	0	+	0	+	+	-	+	+	0	+
LP15: Local Green Space	-	-	+	0	-	-	0	+	++	0	+	0	+	+	+
LP16: Preferred Area for Mineral Working – Land at Hyatts Wood Farm, South of Stancombe Quarry	+/-	+	-	0?	0	0	0	0	0	0	0	-	-	-	-
LP17: Area of Search for Minerals Working – Land at Downside Farm, South of Freemans Quarry	+/-	+	-	-?	0	0	0	0	0	0	0	-	-	-	-
LP18: Minerals Safeguarding Area for Carboniferous Limestone	+/-	+	0	0	0	0	0	0	0	0	0	-	-	-	-

SA Objective	SA1.1	SA1.2	SA1.3	SA1.4	SA2.1	SA2.2	SA2.3	SA2.4	SA2.5	SA3.1	SA3.2	SA3.3	SA3.4	SA3.5	SA3.6
LP19: University of Bristol Site in Langford	+/-	+	+	0	+	0	+	+	+	0	0	+/-	0?	0?	0?
LP20: Wyndham Way	++	++	++	+	++	0	++	+	++/--	0	-	++	?	?	-
LP21: Coastal Change Management Areas	0	0	0	0	0	0	0	0	+	0	++	0	0	0	0
LP22: Epic Employment Site	++	++	--?	+	0	0	-	0	++	0	-	++	+/-?	0	-?
LP23: Monaghan Mushrooms, Stock Lane Langford Broad Location	-	-	++	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
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: Renewable and Low Carbon Energy Generation	0	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	0
DP10: Sustainable Drainage	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	++	0	+	+	0
DP12: Development in the Green Belt	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	+	+	+	+
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	--/+	+	+	0
DP29: Sequential Approach for Town Centre Uses	+	++	0	0	0	0	+	+	+	0	0	+	0	0	0

SA Objective	SA1.1	SA1.2	SA1.3	SA1.4	SA2.1	SA2.2	SA2.3	SA2.4	SA2.5	SA3.1	SA3.2	SA3.3	SA3.4	SA3.5	SA3.6
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 National Landscape	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
DP43: Affordable Housing and Rural Exception Schemes	0	0	0	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
DP44: Gypsies, Travellers and Travelling Showpeople	+	+	++/--?	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
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	++	+	+	+	+	+	0	0	+

SA Objective	SA1.1	SA1.2	SA1.3	SA1.4	SA2.1	SA2.2	SA2.3	SA2.4	SA2.5	SA3.1	SA3.2	SA3.3	SA3.4	SA3.5	SA3.6
DP64: Adoption of Open Space and Green Infrastructure	0	0	0	0	0	0	0	0	++	0	+	0	0	0	+

Table 1.5: Summary of likely cumulative effects of the Pre-submission North Somerset Local Plan

SA Objective	Cumulative Effect
1.1: Ensure a range of job opportunities are easily accessible without having to use a car	++/-
1.2: Provide opportunities to improve economic wellbeing and reduce inequalities by providing good access to education and training opportunities	++/-
1.3: Promote the optimal use of land which supports regeneration, maximises re-use of previously developed (brownfield) land and protects the rural economy	+/-
1.4: Promote development which requires a deliverable level of high-quality and sustainable infrastructure	+
2.1: Boost housing delivery and meet the housing need identified within the plan period	++
2.2: Deliver affordable or specialist housing where it is most needed to meet the needs of North Somerset's population	++
2.3: Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities	++/-
2.4: Enhancing community cohesion and community facilities provision including cultural facilities	+/-
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	++/-
3.1: Reduce carbon emissions by supporting appropriate decentralised renewable energy generation	+
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	+/-
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)	+/-
3.4: Minimise impact on and where appropriate enhance sensitive landscapes	--/+

SA Objective	Cumulative Effect
3.5: To conserve and enhance historic places, heritage assets and their settings	--/+
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	-

Monitoring

1.37 The SEA Regulations require that monitoring is undertaken in relation to the significant effects of implementing the Plan in question. Table 1.6 below sets out a number of suggested indicators for monitoring the potential significant sustainability effects of implementing the North Somerset Local Plan.

Table 1.6: Proposed SA monitoring framework for the North Somerset Local Plan

SA Objective	Indicator
1.1: Ensure a range of job opportunities are easily accessible without having to use a car	<ul style="list-style-type: none"> ■ Travel to work methods and flows. ■ Typical amount of job creation (jobs per ha) within different use classes. ■ Current and planned broadband coverage.
1.2: Provide opportunities to improve economic wellbeing and reduce inequalities by providing good access to education and training opportunities	<ul style="list-style-type: none"> ■ 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.

SA Objective	Indicator
	<ul style="list-style-type: none"> ■ 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.
1.3: Promote the optimal use of land which supports regeneration, maximises re-use of previously developed (brownfield) land and protects the rural economy	<ul style="list-style-type: none"> ■ Percentage of new development on brownfield land. ■ Area of high quality agricultural land in district. ■ Number or area of contaminated sites remediated.
1.4: Promote development which requires a deliverable level of high-quality and sustainable infrastructure	<ul style="list-style-type: none"> ■ Amount of CIL received. ■ Total gains and losses of services and facilities.
2.1: Boost housing delivery and meet the housing need identified within the plan period	<ul style="list-style-type: none"> ■ 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.

SA Objective	Indicator
	<ul style="list-style-type: none"> ■ Mix of new housing delivered.
2.2: Deliver affordable or specialist housing where it is most needed to meet the needs of North Somerset's population	<ul style="list-style-type: none"> ■ Average house prices. ■ Number of affordable dwelling completions. ■ Indices of Multiple Deprivation – particularly Barriers to Housing and Services Domain.
2.3: Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities	<ul style="list-style-type: none"> ■ 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.
2.4: Enhancing community cohesion and community facilities provision including cultural facilities	<ul style="list-style-type: none"> ■ 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.
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	<ul style="list-style-type: none"> ■ Life Expectancy. ■ Percentage of people who regularly take 30 minutes exercise more than three times a week.

SA Objective	Indicator
	<ul style="list-style-type: none"> ■ 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	Indicator
3.1: Reduce carbon emissions by supporting appropriate decentralised renewable energy generation	<ul style="list-style-type: none"> ■ 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).
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	<ul style="list-style-type: none"> ■ 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.

SA Objective	Indicator
	<ul style="list-style-type: none"> ■ Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds. ■ Number of developments in Source Protection Zones.
<p>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)</p>	<ul style="list-style-type: none"> ■ Access to services and businesses 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.
<p>3.4: Minimise impact on and where appropriate enhance sensitive landscapes</p>	<ul style="list-style-type: none"> ■ 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	Indicator
3.5: To conserve and enhance historic places, heritage assets and their settings	<ul style="list-style-type: none"> ■ 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).

SA Objective	Indicator
	<ul style="list-style-type: none"> ■ Number of actions taken in response to breach of listed building control.
<p>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</p>	<ul style="list-style-type: none"> ■ 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.

Conclusions

1.38 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 Planning Practice Guidance. SA objectives developed at the Scoping stage of the SA process have been used to undertake a detailed appraisal of the Pre-submission Local Plan.

1.39 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 economic growth in North Somerset. The plan seeks to achieve a balance between housing development and employment generation which will ensure the sustainable growth of the district.

1.40 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

1.41 The full SA Report and this Non-Technical Summary will be available for consultation alongside the Pre-submission Local Plan document between October and December 2025.

1.42 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

October 2025

References

- 1 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)).

Report produced by LUC

Bristol

12th Floor, Beacon Tower, Colston Street, Bristol BS1 4XE
0117 389 0700
bristol@landuse.co.uk

Cardiff

Room 1.12, 1st Floor, Brunel House, 2 Fitzalan Rd, Cardiff CF24 0EB
0292 254 0920
cardiff@landuse.co.uk

Edinburgh

Atholl Exchange, 6 Canning Street, Edinburgh EH3 8EG
0131 326 0900
edinburgh@landuse.co.uk

Glasgow

37 Otago Street, Glasgow G12 8JJ
0141 403 0900
glasgow@landuse.co.uk

London

250 Waterloo Road, London SE1 8RD
020 7199 5801
london@landuse.co.uk

Manchester

4th Floor, 57 Hilton Street, Manchester M1 2EJ
0161 802 2800
manchester@landuse.co.uk

Sheffield

32 Eyre Street, Sheffield, S1 4QZ
0114 392 2366
sheffield@landuse.co.uk

landuse.co.uk

Landscape Design / Strategic Planning & Assessment / Transport Planning
Development Planning / Urban Design & Masterplanning / Arboriculture
Environmental Impact Assessment / Landscape Planning & Assessment
Landscape Management / Ecology / Historic Environment / GIS & Visualisation