Pre-submission North Somerset Local Plan

Sustainability Appraisal Report

North Somerset Council

Final report
Prepared by LUC
October 2025

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Erratum Notice

Following consultation on this SA Report alongside the Regulation 19 Local Plan, a small number of reporting errors were identified which have now been corrected in this version of the SA Report for submission alongside the Local Plan. These are as follows.

Site proformas

The separate volume of residential site proformas included a small number of errors:

- The effects symbols (significant positive, minor positive, negligible, etc.) recorded against SA objectives 2.2 (Deliver affordable or specialist housing where it is most needed to meet the needs of North Somerset's population) and 2.3 (Achieve reasonable access to a wider range of community, educational, town centre and healthcare facilities) were incorrect, despite the justification text being correct. The effects presented in the main body of the SA Report (Table 5.1) were correct.
- Ten of the site options (HE20595, HE20607, HE20635, HE208023, HE208044, HE208099, HE201086, HE201098, HE20139 and HE2015) were recorded as having a 'Minor positive **(0)**' effect against SA objective 2.4 (Enhance community cohesion and community facilities provision including cultural facilities) when this should have been 'Minor positive **(+)**'. This has also been corrected. The text effect and justification text was correct, but the effect symbol was not. The correct effects were already presented in Table 5.1 in the main body of the SA Report.

In addition:

- Proformas have been added for sites SA_ID_177 and SA_ID_178 as these were missing.

SA Report

1.1 The following errors have been corrected in the main body of the SA Report:

Table 6.6: Likely SA effects of Policy LP5

- As explained in paragraph 6.103 of the SA Report, for the individual site allocations in Policy LP5 where site-specific requirements have not been identified in Schedules 1 and 2 of the Local Plan, the effects presented are the ‘policy off’ effects, taken from Chapter 5 of the SA. For the sites where site-specific requirements have been identified in the Local Plan, these have been taken into account and have resulted in some updates being made to the effects brought forward from Chapter 5. For clarity, any changes from the ‘policy off’ effects are underlined and these sites are indicated by an asterisk (*). However, the effects that were changed were not in fact

underlined in the report and this has now been corrected. The appraisal of Policy LP5 remains the same.

- The effects against SA objectives 2.2 and 2.3 for SA _ID_61 in the table were incorrect. The actual site allocation policy appraisal (see LP23: Monaghan Mushrooms, Stock Lane Langford Broad Location) already contained the correct effects.
- The effects for SA_ID_82 and SA_ID_132 against SA objective 3.4 (Minimise the impact on and where appropriate enhance sensitive landscapes) have been corrected.

Table 6.30: Likely SA effects of Policy DP44

- The SA explains at paragraph 6.300 that for the individual site allocations in Policy DP44 where site-specific requirements have not been identified in Schedule 8 of the Local Plan, the effects presented are the ‘policy off’ effects, taken from Chapter 5 of the SA. For the sites where site-specific requirements have been identified in the Local Plan, these have been taken into account and have resulted in some updates being made to the effects brought forward from Chapter 5. For clarity, any changes from the ‘policy off’ effects are underlined and these sites are indicated by an asterisk (*). However, the effects that were changed were in fact not underlined in the report. This has now been corrected. The appraisal of Policy DP44 remains the same.

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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 polices to guide development in North Somerset over the period 2026-2041. Once adopted, it will replace the current Local Plan which comprises the Core Strategy as well as the Sites and Policies Plan Parts 1 (Development Management Policies) and 2 (Site Allocations Plan). This report relates to the Pre-submission Plan 2041 (Regulation 19), and it should be read in conjunction with that document.

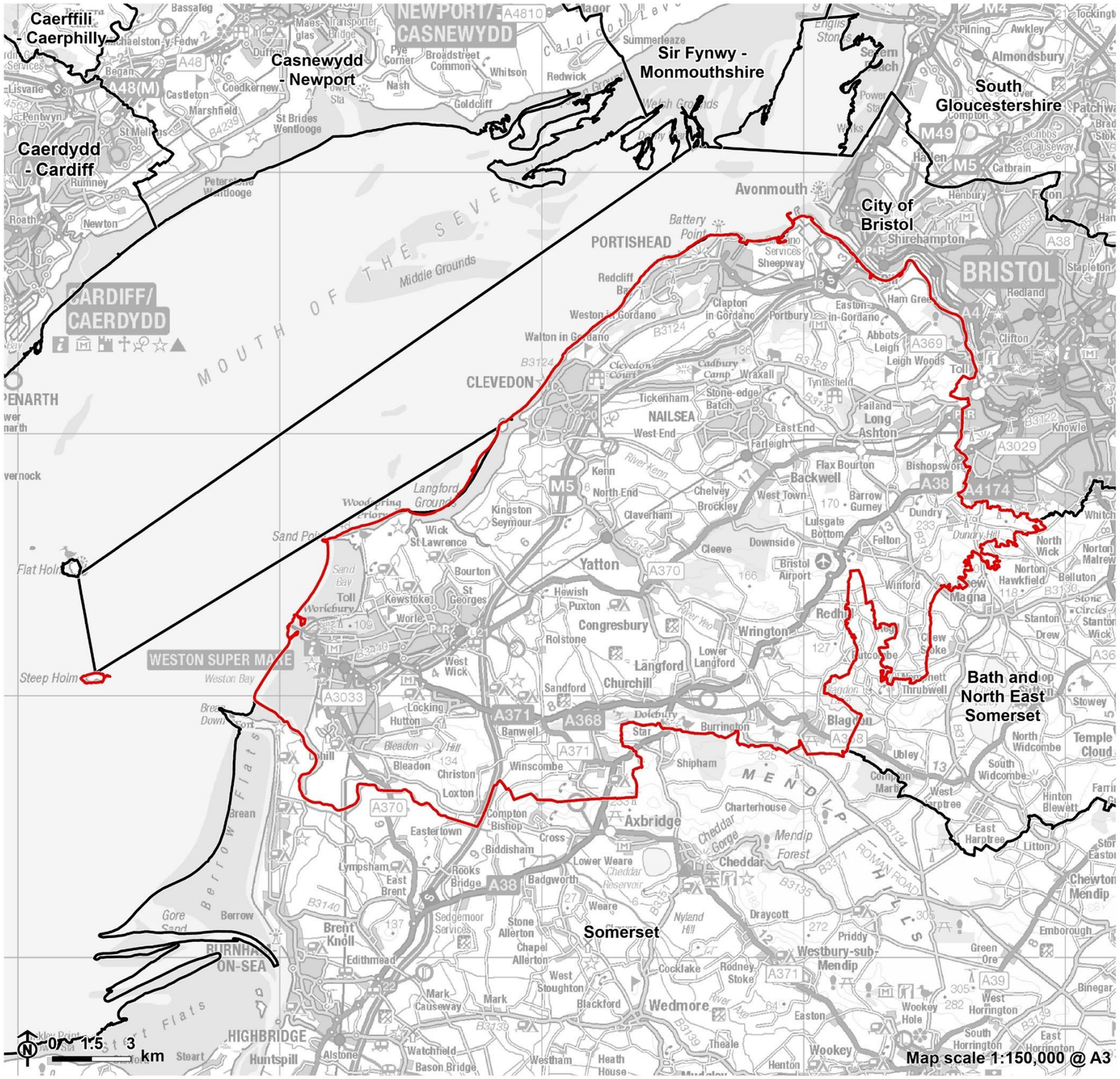
The Local Plan area

1.2 North Somerset is a unitary authority within South West England which covers around 39,080 hectares (151 square miles). The population of North Somerset is 224,578 people **[See reference 1]**. It is bordered by the local authority areas of the City of Bristol to the north east, Bath and North East Somerset to the east and Somerset 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 National Landscape, 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 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 Council: Sustainability Appraisal
North Somerset Council

Figure 1.1: Location of North Somerset

North Somerset boundary
Neighbouring local authority

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North Somerset Local Plan 2041

1.5 In March 2020, North Somerset Council consulted on the 'Pre-commencement Document' **[See reference 3]** which was the first step in the process of preparing a new 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, fed into the preparation of the November 2023 Pre-submission Plan 2039. Consultation on the Pre-submission Plan 2039 (Regulation 19) together with the accompanying SA Report concluded in January 2024.

1.7 Following election of the Labour Party in July 2024, the Government proposed significant reforms to the National Planning Policy Framework (NPPF), which were consulted upon in July to September 2024, alongside other planning reforms. On 12 December 2024, a revised NPPF was published, and updated in February 2025.

1.8 The new NPPF confirms a significantly higher mandatory housing requirement for North Somerset – specifically 8,798 dwellings above the proposed housing supply target in the Pre-submission Plan 2039. As such, North Somerset ran an additional Call for Sites in February to March 2025 to identify ways to meet the additional need. The new Regulation 19 Local Plan (referred to as the Pre-submission Plan) covering the period 2026-2041 meets this higher housing requirement.

Outline of the Pre-submission Plan

1.9 The current Pre-submission Plan includes an overall vision for North Somerset and is accompanied by 12 strategic priorities. These set out the overall strategy for development over the plan period, followed by:

- 13 strategic policies (SP1-SP13)
- 23 locational policies (LP1-LP23);
- 13 design and place-making policies (DP1-DP13);
- Seven transport policies (DP14-DP20);
- 13 economic development policies (DP21-DP33);
- Nine historic and natural environment policies (DP34-DP42);
- 10 life prospects policies (DP43-52);
- 10 countryside policies (DP53-DP62); and
- Two delivery policies (DP63-DP64).

1.10 The final section of the Local Plan sets out 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 Spaces;
- Community facilities; and
- Gypsy and Traveller sites.

1.11 A further 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

1.12 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.

1.13 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'.

1.14 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 SA 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

1.15 Table 1.1 at the end of this section signposts the relevant sections of this SA Report that are considered to meet the SEA Regulations requirements.

Structure of this SA Report

1.16 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 environmental, social and economic 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 Plan (October 2025) – the vision, strategic priorities and groups of policies, as well as describing the cumulative effects of the plan.
- Chapter 7 suggests indicators for monitoring the potential sustainability effects of the Local Plan.
- Chapter 8 presents the conclusions of the SA of the Pre-submission Plan and describes the next steps to be undertaken.
- Appendix A presents a summary of the consultation comments received in relation to previous SA reports and explains how they have been addressed.
- Appendix B presents a review of international, national, sub-national and local plans, policies and programmes of relevance to the SA.
- Appendix C presents baseline information for North Somerset.
- 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 Plan and provides the Council's reasons for selecting or rejecting each one.

Table 1.1: Meeting the requirements of the SEA Regulations

Environmental Report

SEA Regulations requirement	Covered in this report?
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. (Regulation 12(1) and (2) and Schedule 2).	This SA Report which has been produced to accompany consultation on the Pre-submission Plan constitutes the 'environmental report'.
An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	Chapter 1, Chapter 3, Appendix B and Appendix C.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Chapter 1, Chapter 3, Appendix B and Appendix C.
The environmental characteristics of areas likely to be significantly affected.	Chapter 1, Chapter 3, Appendix B and Appendix C.
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.	Chapter 1, Chapter 3, Appendix B and Appendix C.

SEA Regulations requirement	Covered in this report?
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.	Chapter 1, Chapter 3, Appendix B and Appendix C.
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).	Chapter 4, Chapter 5 and Chapter 6.

SEA Regulations requirement	Covered in this report?
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.	Chapter 4, Chapter 5 and Chapter 6.
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.	Chapter 2 and Appendix E.
A description of the measures envisaged concerning monitoring in accordance with regulation 17.	Chapter 7
A non-technical summary of the information is provided under paragraphs 1 to 9.	A separate non-technical summary document has been prepared to accompany this report.
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. (Regulation 12 (3))	The environmental report at each stage of the SA will adhere to this requirement.

Consultation

SEA Regulations requirement	Covered in this report?
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.	The SA Scoping Report was produced by North Somerset

SEA Regulations requirement	Covered in this report?
(Regulation 12(5))	Council and consulted upon from March to April 2020, subsequently accompanying the 'Challenges for the Future' consultation in July to September 2020. The responses received are summarised in Appendix A.
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. (Regulation 13)	Consultation on the 'Choices for the Future' document took place between November and December 2020, accompanied by the SA Interim Report. Consultation on the Preferred Options Local Plan took place between March and April 2022, accompanied by the Preferred Options SA Report. Consultation on the Pre-submission Plan 2039 (the first Pre-submission Plan) took place between November 2023 and January 2024. The responses received in response to each of these SA reports are summarised in Appendix A.

SEA Regulations requirement	Covered in this report?
	The updated Pre-submission Plan is accompanied by this SA Report.
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country. (Regulation 14)	The Local Plan is not expected to have significant effects on other EU Member States.

Taking the environmental report and the results of the consultations into account in decision-making (relevant extracts of Regulation 16)

SEA Regulations requirement	Covered in this report?
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.	To be addressed after the Local Plan is adopted.

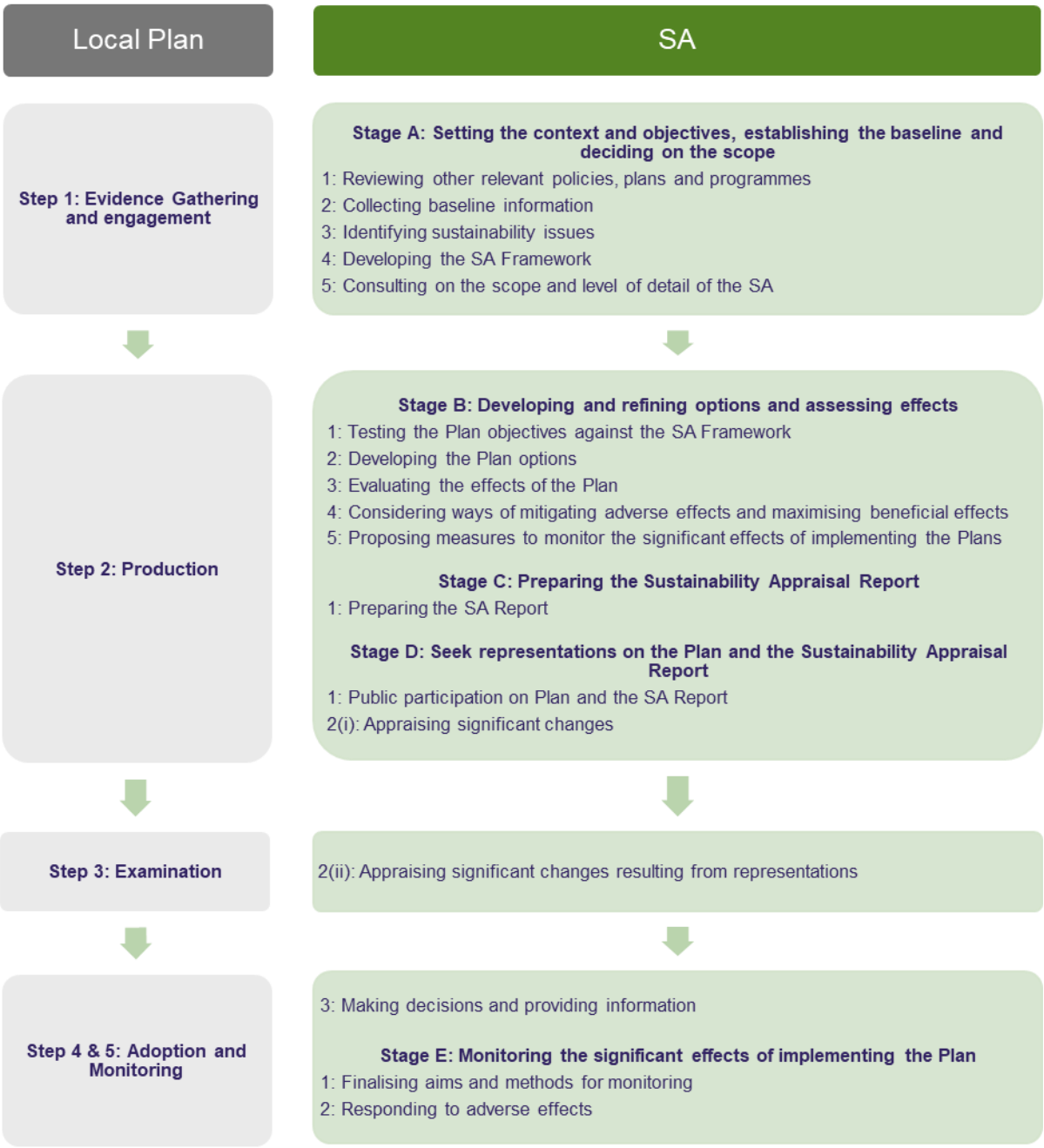
Monitoring

SEA Regulations requirement	Covered in this report?
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. ■ (Regulation 17(1))	Chapter 7 describes the measures that should be taken towards monitoring the likely significant effects of the Local Plan.

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 is based on current good practice and the guidance on SA/SEA set out in the Government's 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 environmental, social and economic 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 plans, policies 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 plans, policies 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 sub-national levels.

2.5 A review was therefore undertaken of other plans, policies and programmes at the international, national and sub-national levels that were considered to be relevant to the scope of the North Somerset Local Plan. The review was initially prepared by the Council and presented in the SA Scoping Report **[See reference 9]**. The 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, 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. Baseline information was therefore collected in relation to these 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 since in each iteration of the SA, 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 and have been reviewed and updated as appropriate since then, to reflect the updated baseline information.

Develop the SA framework

2.13 The relevant sustainability objectives identified by the review of other plans, policies 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 plans, policies 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 (Table 3.2). Two minor amendments were made to the SA objectives after 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 on the Scoping Report was undertaken between March and April 2020, both formally with the statutory consultees and alongside the consultation on the 'Pre-commencement Document'. The revised Scoping Report then accompanied the 'Challenges for the Future' consultation in July to September 2020.

2.20 Appendix A lists the comments that were received on the scope of the SA during the initial 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 plans,

policies 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 shall 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(8) of the SEA Regulations requires that the environmental report includes a description of:

> "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 (i.e. the 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 and/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 principle reasonable alternatives for meeting the housing and employment land 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 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 so that they could be taken into account in preparing the Pre-submission Plan. That work is now presented in Chapter 4 of this report.

2.28 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.

Alternative site options

2.29 Reasonable alternative options for the residential and employment sites to be allocated through the Local Plan have been identified by North Somerset Council, drawing initially upon site information captured through the Strategic Housing Land Availability Assessment (SHLAA) and sites submitted to a Call for Sites carried out in Summer 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 hard constraints as identified through the SHLAA work undertaken. The SA findings for the reasonable alternative site options that had been considered to date presented in the SA Report (January 2022) for the Preferred Options Local Plan. Following that consultation, 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. This includes amended boundaries of sites considered previously, which have been subject to SA in this report. The SA findings for the full suite of current reasonable alternative site options are presented in Chapter 5.

SA Stage C: Preparing the Sustainability Appraisal Report

2.30 This SA Report describes the process that has been undertaken to date in carrying out the SA of the North Somerset Local Plan 2041. It sets out the SA findings for the policy approaches and proposed site allocations in the Pre-submission Plan (October 2025) 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.

2.31 The SA findings are set out in Chapter 4 to Chapter 6 of this SA Report.

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

2.32 Information about consultation on the SA that has already taken place at earlier stages of plan-making has been provided above. Consultation responses received in relation to earlier versions of the SA are recorded in Appendix A.

2.33 North Somerset Council is inviting comments on the Pre-submission Plan and this accompanying SA Report. 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

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

Appraisal methodology

2.35 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 Table 3.2 in Chapter 3), with symbols being attributed to each option to indicate its likely effects on each SA objective as shown in Table 2.1 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, blue, white, yellow, purple, etc.).

2.36 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 Table 2.1. 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 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

The use of site assessment criteria and uncertainty

2.37 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 and employment). 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 a Geographical Information System (GIS).

2.38 The criteria were originally worked up by the Council and 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 were 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 SA Interim Report 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.2 in Appendix D) (which supports the site assessment criteria) is made to 'desirable' walking distance. Research by the Chartered Institution of Highways and Transportation was used to identify these distances to various services and facilities.

2.39 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. The assessment has since been updated **[See reference** 11**]** but the conclusion remains the same.

2.40 The assessment of the potential impacts of development on the historic environment in the district, including its setting, 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 a 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.

2.41 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).

2.42 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

2.43 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."

2.44 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).
- 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 'desirable' walking distance in the appraisal assumptions. Research by the Chartered Institution 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.

- 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 Public 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 the Agricultural Land Classification (Provisional 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) agricultural land. This resulted in some uncertainty in the scores, as set out in the assumptions (see Appendix D).

- The Council was sometimes not able to provide a greenfield/brownfield classification for certain site options. While it is noted that satellite imagery can be used to identify brownfield sites, this approach may result in misidentification of sites as greenfield when 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 historic environment and its setting. 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):

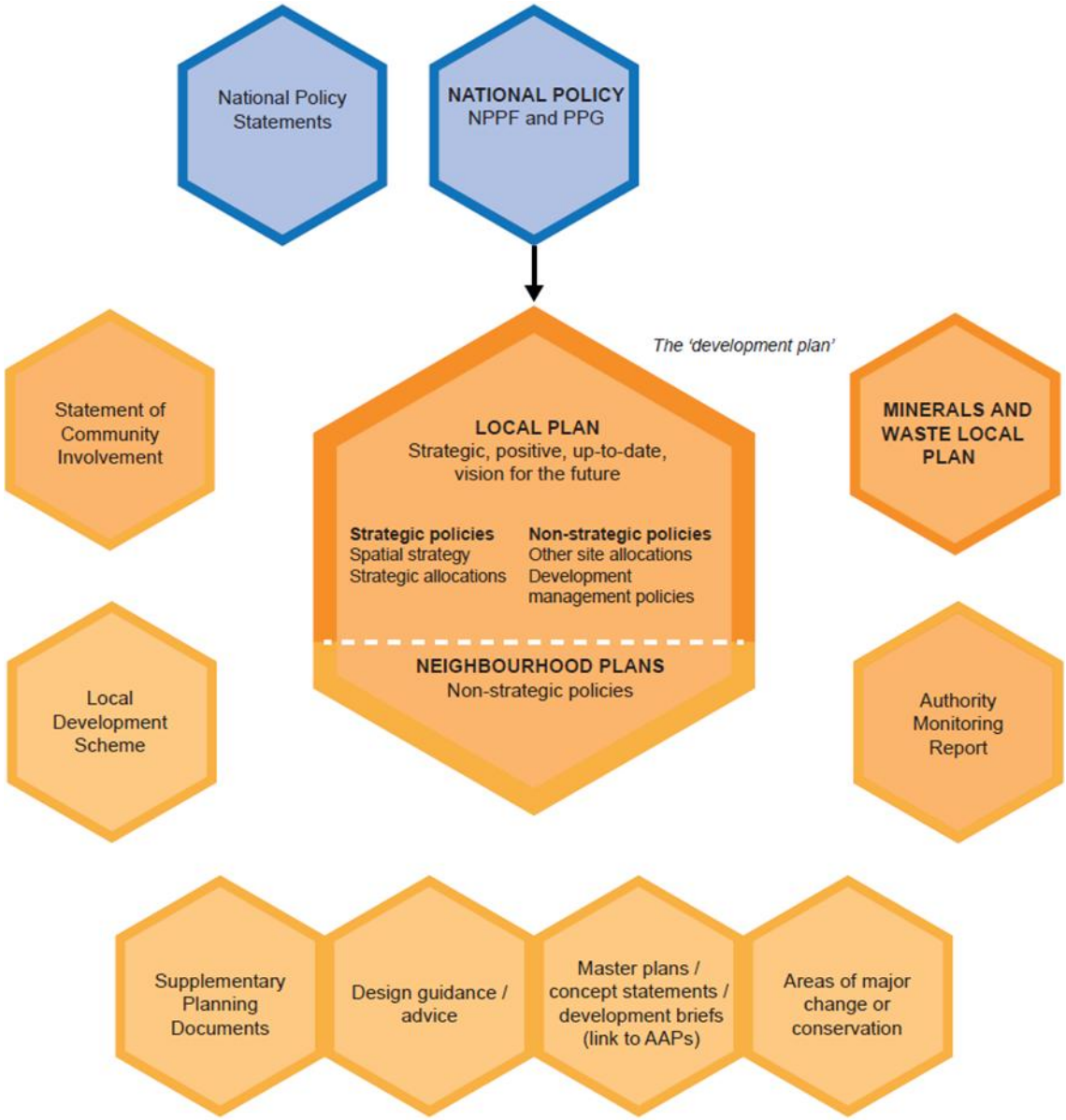
> "1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes."
>
> "5. The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation."

3.2 An outline of the Pre-submission Plan 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 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 **[See reference** 12**]** 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 constitutes 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 the Levelling-up and Regeneration Act, which sets out various reforms to the planning system, including the replacement of the SA/SEA regime with 'Environmental Outcomes Reports'; replacement of the CIL process and much of the section 106 payments section with a new national infrastructure levy; a shared framework of National Development Management Policies, removing much of this detail from Local Plans; replacement of Supplementary Planning Documents with Supplementary Plans that carry more weight but would be subject to examination; repeal of the Duty to Cooperate; a duty on public bodies and infrastructure providers to assist the local plan-making process; a speeded up plan-making process (plans to be prepared and adopted within 30 months); a strengthened role for the 'national model design code'; replacement of Neighbourhood Plans with Neighbourhood Priorities Statements; removal of the current NPPF requirement to demonstrate a rolling five-year supply of housing land, provided that the local plan is up-to-date; and removal of the 'soundness test' for local plans to be 'justified'.

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** 13**]** and Habitats Regulations **[See reference** 14**]**. 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 plans, policies 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 plans, policies and programmes, focusing on those that are of most relevance. A summary of the main objectives of the NPPF and 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** 15**]** 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 since been updated and revised several times.

3.10 An updated version of the NPPF was published in December 2024 and updated in February 2025. It includes a new standard method for assessing housing needs, which is much more ambitious than its predecessor.

3.11 The updated NPPF introduces a requirement for local planning authorities to review the Green Belt under certain conditions. Specifically, if an authority cannot meet its identified needs for homes, commercial or other development through alternative means, it is mandated to review its Green Belt boundaries. The updated NPPF also includes a new designation for some sections of land currently designated as Green Belt, referred to as Grey Belt. Grey Belt is defined in the NPPF as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b) or (d) of the Green Belt, as specified in paragraph 143 of the NPPF. Therefore, Grey Belt does not always comprise previously developed land. Where it is necessary to release Green Belt land for development, plans should first give priority to previously developed land in the Green Belt, followed by land not previously developed in the

Green Belt, and then other Green Belt locations. According to the NPPF, the need to promote sustainable patterns of development should determine whether a site's location within the Green Belt is appropriate or not.

3.12 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 meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings."

3.13 The PPG **[See reference** 16**]** 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.

3.14 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.

Environmental and social considerations

3.15 Climate change adaptation and mitigation, energy efficiency and waste minimisation measures for new development including through the promotion of renewable energy schemes are supported through the NPPF. One of the core planning principles is to "support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks 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 the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures.

3.16 Although Local Plans can no longer require levels of the Code for Sustainable Homes, the Planning and Energy Act 2008 allows local authorities to set local energy

efficiency standards that exceed the energy requirements of the Building Regulations, where they are demonstrated to be reasonable and not inconsistent with national policy. Revisions were made to the Building Regulations 2022 **[See reference** 17**]**, setting minimum energy efficiency standards which are increasing the performance values of properties. From 15 June 2022, all new build homes are required to produce at least 31% fewer carbon emissions. Local Plan policies can further support the development of renewable energy technologies where appropriate, in line with climate change mitigation strategies and targets. The UK Green Building Council has produced a resource pack which is designed to help local authorities improve the sustainability of new homes. The New Homes Policy Playbook **[See reference** 18**]** sets out minimum requirements for sustainability in new homes that local authorities should introduce, as well as proposed stretching requirements should local authorities wish to go further. For non-residential uses, BREEAM assessments can be used by local authorities to ensure buildings meet sustainability objectives.

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

3.18 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.

3.19 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 physical activity is important for the health and well-being of communities”. Furthermore, the retention and enhancement of local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses 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 30 years ahead **[See reference** 19**]**. The need for policies to be reflective of this longer time period is to take account of the likely timescale for delivery.

3.20 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.

3.21 The NPPF sets out the approach Local Plans should have in relation to biodiversity and 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 the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing 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.

3.22 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.

3.23 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 to this purpose at National Parks, The Broads and National Landscapes.

3.24 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.

3.25 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.

3.26 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.

3.27 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 unless necessary to accommodate development needs, and where the relevant policy tests are satisfied e.g. the Flood Risk Sequential Test. 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.

3.28 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.

3.29 The NPPF states that the 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.

3.30 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.

Economic considerations

3.31 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, innovation and improved productivity. 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.

3.32 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 the national industrial strategy and any relevant Local Industrial Strategies and other local policies for economic development and regeneration".

3.33 The Local Plan should seek to maximise the potential benefits of nearby strategic growth, while 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.

3.34 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.

3.35 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 plans, policies and programmes

3.36 Numerous other plans, policies 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 plans, policies and programmes (including the NPPF) for the Local Plan and SA.

Climate change adaption and mitigation, energy efficiency and waste minimisation

3.37 The relevant national plans, policies and programmes under this topic are:

- Clean Energy Industries Sector Plan (2025)
- The Hydrogen Update to the Market (2025)
- The Onshore Wind Strategy (2025)
- The Clean Power 2030 Action Plan (2024)
- The Policy Statement on Onshore Wind (2024)
- State of the UK Climate (2024)
- The Third National Adaptation Programme (and the Fourth Strategy for Climate Adaptation Reporting (2023)
- Biomass Strategy (2023)
- Carbon Budget Delivery Plan (2023)
- Powering up Britain (2023)
- Energy Security Plan (2023)
- Net Zero Growth Plan (2023)
- The Environment Improvement Plan (2023)

- British Energy Security Strategy (2022)
- UK Climate Change Risk Assessment (2022)
- The National Flood and Coastal Erosion Risk Management Strategy for England (2022)
- UK Climate Change Risk Assessment (2022)
- The Environment Act (2021)
- The Net Zero Strategy: Build Back Greener (2021)
- The Industrial Decarbonisation Strategy (2021)
- The Heat and Buildings Strategy (2021)
- The UK Hydrogen Strategy (2021)
- The Energy Performance of Buildings Regulations (2021)
- Waste Management Plan for England (2021)
- Decarbonising Transport: Setting the Challenge (2020)
- The Energy White Paper: Powering Our Net Zero Future (2020)
- National Infrastructure Strategy: Fairer, Faster, Greener (2020)
- The Sixth Carbon Budget Report (2020)
- The Waste (Circular Economy) Regulations (2020)
- Net Zero – The UK's Contribution to Stopping Global Warming (2019)
- The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the Country Resilient to a Changing Climate (2018)
- Our Waste, Our Resources: A Strategy for England (2018)
- The Clean Growth Strategy (2017)
- National Planning Policy for Waste (NPPW) (2014)
- The Energy Efficiency Strategy: The Energy Efficiency Opportunity in the UK (2012)
- The Flood and Water Management Act 2010 and The Flood and Water (Amendment etc.) (EU Exit) Regulations 2019
- The UK Low Carbon Transition Plan: National Strategy for Climate and Energy (2009)

- The UK Renewable Energy Strategy (2009)
- The Climate Change Act 2008
- The Planning and Energy Act 2008

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

3.38 The relevant national plans, policies and programmes under this topic are:

- Planning Policy for Traveller Sites (2024)
- Levelling-up and Regeneration Act (2023)
- Green Infrastructure Framework (2023)
- Anti-Social Behaviour Action Plan (2023)
- The Homes England Strategic Plan 2023 to 2028 (2023)
- A Fairer Private Rented Sector White Paper (2022)
- The State of Environment: Health, People and the Environment (2021)
- National Design Guide (2021)
- Build Back Better: Our Plan for Health and Social Care (2021)

- The COVID-19 Mental Health and Wellbeing Recovery Action Plan (2021)
- The Charter for Social Housing Residents: Social Housing White Paper (2020)
- Using the Planning System to Promote Healthy Weight Environments (2020), Addendum (2021)
- PHE Strategy 2020-25 (2019)
- The Homes England Strategic Plan 2018 to 2023 (2018)
- The Housing White Paper (Fixing our broken housing market) (2017)
- The Technical Housing Standards – Nationally Described Space Standard (2015)
- The Select Committee on Public Service and Demographic Change Report Ready for Ageing? (2013)
- Fair Society, Healthy Lives (2011)
- Laying the Foundations: A Housing Strategy for England (2011)
- Healthy Lives, Healthy People: Our Strategy for Public Health in England (2010)
- The Environmental Noise (England) Regulations 2006

Implications for the North Somerset Local Plan and SA

The Local Plan should consider the need for infrastructure as this has a significant impact on the environment, and it should be 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)

3.39 The relevant national plans policies and programmes under this topic are:

- The Climate and Nature Bill (2024)
- The Environmental Improvement Plan 2023
- The Waste Prevention Programme for England: Maximising Resources, Minimising Waste (2023)
- 25 Year Environment Plan: Progress Reports (2023)
- Working with Nature (2022)
- Establishing the Best Available Techniques for the UK (UK BAT) (2022)
- Climate Change Adaptation Manual (2020)
- Landscapes Review (2019)
- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
- A Green Future: Our 25 Year Plan to Improve the Environment (2018)
- The Environmental Damage (Prevention and Remediation) (England) Regulations (2015)
- National Biodiversity Climate Change Vulnerability Model (2014)
- Biodiversity Offsetting in England Green Paper (2013)
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (2011)
- The Natura Choice: Securing the Value of Nature (2011)
- Defra, Safeguarding our Soils – A Strategy for England (2009)
- England Biodiversity Strategy Climate Change Adaptation Principles (2008)
- The Natural Environment and Rural Communities Act 2006

- Wildlife and Countryside Act 1981
- The National Parks and Access to the Countryside Act (1949)

3.40 The Environment Act 2021 also compromises 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 gains 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

3.41 The relevant national plans, policies and programmes under this topic are:

- Corporate Plan 2023-2026 (2023)
- The Heritage Alliance, Heritage (2020)
- The Heritage Statement (2017)
- Sustainability Appraisal and Strategy Environmental Assessment: Historic England Advice Note 8 (2016)
- The Government's Statement on the Historic Environment for England (2010)
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The Ancient Monuments and Archaeological Areas Act 1979
- The Historic Buildings and Ancient Monuments Act 1953

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

3.42 The relevant national plans, policies and programmes under this topic are:

- The National Framework for Water Resources 2025: Water for Growth, Nature and a Resilient Future (2025)
- Plan for Water: Our Integrated Plan for Delivering Clean and Plentiful Water (2023)
- Air Quality Strategy for England (2023)
- National Chalk Streams Strategy (2021)

- Managing Water Abstraction (2021)
- The Environment Act (2021)
- Meeting Our Future Water Needs: A National Framework for Water Resources (2020)
- The Waste (Circular Economy) (Amendment) Regulations (2020)
- Clean Air Strategy (2019)
- The Road to Zero (2018)
- Our Waste, Our Resources: A Strategy for England (2018)
- The Environment Agency's Approach to Groundwater Protection (2018)
- The UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations (2017)
- Drought Response: Our Framework for England (2017)
- The Water Supply (Water Quality) Regulations 2016
- The Environmental Permitting (England and Wales) Regulations (2016)
- The Air Quality Standard (Amendment) Regulations 2016
- Water White Paper (2012)
- The National Policy Statement for Waste Water (2012)
- Flood and Water Management Act 2010 and Floods and Water (Amendment etc.) (EU Exit) Regulations 2019
- The Groundwater (England and Wales) Regulations 2009
- Future Water: The Government's Water Strategy for England (2008)
- The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)
- The Environmental Noise Regulations (2006)
- The Urban Waste Water Treatment (England and Wales) (Amendment) Regulations 2003
- Environmental Protection Act 1990

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 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 (SPZs) and Air Quality Management Areas (AQMAs). 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

3.43 The relevant national plans, policies and programmes under this topic are:

- Infrastructure: A 10 Year Strategy (2025)
- The UK's Modern Industrial Strategy (2025)
- The Plan for Change (2024)
- The Levelling-up and Regeneration Act 2023
- The Growth Plan 2022 (2022)
- Build Back Better: Our Plan for Growth (2021)
- The Agricultural Transition Plan 2021 to 2024 (2020)
- The 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

3.44 The relevant national plans, policies and programmes under this topic are:

- Future of Transport: Supporting Rural Transport Innovation (2023)
- The Cycling and Walking Investment Strategy Report to Parliament (2022)
- Future of Freight Plan (2022)
- Future of freight plan (2022)
- Decarbonising Transport: A Better, Greener Britain (2021)
- Environment Act 2021
- Decarbonising Transport: Setting the Challenge (2020)
- The Environmental Noise (England) Regulations 2006
- The Road to Zero (2018)
- Transport Investment Strategy (2017)
- The Highways England Sustainable Development Strategy and Action Plan (2017)
- Airports: The Government's View Summary Document – Moving Britain Ahead (2016)
- Door to Door: A Strategy for Improving Sustainable Transport Integration (2013)
- The Strategic Road Network and the Delivery of Sustainable Development Circular 02/13 (2013) Rights of Way Circular 01/09

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 modes 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

3.45 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 these levels are provided in Appendix B.

Surrounding development plans

3.46 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
- Somerset

3.47 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

3.48 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.

3.49 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."

3.50 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.

3.51 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.

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

Key sustainability issues

3.53 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 since. The key issues are presented in Table 3.1.

3.54 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) if the Local Plan was not to be implemented. This analysis is also presented in the final column of Table 3.1 in relation to each of the key sustainability issues.

3.55 The information in Table 3.1 shows that, in general, the current trends in relation to the various environmental, social and economic 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.

Table 3.1: 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.	**Moderate/major** Continuation of current trend, although other strategies and initiatives may well impact on this trend. 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.
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.	**Major** 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. 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.
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.	**Moderate** 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. 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.

Key issue	Objective	Scale of challenge	Likely evolution of the issue without the plan
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 population is correspondingly smaller than both regional and national numbers. 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.	**Moderate** In line with the national trend towards an increasingly older population, a continuation of the current trend is likely. 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.
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.	**Major** 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. 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	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.	**Moderate** Continuation of current trend of over-subscribed services, although other strategies and initiatives may well impact on this trend. 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.
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.	**Major** 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. 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.

Key issue	Objective	Scale of challenge	Likely evolution of the issue without the plan
Car-based travel	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.	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 sparse. There is a need to ensure that acceptable distances to, and the frequency of, public transport is enforced.	**Moderate/major** Additional growth will lead to increased congestion/deterioration in air quality. 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	Protect, conserve and enhance internationally, nationally and locally recognised biodiversity	There is a potential threat to native species from invasive non-native species. Effective biosecurity practices are required to prevent this threat.	**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

Key issue	Objective	Scale of challenge	Likely evolution of the issue without the plan
character area protection	and landscape character areas (including Mendip Hill National Landscape).	There are significant areas of both statutory and non-statutory nature conservation sites across the district. This includes part of 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. Some landscape character areas in North Somerset are under threat of decline.	preserving and enhancing biodiversity as new development is provided given the requirement for the 10% biodiversity net gain. The Mendip Hills National Landscape Management Plan will also be of importance to conserve and enhance the designated landscape. 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.
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.	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. 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.	**Major** 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. 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	Pressure on the countryside/greenfield, open space and recreation sites from planned development.	Planning policy for the district needs to enforce the prioritisation and use of vacant, previously developed/brownfield sites. 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.	**Major** 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. 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.

The SA framework

3.56 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 in Table 3.2 overleaf.

3.57 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 second column of the table. 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.

3.58 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 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).

Table 3.2: 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.	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)
	Good access to cultural services e.g. museums, libraries and theatres.		
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

SA objective	Decision-making criteria (SA will look for…) Positive effect (+/++)	Decision-making criteria (SA will look for…)Negative effect (-/- -)	Relevant SEA topic(s)
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 any affected heritage asset, historic townscape or landscape.	Development likely to harm the significance of an affected heritage asset or its setting.	Cultural heritage
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

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 Table 3.2) 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 (provide 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.

4.8 Since the appraisal, SA objective 1.3 has been renumbered SA objective 1.2 (and all subsequent 1.0 objectives) and renamed ‘Provide opportunities to improve economic wellbeing and reduce inequalities by providing good access to education and training opportunities’.

SA findings for the spatial approaches

4.9 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 progressed, not as a way of identifying the best or preferred approach.

4.10 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.

4.11 The results of the high-level sustainability assessment of the places identified within the broad spatial approaches are presented in Table 4.1 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.

4.12 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 the 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 a 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

4.13 While the assessment of places within the different spatial approaches (Table 4.1) 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.

4.14 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 of each approach under the sustainability objectives are presented in Table 4.2 at the end of this section.

4.15 Using the analysis presented in Table 4.2, a high-level summary comparison of the different spatial approaches against the 16 sustainability objectives can be made. These summaries are presented below.

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

4.16 It would appear that this objective is best met by Approach 2, which locates growth within easy access of the principal centres of Weston-super-Mare 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.

SA objective 1.2: Locate development where there is a demand for new employment particularly where there is a known sector demand

4.17 Approach 2, which provides a significant scale of growth accessible to jobs, performs well where employment demand is likely to be focused at Weston-super-Mare 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 Approaches 2 or 3.

SA objective 1.3: Provides opportunities to improve economic wellbeing and reduce inequalities

4.18 The urban focus Approach 2 performs best where development is concentrated at the principal locations of Weston-super-Mare 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.

SA 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

4.19 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.

SA objective 1.5: Promote development which requires a deliverable level of high quality and sustainable infrastructure

4.20 All approaches generate the need for significant infrastructure investment. SA objective 1.5 is best met by Approach 2 which concentrates growth at Weston-super-Mare and SW Bristol. While this is still likely to require a significant package of investment, this could have wider benefits to existing Weston-super-Mare 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.

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

4.21 While Approaches 2 and 3 perform better in terms of addressing housing need, as they concentrate development at larger-scale sites, delivery could be delayed due to the need for masterplanning 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.

SA objective 2.2: Deliver affordable or specialist housing where it is most needed

4.22 Approach 2 performs best where development is concentrated at Weston-super-Mare 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.

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

4.23 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. Approaches 1 and 4 contain places with limited and in some cases poor access to a range of facilities, so do not perform as well overall as the other approaches.

SA objective 2.4: Enhancing community cohesion and community facilities provision

4.24 The urban focused Approaches 2 and 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.

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

4.25 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 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.

SA objective 3.1: Supports decentralised renewable energy generation – (assessed just for wind or solar & heat networks)

4.26 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 a 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 become available.

SA objective 3.2: Minimise vulnerability to tidal & fluvial flooding, without increasing flood risk elsewhere. Also minimise surface water flood risk and harm to water quality and availability

4.27 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.

SA objective 3.3: Reduce the need to travel by car

4.28 Approaches 2 and 3 have 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.

SA objective 3.4: Minimise impact on and where appropriate enhance treasured landscape/townscape such as the Mendip Hills AONB [See reference **20**]

4.29 All of the approaches have the potential for adverse impacts on landscapes 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.

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

4.30 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.

SA objective 3.6: Protect and enhance Biodiversity, Geodiversity and Green Infrastructure, particularly with respect to protected habitats and species

4.31 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 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 approaches

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	+

2. Urban Focus

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?

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	+

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
Flax Bourton	+	+?	+/-	--	-	+/-	+	+/-	+	+	0	++	+/-	+	-	+
Long Ashton	++	+/-	+/-	-?	++	++/-	+	+/-	+/-	+	0	++	+	--	--	-
Yatton	0	+/-	++	-?	+/-	+/-	+	+?	0	+	++	-	++	+/-	-	--/+
Abbots Leigh	-	?	+/-	--	-	+/-	+	+/-	0	+	0	++	+	--	+	?
East of WSM	++	++	-?	+/-	+	++/-	++	++	++	++	++	+	++	0	0	+?
South West Bristol	++	++	+	+/-	-	++/-	++	++	+	++	+/-	++	+?	--	0	0

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	+/-	-	-	-	+
Bleadon	+	--	+/-	-?	+/-	+/-	+	--	0	+	0	+/-	+/-	-	0	-
East of WSM	++	+	-?	+/-	+	++/-	++	++	+	++	++	+	++	0	0	+?
North of Churchill	0	-?	-	-?	-	++/-	+	--	+	+	++	++	-	0	0	+
South West Bristol	++	+/-	+	+/-	-	++/-	++	++	+	++	+/-	++	+?	--	0	0?

Table 4.2: Assessment of each approach under the sustainability objectives

Code	Sustainability objective	1: Retain Green Belt	2: Urban Focus	3: Transport Corridors	4: Greater Dispersal
1.1	Ensure a range of job opportunities are easily accessible without having to use a car	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 are a wide range of employment opportunities.	All the places in this option are judged as having good or very good access to job opportunities.	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-super-Mare and Bristol.	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.
1.2	Locate development where there is a demand for new employment particularly where there is a known sector demand	This approach provides for development well-related to potential employment demand at the main towns of Weston-super-Mare 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.	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 businesses 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.	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 businesses 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.	The dispersed nature of this approach means that there are a mix of places, some of which could attract a high demand for businesses, 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.
1.3	Provides opportunities to improve economic wellbeing and reduce inequalities	Weston-super-Mare and 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 WSM 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.	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 proposed at SW Bristol would provide both good accessibility to a wide range of employment opportunities in Bristol, and also likely to provide a range of new job opportunities. However, large scale development proposed at East of WSM is difficult to assess, as currently there are few opportunities.	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 SW 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 WSM, where it is difficult to assess,	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 N of Churchill and East of WSM, which are difficult to assess, as currently there are few opportunities, but the scale of

Code	Sustainability objective	1: Retain Green Belt	2: Urban Focus	3: Transport Corridors	4: Greater Dispersal
				as currently there are few opportunities.	development is likely to provide new job opportunities.
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	Growth at Weston-super-Mare 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.	Growth close to Weston-super-Mare 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 been identified as having a high probability of being Best and Most Versatile Agricultural Land Quality.	Growth at Portishead and Nailsea could help to regenerate brownfield sites, but growth in these locations would include some greenfield sites. However, they are not identified as having a high probability of being Best and Most Versatile Agricultural Land Quality. Two places in this approach do contain land identified as BMV.	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 six of these are identified as Best and Most Versatile Agricultural Land Quality.
1.5	Promote development which requires a deliverable level of high quality and sustainable infrastructure	Weston-super-Mare, Nailsea, Backwell and North of Churchill could all require significant infrastructure investment. Weston-super-Mare has mixed land values and although dependent on the quantum and location of development, could require strategic transport and flooding investment. While some of the other locations may not require significant infrastructure investment in those villages with flood risk this is dependent on the actual location. There are unknown infrastructure requirements associated with development at East of WSM and North of Churchill.	Growth at Weston-super-Mare 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 SW Bristol. However, by concentrating development in two main locations resources could be better managed.	There are unknown infrastructure requirements associated with development at SW Bristol. In addition, there would be new infrastructure requirements associated with higher potential development numbers at Nailsea, and possible flooding infrastructure requirements at Portishead.	Growth at Weston-super-Mare 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 SW Bristol, East of WSM and N of Churchill.
2.1	Boost delivery and meet the housing need identified within the plan period	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.	The large and very large-scale development proposed under these locations may pose issues with deliverability.	The large and very large-scale development proposed under these locations may pose issues with deliverability.	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.

Code	Sustainability objective	1: Retain Green Belt	2: Urban Focus	3: Transport Corridors	4: Greater Dispersal
2.2	Deliver affordable or specialist housing where it is most needed	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-super-Mare through IMD statistics.	This approach with development concentrated at Weston-super-Mare and SW Bristol is most likely to provide affordable housing where it is most needed.	This approach with very large-scale development at SW 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.	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.
2.3	Achieve reasonable access to a wide range of community, educational, town centre and healthcare facilities	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 it would not achieve good access.	This approach performs strongly because most of the growth is at Weston-super-Mare and Bristol, with good access to a wide range of community, educational, town centre and healthcare facilities.	This approach performs strongly because most of the growth is at the towns, and SW Bristol and E of WSM are likely to provide good access to a wide range of community, educational, town centre and healthcare facilities.	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 WSM and SW Bristol are likely to achieve good access. North of Churchill does not perform well as currently it would not achieve good access.
2.4	Enhancing community cohesion and community facilities provision	Many places within this approach have a neutral score as the small-scale of development that may be achievable would not be enough to create new facilities.	All places in this approach, given the scale of development envisaged, score positively.	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.	Most places within this approach, with the 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.
2.5	Achieve healthy living opportunities – access to Open Spaces, Public Rights of Way, walking and cycling opportunities, Outdoor leisure and cultural activities	This approach performs well, where development is proposed in existing towns, East of WSM 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.	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.	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.	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.
3.1	Supports decentralised renewable energy generation – (assessed just for wind or solar and heat networks) RERAS study 2021	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.	This approach with large scale development indicates a greater potential to support heat network development.	Large-scale development at SW Bristol is likely to have greater potential to support heat network development. There are fewer places in this approach identified as being located within/adjacent to areas with solar and wind potential.	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.

Code	Sustainability objective	1: Retain Green Belt	2: Urban Focus	3: Transport Corridors	4: Greater Dispersal
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	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 WSM are not identified as of high flood risk.	The very large-scale development proposed at SW Bristol makes this approach preferable in terms of flood risk as most of the land here is identified as Flood Zone 1.	The very large-scale development proposed at SW 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.	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 WSM, North of Churchill and SW Bristol are all identified as having lower flood risk potential.
3.3	Reduce the need to travel by car	While 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 routes required. North of Churchill is currently not well connected to existing travel corridors providing suitable approaches.	This approach with development concentrated at existing towns and close to Weston-super-Mare and Bristol has good potential to reduce the need to travel by car.	This approach, with development concentrated at existing towns and close to Weston-super-Mare and Bristol, has 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.	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.
3.4	Minimise impact on and where appropriate enhance treasured landscape/ townscape such as the Mendip Hills National Landscape	This approach is judged to have the potential to have severe impacts on the 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.	This approach with Nailsea and SW Bristol has been identified as having a greater potential to adversely affect landscape. Development at Weston-super-Mare and Portishead reduces the potential for overall impacts on the landscape and townscape.	This approach contains more places with potential to impact landscape/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.	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 SW Bristol. Other villages are judged to be sensitive so could also be detrimentally impacted.
3.5	To conserve and enhance historic places, heritage assets and their settings	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.	This approach may have less impact where large-scale development at East of WSM and SW Bristol have limited heritage assets. However, Long Ashton, Nailsea and Portishead are identified as having significant heritage constraints.	This approach contains Long Ashton and Backwell which have been identified as having the potential for a range of heritage impacts. However, this approach may have less overall impact where large-scale development at East of WSM and SW Bristol have limited heritage assets.	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.
3.6	Protect and enhance Biodiversity, Geodiversity and Green	Some places within this approach have a relatively higher potential for	This approach appears to have the least potential for adverse impacts.	This approach has more potential for adverse impacts, particularly	Some places within this approach have a relatively high potential for

Code	Sustainability objective	1: Retain Green Belt	2: Urban Focus	3: Transport Corridors	4: Greater Dispersal
	Infrastructure, particularly with respect to protected habitats and species	adverse impacts regarding ecological and/or geological designations. However, most of the places within this approach have low potential for adverse impacts.	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 a positive performance, reflecting relatively good potential for avoiding adverse impacts.	reflecting larger-scale development (and not just brownfield) at Nailsea and Backwell, with the potential for greater impacts on bats and designated sites.	adverse impacts regarding ecological/geological designations. A number of places also had neutral or slight negative scores reflecting the likelihood of potential impact taking account of the scale of development and designated sites.

Further work on strategic options

4.32 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 were a constant under all seven scenarios. The options involved 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.

4.33 Following the update to the NPPF in December 2024, the standard method for calculating housing need was revised, resulting in a significant uplift in North Somerset's housing requirement. This increase meant that the Council needed to identify additional sites beyond those previously considered, in order to meet the new housing target. The SA work undertaken in 2023 provided a valuable foundation for assessing the sustainability implications of additional site options, which were sufficient to accommodate the increased housing requirement figure.

4.34 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
- 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

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

Table 4.3: Sustainability Appraisal of alternative spatial options for the North Somerset Local Plan

SA objectives	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	++	+	+	+	++	+	+
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

4.36 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.

4.37 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).

4.38 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.

4.39 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

4.40 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.

4.41 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.

4.42 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) 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, maximises re-use of previously developed (brownfield) land and protects the rural economy

4.43 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.

4.44 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

4.45 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

4.46 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

4.47 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 National Landscape; 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 National Landscape, 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

4.48 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.

4.49 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.

4.50 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

4.51 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

4.52 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

4.53 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: 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

4.54 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)

4.55 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 is 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.

4.56 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.

4.57 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

4.58 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 National Landscape, 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.

4.59 Most of the options would deliver a reasonable amount of development at sites either within or close to the Mendip Hills National Landscape, 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 National Landscape and its setting.

4.60 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.

4.61 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

4.62 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 where possible enhance biodiversity, geodiversity and green infrastructure and allow its adaptation to climate change, particularly with respect to protected habitats and species

4.63 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.

4.64 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.

4.65 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.

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

Summary and conclusions

4.67 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.

4.68 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 National Landscape.

4.69 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 large number of site options which could potentially be allocated for housing or employment development, and which have therefore been subject to SA. Site options for Gypsy and Traveller accommodation have also been identified and appraised. At previous stages of the SA, some sites were appraised for mixed use development. However, in this iteration of plan making, sites were submitted through the Call for Sites process with proposed uses specified by promoters. Following further technical assessment and consideration of the emerging spatial strategy, the Council has determined that residential use is the most appropriate for certain sites previously identified as mixed use. As a result, these sites have been appraised as options solely for residential development in this iteration of the SA.

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. The SA findings for the site options are presented in Tables 5.1 (residential site options), 5.2 (employment site options) and 5.3 (site options for Gypsies, Travellers and Travelling Showpeople) 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. This ensures consistency, as the same information about site-level proposals including mitigation may not be available for all site options. 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

Site ID (residential)	Site name	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
HE2010	Backwell Hill Rd	+	+	--	0	0	++	--	0	+	0	0	+	--	--	-?
HE201000	Land south of Churchill Green	--	--	--	0	0	0	--	0	+	0	0	+	--	0	-?
HE201001	Land off Bath Road	--	--	--	0	0	0	--	0	+	0	0	+	--	-	--?
HE201005	Moor Lane Tickenham	+	+	--	0	0	++	--	0	+	0	0	+	--	-	--?
HE201006	Clevedon Rd Nailsea	+	+	++	0	0	0	++	0	++	0	0	+	?	0	-?
HE201007	Land off Abbots Leigh Road	+	+	--?	0	0	++	--	0	+	0	0	+	?	-	-?
HE201008	Land south of Southern Chord	++	+	++	0	0	0	++	0	++/--	0	--	+	?	0	-?
HE201010	Land near Winford Manor	--	--	--?	0	0	++	--	0	+	0	-	0	?	--	--?
HE2010105	Bath Road Churchill	--	--	--	0	0	0	0	0	++	0	0	+	--	-	-?
HE2010107	Land around Failand	+	+	--?	0	0	+	--	0	+	0	0	+	--	--	-?
HE2010108	Land at Main Road, Cleeve	0	-	--	0	0	0	--	0	+	0	0	+	0	-	--?
HE2010109	Sunnyside Rd North	++	+	++	0	0	0	++	0	++	0	0	++	?	-	-?
HE2010110	Land at Leigh Court	+	+	-	0	0	++	--	0	+	0	0	++	?	--	--?
HE2010111	Sites at Parklands Village	++	+	--?	0	0	++	+	0	++	0	--	++	--	0	-?
HE2010112	Rectory Farm	0	-	--?	0	0	0	0	0	++	0	0	++	--	0	--?
HE2010113	Woodside Avenue Oldmixon	++	+	--?	0	0	0	0	0	+	0	0	+	--	-	-?
HE2010114	Whitling Street Lower Strode	--	--	-	0	0	+	--	0	0	0	0	--	?	0	-?
HE2010115	Land off of Banwell Road	++	+	++	0	0	0	--	0	+	0	0	+	--	-	--?
HE2010116	Lodwell Farm	++	+	--?	0	0	0	--	0	++	0	--	+	--	--	--?
HE2010117	Groves Nursery	0	-	++	0	0	0	0	0	++	0	0	++	--	-	-?
HE2010118	Land south of Cruickshank Grove	++	+	--?	0	0	0	0	0	++	0	0	+	?	0	-?
HE2010119	Land north of Dinghurst Road	--	--	--	0	0	0	--	0	+	0	0	+	--	--	-?
HE2010120	Land at Brinsea Batch	--	--	--?	0	0	0	--	0	+	0	0	0	?	-	-?
HE2010122	Land south of Church Road	--	--	--?	0	0	++	--	0	+	0	0	+	--	-	--?
HE2010123	Land to the north of Celtic Way	++	+	--?	0	0	+	0	0	+	0	0	+	--	-	-?
HE2010125	Oxford Plasma Technology North End Road	0	-	++	0	0	+	--	0	+	0	0	++	?	--	-?
HE2010126	Land west of Farleigh Gree	0	-	-	0	0	++	--	0	+	0	0	+	?	-	-?
HE2010127	Land between Brinsea Batch and Stock Lane	--	--	--?	0	0	0	--	0	+	0	0	0	?	-	-?
HE2010128	Land North of Harris Lane, Abbots Leigh	+	+	--?	0	0	++	--	0	+	0	0	+	--	0	-?
HE2010129	Land off of Chelvey Batch	+	+	--	0	0	++	--	0	+	0	-	++	--	0	--?
HE201013	Land off Says Lane	--	--	--	0	0	0	0	0	++	0	--	+	--	-	-?
HE2010131	Land north of Backwell Hill Road	+	+	--	0	0	++	--	0	+	0	0	+	--	--	-?
HE2010133	Land south of Winterstoke Hundred Academy	++	+	--?	0	0	0	0	0	++	0	0	+	--	0	-?

Site ID (residential)	Site name	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
HE2010134	Land west of Stock Lane	--	--	--?	0	0	0	--	0	+	0	0	0	?	-	-?
HE2010135	Land south of Old Banwell Road	++	+	--?	0	0	0	0	0	++	0	0	+	--	-	-?
HE2010137	Land off of St Katherine's School	+	+	--	0	0	0	--	0	+	0	0	++	--	0	-?
HE2010138	Brookside Open Space	0	-	--?	0	0	0	0	0	++	0	0	++	--	?	-?
HE2010139	Knightcott Industrial	++	+	--	0	0	++	--	0	+	0	-	+	--	?	--?
HE201014	Land off Moor Lane	+	+	-	0	0	0	--	0	+	0	-	++	--	0	--?
HE2010140	Site South of Nailsea	+	+	--?	0	0	+	--	0	+	0	-	++	--	?	-?
HE2010141	BS24. Near M5 and Railway	++	+	--?	0	0	++	--	0	+	0	--	0	?	0	-?
HE2010142	Land to the north of Moorland Park Gypsy and Traveller Site	+	+	--?	0	0	0	--	0	+	0	0	++	?	0	--?
HE2010143	Land Adj to Heathfield Park, Hewish, Somerset,	+	+	++	0	0	++	--	0	+	0	--	+	?	0	-?
HE2010144	Kings Field, Moor Road, Banwell	++	+	++	0	0	0	--	0	+	0	--	--	?	0	-?
HE2010145	Stone Edge Batch, Tickenham	+	+	--	0	0	++	--	0	+	0	0	+	--	--	--?
HE2010147	Grand Central	++	+	++	0	0	0	++	0	++	0	--	++	?	?	--?
HE2010148	Inn at Yanley	+	+	--?	0	0	++	--	0	+	0	0	+	?	?	-?
HE201016	Myrtle Farm	++	+	++	0	0	++	--	0	+	0	0	+	?	-	-?
HE201017	Potters Hill, Felton	0	-	--?	0	0	++	--	0	+	0	0	+	?	0	--?
HE201018	Land between Felton Lane and Parsonage Lane	--	--	--?	0	0	++	--	0	+	0	-	+	--	-	-?
HE201019	Land at Crabtree Lane, Dundry	--	--	--?	0	0	++	--	0	+	0	0	+	-	-	-?
HE201020	Downs Farm, Dundry	--	--	--?	0	0	++	--	0	+	0	0	+	--	--	--?
HE201022	Land north of Greenhill Road	--	--	--	0	0	+	--	0	+	0	0	+	--	-	-?
HE201023	Land off Stock Lane	--	--	++	0	0	0	--	0	+	0	0	0	?	-	-?
HE201030	Leighton Crescent	++	+	--?	0	0	+	0	0	+	0	0	+	--	0	-?
HE201033	Cambridge Batch	0	-	++	0	0	+	--	0	+	0	0	+	?	-	-?
HE201034	Land east of Wolvershill Road	++	+	--?	0	0	++	--	0	+	0	0	+	?	-	-?
HE201035	Hilliers Lane	--	--	--	0	0	0	--	0	+	0	0	+	--	?	-?
HE201040	Land south of Elborough	++	+	--?	0	0	0	--	0	++	0	-	+	--	0	-?
HE201041	Land at Downside Road	--	--	--?	0	0	++	--	0	+	0	0	+	?	0	--?
HE201043	Birds Farm, Winford	--	--	--?	0	0	++	--	0	+	0	-	0	?	-	-?
HE201045	Currells Lane, Felton	--	--	--?	0	0	++	--	0	+	0	0	+	-	0	--?
HE201046	Hill Lane, Tickenham	+	+	--	0	0	++	--	0	+	0	-	+	--	0	-?
HE201048	Cambridge Batch, Flax Bourton	0	-	--?	0	0	+	--	0	+	0	0	+	?	-	-?
HE201050	Western trade Centre	++	+	++	0	0	++	--	0	+	0	-	+	--	-	-?
HE201051	Clevedon Road	+	+	--	0	0	++	--	0	+	0	-	+	-	--	--?
HE201052	Claremont Crescent	++	+	++	0	0	+	++	0	+	0	0	+	?	-	--?
HE201053	Woodview Terrace Wsm	++	+	++	0	0	+	++	0	++	0	--	++	?	0	-?

Site ID (residential)	Site name	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
HE201055	Eastermead Lane	+	+	-	0	0	0	0	0	+	0	-	+	--	--	--?
HE201058	Hutton Moor Lane	++	+	++	0	0	++	++	0	--/+	0	--	++	0	0	-?
HE201062	Caswell Lane	+	+	--	0	0	++	--	0	+	0	0	+	?	-	-?
HE201065	Land at Ham Green	+	+	++	0	0	0	0	0	+	0	0	++	--	0	-?
HE201067	North of Locking	++	+	--?	0	0	0	0	0	++	0	0	+	--	-	-?
HE201068	Land south of Dark Lane	+	+	-	0	0	0	0	0	+	0	-	++	0	-	--?
HE201072	North of Brockley Way	0	-	--	0	0	0	--	0	+	0	-	+	--	-	--?
HE201073	Tyntsfield Springs	+	+	--	0	0	++	--	0	+	0	-	+	?	--	-?
HE201074	North of Pudding Pie Lane	--	--	--	0	0	0	0	0	++	0	--	+	-	0	-?
HE201077	Land north of Congresbury	--	--	--	0	0	0	--	0	+	0	0	+	--	-	--?
HE201080	Land north of Youngwood Lane	+	+	--?	0	0	+	--	0	+	0	-	++	--	--	--?
HE201081	North of New Road	--	--	--	0	0	++	--	0	+	0	0	+	?	--	-?
HE201082	East of Lye Cross Farm	--	--	--?	0	0	++	--	0	+	0	0	+	?	-	-?
HE201083	Bakers Lane, Langford	--	--	-	0	0	0	--	0	+	0	0	+	?	-	-?
HE201086	Land at East of M5	++	+	--?	0	0	++	--	+	+	0	0	+	--	-	-?
HE201087	Farleigh Fields	+	+	--	0	0	++	0	0	+	0	-	++	--	?	-?
HE201093	Off Churchill Green	--	--	--	0	0	0	--	0	+	0	0	+	--	--	-?
HE201094	Manor Farm Crescent Wsm	++	+	--?	0	0	0	++	0	+	0	--	+	--	0	-?
HE201095	Land off of Brookside	+	+	--?	0	0	0	0	0	++	0	0	++	--	?	-?
HE201096	Land north of Jubillee Lane	--	--	--?	0	0	0	0	0	+	0	--	0	--	0	-?
HE201097	Land at Pill Road	+	+	--?	0	0	++	0	0	+	0	0	++	--	0	-?
HE201098	Chapel Pill	+	+	--	0	0	++	0	+	++	0	0	++	?	--	--?
HE2011	Land south of Uncombe Close	+	+	-	0	0	++	--	0	+	0	-	++	-	--	-?
HE20110	Yanley Lane South West Bristol	+	+	--?	0	0	0	--	++	++/--	0	0	+	?	--	--?
HE20121	Fullers Lane	--	--	--	0	0	0	0	0	++	0	-	+	--	0	-?
HE20122	Land south of A38	--	--	--	0	0	0	0	0	++	0	0	+	--	0	-?
HE20124	Black Rock, North of Clevedon Road	+	+	--?	0	0	0	--	0	+	0	-	+	--	0	--?
HE20133	South of Cedar Way	+	+	--?	0	0	0	0	0	+	0	0	+	--	0	--?
HE20136	Land north of Nailsea	+	+	--?	0	0	++	++	0	++	0	0	+	--	--	-?
HE20139	Land south of Long Ashton	+	+	--?	0	0	0	0	+	++	0	0	+	--	--	--?
HE2015	Pill Green	+	+	--	0	0	0	0	+	++	0	0	++	--	-	--?
HE20157	Church Lane	+	+	--	0	0	+	--	0	--/+	0	0	+	--	--	-?
HE2017	Land west of Garstons Orchard	--	--	--?	0	0	0	0	0	+	0	0	+	-	--	-?
HE20176	Land west of Smallway	--	--	--?	0	0	0	0	0	++	0	0	++	--	--	--?
HE20177	North of Greenholm Nurseries	--	--	--	0	0	0	0	0	++	0	0	+	--	-	--?

Site ID (residential)	Site name	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
HE2018	Land south of Parsonage Road	++	+	--?	0	0	0	--	0	+	0	-	+	-	--	--?
HE20187	Broadleaze Farm, Winscombe	+	+	--?	0	0	+	--	0	+	0	-	+	--	-	--?
HE20195	East of Riverside	+	+	--	0	0	0	0	0	+	0	-	+	--	--	-?
HE20196	Land to southeast of Langford	--	--	--	0	0	0	0	0	+	0	--	+	--	-	-?
HE20198	West of Butts Batch	--	--	--?	0	0	0	0	0	+	0	0	+	--	--	-?
HE202000	Land off Summer Lane	++	+	--?	0	0	++	--	0	+	0	0	0	?	0	-?
HE202001	Land north of Churchill a	--	--	--?	0	0	0	--	0	++	0	0	0	--	-	-?
HE202002	Land north of Churchill b	--	--	--?	0	0	0	--	0	+	0	0	+	--	--	-?
HE202003	The Priory	+	+	--?	0	0	+	--	0	+	0	-	+	--	--	-?
HE202004	Land off Castle Road	+	+	--?	0	0	++	--	0	--/+	0	-	+	--	-	--?
HE202005	Land off Walton Street	+	+	-	0	0	++	--	0	+	0	0	0	?	0	--?
HE202006	Land off Down Road	+	+	-	0	0	++	--	0	+	0	0	+	?	-	--?
HE202008	Land off Rushmoor Lane	+	+	-	0	0	++	0	0	+	0	-	++	--	-	--?
HE202010	Land at Cobthorn Farm	--	--	--	0	0	0	0	0	+	0	0	+	0	-	--?
HE202011	Land east of Brinsea Road	--	--	--?	0	0	0	0	0	+	0	0	+	--	0	-?
HE202012	Land east of Backwell A	+	+	--?	0	0	0	0	0	++	0	-	++	--	--	-?
HE202014	Land at Clevedon Road	+	+	--	0	0	++	--	0	+	0	-	+	--	-	-?
HE202016	Land at Youngwood Lane	+	+	--?	0	0	0	--	0	+	0	-	++	--	-	-?
HE202017	Grange Farm, HUtton	++	+	--?	0	0	0	--	0	+	0	0	+	--	-	-?
HE2021	Land around Yanley Lane, South Long Ashton	+	+	--?	0	0	0	0	0	+	0	0	+	--	-	-?
HE20213	Land off Church Lane	+	+	--?	0	0	++	0	0	+	0	-	++	--	-	-?
HE20214	Land south of Church Lane	+	+	--?	0	0	++	0	0	+	0	-	++	--	--	-?
HE20225	Land off Pound Lane	+	+	--?	0	0	0	++	0	+	0	0	+	--	--	--?
HE20226	Southfield Estate Nailsea	+	+	++	0	0	0	++	0	++	0	0	+	?	-	-?
HE2023	Land east of Ladymead Lane	--	--	--?	0	0	0	0	0	++	0	--	+	-	0	-?
HE20233	Northeast of Nailsea	+	+	--	0	0	++	++	0	+	0	0	+	--	--	-?
HE20237	Devils Elbow Farm	++	+	--?	0	0	0	--	0	+	0	0	+	--	0	-?
HE20252	Land south of Roman Road, Sandford	+	+	--?	0	0	+	--	0	+	0	-	+	--	-	--?
HE20253	South of Roman Rd	+	+	--	0	0	+	--	0	+	0	0	+	--	-	--?
HE2027	Greenways Farm, Lyefield Road	++	+	--	0	0	0	--	0	+	0	0	+	--	0	-?
HE20273	Land at northwest Nailsea	+	+	--?	0	0	0	--	0	--/+	0	0	+	?	-	--?
HE20276	Land west of Wildcountry Lane	+	+	--?	0	0	0	0	0	+	0	0	+	?	-	--?
HE20277	Land south of Weson Road	+	+	--?	0	0	0	0	0	+	0	0	+	--	--	-?
HE20286	South east of A38/A4174 roundabout, Dundry	+	+	--?	0	0	++	--	0	+	0	0	+	?	0	-?
HE20288	Land south of Parsonage Road, Long Ashton	+	+	--?	0	0	0	--	0	+	0	--	+	0	-	-?

Site ID (residential)	Site name	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
HE203001	Land near Wooleys Farm	+	+	-	0	0	0	0	0	++	0	-	++	0	-	-?
HE203002	Land north of Summer Lane	++	+	--?	0	0	++	--	0	+	0	0	++	?	-	-?
HE203003	Land north of Wolvershill	++	+	--?	0	0	++	--	0	+	0	0	+	?	-	-?
HE203004	Land at Coxs Green	--	--	--?	0	0	++	0	0	+	0	0	+	--	0	-?
HE203005	Land adjacent Summer Lane bridge	++	+	++	0	0	++	--	0	+	0	0	+	?	-	-?
HE203006	Poplar Farm	+	+	--	0	0	++	--	0	+	0	0	+	--	-	--?
HE203008	Land near Mead Lane	+	+	--?	0	0	+	--	0	+	0	0	+	--	0	-?
HE203009	Land at Barrow Wood a	+	+	--?	0	0	++	--	0	+	0	0	0	?	-	-?
HE203010	Land at Barrow Wood b	+	+	--?	0	0	++	--	0	+	0	0	--	?	-	-?
HE203011	Land at Barrow Wood c	+	+	--?	0	0	++	--	0	+	0	0	0	?	-	-?
HE203012	Land at Barrow Wood d	+	+	--?	0	0	++	--	0	+	0	0	0	?	-	--?
HE203013	Western part of Farleigh Fields	+	+	--	0	0	0	0	0	+	0	-	++	--	-	-?
HE203014	Land north of Banwell	++	+	--?	0	0	++	0	0	+	0	0	+	--	0	-?
HE203020	Land near the Perrings	+	+	--	0	0	0	--	0	+	0	-	++	--	-	-?
HE203023	Fountain Timber, Brockley	0	-	++	0	0	++	--	0	+	0	-	0	?	0	--?
HE203025	Land off Martcombe Road	+	+	--?	0	0	++	--	0	+	0	0	++	?	0	-?
HE203026	Land off Clarken Coombe	++	+	--?	0	0	0	--	0	+	0	-	+	--	--	--?
HE203027	Land off Sandy Lane, Abbots Leigh	+	+	--?	0	0	++	--	0	+	0	0	+	-	-	-?
HE203029	Land off Dial Lane	--	--	--?	0	0	++	--	0	+	0	-	+	0	--	-?
HE20303	East of Brinsea Road	--	--	--	0	0	0	0	0	+	0	0	+	--	-	-?
HE203031	Land at Stock Lane Farm, Langford	--	--	--?	0	0	0	--	0	+	0	0	0	?	0	-?
HE203032	Land west of Saxon Street	--	--	--	0	0	0	--	0	+	0	--	+	?	--	--?
HE203034	Land off Westfield Drive	+	+	--?	0	0	0	0	0	++	0	-	++	0	0	--?
HE203035	Land east of Backwell B	+	+	--	0	0	++	0	0	+	0	-	++	--	--	-?
HE203036	Land north of Sandford	+	+	--?	0	0	+	--	0	+	0	0	+	--	0	-?
HE20304	East of Brinsea ROad	--	--	--	0	0	0	0	0	+	0	0	+	--	0	-?
HE20305	East of Brinsea Rd	--	--	--	0	0	0	0	0	+	0	0	+	--	0	-?
HE20306	Land west of Brinsea Road	--	--	--?	0	0	0	0	0	+	0	0	+	--	-	-?
HE20307	Park Farm	--	--	--?	0	0	0	0	0	++	0	0	+	--	--	--?
HE2031	Old St Clevedon	+	+	++	0	0	0	++	0	++	0	--	+	?	-	--?
HE20315	Land southeast of Congresbury	--	--	--	0	0	0	0	0	+	0	0	+	--	-	-?
HE20318	Southfield Rd Nailsea	+	+	++	0	0	0	++	0	++	0	0	+	?	-	-?
HE20328	North of Nortons Wood Lane	+	+	--?	0	0	0	--	0	+	0	-	+	--	0	--?
HE2033	Land east of Wrington	--	--	--?	0	0	0	0	0	+	0	0	+	--	-	-?
HE20331	Gatcombe Farm	--	--	-	0	0	++	0	0	+	0	0	0	?	-	--?

Site ID (residential)	Site name	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	Land at Mead Lane	+	+	--?	0	0	+	--	0	+	0	0	+	--	-	-?
HE20344	Sandford	+	+	--?	0	0	+	--	0	+	0	0	+	--	0	-?
HE2035	Land south of Bleadon HIll	++	+	--?	0	0	+	--	0	+	0	0	+	--	0	--?
HE20354	South of Manor Farm, North of Lyefield Road	++	+	--	0	0	+	--	0	+	0	0	+	--	-	-?
HE20357	West of Willow Drive	++	+	-	0	0	++	--	0	+	0	0	+	--	-	--?
HE20358	South of Knightcott Gardens	++	+	--?	0	0	0	--	0	+	0	-	+	--	0	-?
HE20375	Pineapple Farm, Congresbury	--	--	--?	0	0	0	0	0	+	0	0	+	0	?	--?
HE2038	Station Rd Nailsea	+	+	++	0	0	0	++	0	++	0	-	++	?	0	--?
HE2039	Westhay Farm	++	+	--?	0	0	++	--	0	+	0	0	++	--	0	-?
HE204000	Land west of Ladymead Lane	--	--	--?	0	0	0	0	0	++	0	0	+	--	0	-?
HE20409	Trenchard	++	+	--?	0	0	0	0	0	+	0	0	+	--	0	-?
HE2042	Land at Middlecombe Nursery	--	--	--?	0	0	0	--	0	+	0	0	+	--	0	--?
HE2043	Weston Rd Long Ashton	+	+	--	0	0	0	0	0	++	0	0	+	--	--	-?
HE20437	Westlands distribution park	++	+	++	0	0	++	++	0	+	0	--	+	?	-	-?
HE2047	Wildcountry Lane	+	+	--?	0	0	0	--	0	+	0	0	+	?	-	--?
HE20471	Rose Tree Farm, North of Lower Norton Lane/Lyefield Road	++	+	--	0	0	+	--	0	+	0	0	+	--	-	-?
HE2048	Highridge Road, Dundry	+	+	-	0	0	++	--	0	+	0	0	0	?	--	-?
HE20486	North of Church Lane	+	+	--	0	0	0	0	0	+	0	-	++	--	--	-?
HE20489	North Field, Claverham Works	0	-	--?	0	0	0	--	0	+	0	-	+	0	-	--?
HE20490	Land at Woodhill	--	--	--	0	0	0	0	0	++	0	0	+	0	-	--?
HE20491	Land at Lodway Farm	0	-	--	0	0	0	0	0	++	0	-	++	0	--	--?
HE20495	Anson Road	++	+	--	0	0	+	--	0	--/+	0	0	+	--	--	--?
HE20497	Land at Kewstoke	++	+	--	0	0	+	--	0	+	0	0	+	--	0	-?
HE20498	Land adjacent to Summer Lane and Knightcott Road	++	+	--?	0	0	++	--	0	+	0	0	+	--	0	-?
HE20499	Land off Ashton Road	++	+	--?	0	0	0	--	0	+	0	-	++	?	--	-?
HE20500	Land adjacent to M5 and Summer Lane	++	+	--?	0	0	++	--	0	++	0	0	+	--	-	-?
HE20501	Land off Moor Lane	+	+	-	0	0	0	0	0	+	0	-	++	--	0	--?
HE20502	Land adjacent to B3133	--	--	--	0	0	0	0	0	++	0	0	++	--	--	--?
HE20504	Land at West End	+	+	--?	0	0	+	--	0	+	0	-	+	--	-	--?
HE20507	Depot, Blagdon	--	--	-	0	0	+	--	0	+	0	-	+	--	-	--?
HE20508	Land east of Ham Green	+	+	--	0	0	0	--	0	+	0	0	++	--	-	-?
HE2051	Land north of Amesbury Drive	++	+	--	0	0	++	--	0	+	0	0	+	--	-	--?
HE20529	Moor Rd Yatton	0	-	--?	0	0	+	--	0	+	0	0	++	?	-	--?
HE20541	Trendlewood Way	+	+	-	0	0	0	--	0	+	0	-	++	?	0	-?
HE20557	Land off Diamond Batch WsM	++	+	++	0	0	+	+	0	++	0	--	++	?	0	-?

Site ID (residential)	Site name	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
HE2058	West Town Backwell	+	+	--?	0	0	++	0	0	+	0	-	++	--	-	--?
HE20590	Land to west of Wyndhurst Road	--	--	--	0	0	0	0	0	+	0	--	+	--	-	-?
HE20591	Land south of Nailsea	+	+	--?	0	0	+	--	0	+	0	-	++	--	-	-?
HE20592	Summer Lane	++	+	--?	0	0	++	--	0	+	0	0	+	?	-	-?
HE20594	Park Farm	++	+	--?	0	0	++	--	0	+	0	0	0	?	-	-?
HE20595	Land around Grove Farm	+	+	--	0	0	++	0	+	++	0	-	++	--	--	--?
HE206	Land east of Gordano Services	0	-	--	0	0	0	--	0	+	0	0	++	0	--	--?
HE20607	Land east of Wolvershill Road	++	+	--?	0	0	0	--	+	+	0	0	++	?	-	-?
HE20608	West of Ladymead Lane	--	--	--?	0	0	0	0	0	++	0	0	+	0	0	-?
HE2061	Allotments near Woodhill Nurseries	--	--	--	0	0	0	0	0	+	0	0	+	--	-	--?
HE20611	West of Netherton Wood Lane	+	+	--?	0	0	+	--	0	+	0	-	+	--	-	-?
HE20612	North and south of Youngwood Lane	+	+	--?	0	0	0	--	0	+	0	-	++	--	-	--?
HE20615	Land north of Colliters Way	+	+	--?	0	0	++	--	0	+	0	0	+	?	-	-?
HE20617	South of Greenhill Road	--	--	--	0	0	+	--	0	+	0	0	+	--	--	-?
HE20618	Court Farm	--	--	--?	0	0	++	--	0	+	0	-	+	-	-	-?
HE20619	Mill Lane, Portbury	0	-	--?	0	0	+	--	0	+	0	0	+	--	-	-?
HE2062	Land east of Flax Bourton	0	-	--?	0	0	++	--	0	+	0	0	+	--	-	-?
HE20620	North of Rodyyate Road, Cleeve	0	-	--?	0	0	0	--	0	+	0	0	+	--	0	--?
HE20628	North west of Portbury	+	+	--?	0	0	+	--	0	+	0	-	+	0	-	-?
HE20629	Bath Road	--	--	--	0	0	0	0	0	++	0	0	+	--	0	-?
HE20635	Land north of Churchill	--	--	--?	0	0	0	0	+	++	0	0	0	?	--	-?
HE20637	North of Banwell Road, Elborough	++	+	--	0	0	0	0	0	++	0	0	+	--	-	-?
HE2065	St Marys Grove	+	+	++	0	0	+	--	0	+	0	-	++	0	0	-?
HE2067	West of Weston Wood Road	+	+	--?	0	0	0	0	0	+	0	0	+	0	0	--?
HE2068	Land at Tower Farm	+	+	--?	0	0	0	0	0	+	0	0	+	--	0	--?
HE207	Elm Grove Nurseries	++	+	--	0	0	0	--	0	++	0	0	+	--	0	-?
HE20700	Moor Lane Clevedon	+	+	++	0	0	0	++	0	++	0	--	+	?	-	-?
HE20702	Yeolands Farm Clevedon	+	+	++	0	0	0	++	0	++	0	--	+	?	0	-?
HE20714	Lynton House	++	+	++	0	0	+	++	0	+	0	0	++	?	?	--?
HE20715	Midhaven Rise	++	+	++	0	0	0	+	0	++/--	0	0	++	?	0	--?
HE20716	Land at Shipham Lane, Winscombe	+	+	--	0	0	0	0	0	+	0	-	+	--	0	-?
HE20717	Land at Coombe Farm, Winscombe	+	+	--?	0	0	0	0	0	++	0	-	+	--	0	-?
HE20721	Jackson Barstow House	++	+	++	0	0	0	--	0	+	0	--	+	?	0	--?
HE2075	Land at Mead Farm	+	+	--?	0	0	+	--	0	+	0	0	+	--	0	-?
HE2076	West of Hill Road	+	+	--?	0	0	+	--	0	+	0	-	+	--	--	--?

Site ID (residential)	Site name	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
HE2077	Hill Road	+	+	--?	0	0	+	--	0	+	0	-	+	--	--	--?
HE2078	Winscombe Community Centre	+	+	++	0	0	0	0	0	++/--	0	-	+	--	-	-?
HE2079	Old School House	++	+	++	0	0	0	0	0	++	0	0	+	--	--	-?
HE208000	Stowey Road Yatton	0	-	--?	0	0	0	0	0	+	0	0	++	--	-	--?
HE208001	Land off Farleigh Road	+	+	--	0	0	++	0	0	+	0	-	++	--	0	-?
HE208002	Clevedon Road	+	+	-	0	0	++	--	0	+	0	-	+	--	-	--?
HE208003	Alma Street	++	+	++	0	0	0	++	0	++	0	-	++	?	-	-?
HE208007	Land at Barrow Wood	+	+	--?	0	0	++	--	0	+	0	0	--	?	-	-?
HE208008	The Lodge, Barrow Wood	+	+	++	0	0	++	--	0	+	0	0	0	?	-	--?
HE208009	East of Failand	+	+	--?	0	0	+	--	0	+	0	0	+	--	-	-?
HE208010	Land adjacent Church Lane	+	+	-	0	0	++	--	0	+	0	-	++	--	-	-?
HE208013	Land off Clevedon Road	+	+	--	0	0	++	--	0	+	0	-	+	--	-	-?
HE208015	Land off Kellways	+	+	-	0	0	++	0	0	+	0	-	++	--	-	--?
HE208017	Land off Backwell Hill Road	+	+	--?	0	0	++	--	0	+	0	0	+	--	--	-?
HE208018	Land off Dial Lane	--	--	--?	0	0	++	--	0	+	0	0	+	--	-	-?
HE208019	Land adjacent to Cleeve Court	0	-	--	0	0	0	--	0	+	0	-	+	?	--	--?
HE208020	Land off Clevedon Road	+	+	--	0	0	++	--	0	+	0	0	+	?	-	-?
HE208021	Land off Clevedon Road	+	+	--	0	0	++	--	0	+	0	0	+	--	-	--?
HE208022	Town Lane, Felton	--	--	--	0	0	++	--	0	+	0	-	+	--	--	-?
HE208023	Land between Backwell and Flax Bourton	+	+	--	0	0	++	--	+	+	0	0	++	--	--	-?
HE208024	Land east of Wood Lane, Clapton-in-Gordano	+	+	-	0	0	++	--	0	+	0	0	+	--	-	--?
HE208025	Land adjacent to Towerhead Road	+	+	--?	0	0	0	--	0	+	0	-	+	--	--	--?
HE208026	Land north of Kewstoke Road, Norton	++	+	--	0	0	+	--	0	+	0	0	+	--	--	-?
HE208030	Land east of Sandford	--	--	--	0	0	+	--	0	+	0	0	+	--	-	-?
HE208034	Meeting House Lane, Cleeve	0	-	--	0	0	+	--	0	+	0	-	+	-	-	--?
HE208035	Meeting House Lane North, Claverham/Cleeve	0	-	--	0	0	+	--	0	+	0	-	+	--	-	--?
HE208036	Rectory Fields, Flax Bourton	0	-	--	0	0	++	--	0	+	0	0	+	0	-	-?
HE208037	Land north of Short Lane, Long Ashton	+	+	--?	0	0	+	0	0	++	0	0	+	--	-	-?
HE208039	Land adjacent to Sperrings Farm, Clapton-in-Gordano	+	+	--	0	0	++	--	0	+	0	0	+	-	-	--?
HE208040	Land adjoining Sylvannah, Cadbury Camp Lane West	+	+	-	0	0	++	--	0	+	0	-	+	?	0	--?
HE208043	East of Stock Lane	--	--	--?	0	0	0	--	0	+	0	0	+	?	-	-?
HE208044	University of Bristol Langford Site U7	--	--	--	0	0	++	--	+	++	0	--	+	--	--	--?
HE208045	Land to the west of Warley's Lane, W-s-M	++	+	++	0	0	+	+	0	++	0	--	++	?	0	-?
HE208046	Worlebury Hill Road	++	+	++	0	0	0	0	0	+	0	0	++	--	0	-?
HE208048	Land north of Knightcott Park	++	+	--?	0	0	++	--	0	+	0	0	+	--	0	-?

Site ID (residential)	Site name	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
HE208049	Land off St Peters Road	+	+	++	0	0	0	++	0	++	0	0	+	?	0	--?
HE208050	Land at Redhill	--	--	--?	0	0	++	--	0	+	0	0	+	?	-	-?
HE208050A	Elmcroft Farm	++	+	--?	0	0	++	0	0	+	0	0	+	--	-	-?
HE208051	South Lyes	++	+	--?	0	0	++	--	0	+	0	-	+	--	0	-?
HE208052	The Alburys	--	--	--	0	0	0	0	0	+	0	0	+	-	--	--?
HE208053	Barrow Lane, Winford	--	--	--?	0	0	++	--	0	+	0	-	+	--	0	-?
HE208099	Land south of A38	--	--	--	0	0	+	--	+	++	0	0	+	--	--	--?
HE2083	Purn House Farm Industrial Estate	++	+	--?	0	0	++	--	0	+	0	0	+	--	-	--?
HE2085	Langford Court Farm	--	--	++	0	0	0	--	0	+	0	-	0	--	-	--?
HE2088	North of A368, Upper Langford	--	--	--	0	0	0	--	0	+	0	0	+	--	-	--?
HE2089	Dinghurst Road	--	--	--	0	0	0	--	0	+	0	0	+	--	-	-?
HE209	Land south of Backwell Hill Road	+	+	-	0	0	++	--	0	+	0	-	+	--	--	-?
HE2094	Land east of Dundry Lane	+	+	--?	0	0	++	--	0	+	0	0	+	?	0	-?
HE2098	South of Knightcott Road	++	+	--?	0	0	++	--	0	+	0	-	+	--	-	--?
HE2099	Land south of A370	+	+	--	0	0	++	--	0	+	0	0	+	--	--	--?
HE20U01	Land off Millcross	+	+	++	0	0	0	--	0	+	0	--	+	?	0	-?
HE20U02	Land north of Churchill Avenua	+	+	-	0	0	0	++	0	++/--	0	--	+	?	0	-?
HE20U03	Great Western Road	+	+	++	0	0	0	++	0	++	0	--	+	?	-	-?
HE20U05	Weston College Site	+	+	++	0	0	0	++	0	++	0	0	++	?	-	-?
HE20U06	Downside	+	+	++	0	0	0	++	0	++/--	0	0	+	?	0	--?
HE20U07	Old Mill Road	+	+	++	0	0	0	++	0	++	0	--	+	?	0	-?
HE20U08	Sunnyside Road	++	+	++	0	0	0	++	0	++	0	0	++	?	-	-?
HE20U09	Locking Road car park	++	++	++	0	0	0	++	0	++	0	--	++	?	-	-?
HE20U10	Dolphin Square	++	+	++	0	0	0	++	0	++	0	--	++	?	--	--?
HE20U11	Gas Works	++	+	++	0	0	0	++	0	++	0	--	++	?	-	-?
HE20U12	Former Bourneville School Site	++	+	++	0	0	0	++	0	++	0	--	++	?	0	-?
HE20U14	Rear of Locking Road	++	+	++	0	0	0	++	0	++	0	--	++	?	0	-?
HE20U15	Land at Nightingale Court	++	+	++	0	0	0	+	0	++/--	0	--	++	?	0	-?
HE20U17	Hotels off Knightstone Road	++	+	++	0	0	+	++	0	+	0	--	++	?	--	--?
HE20U18	Former Police Station	++	+	++	0	0	0	++	0	++	0	0	++	?	--	-?
HE20U19	Sweat FA site	++	+	++	0	0	+	++	0	++	0	--	++	?	0	-?
HE20U20	Weston Rugby Club	++	+	++	0	0	0	++	0	++/--	0	0	++	?	-	-?
HE20U21	Woodspring Stadium	++	+	++	0	0	0	++	0	++/--	0	--	++	?	0	-?
HE20U22	Former Police Depot	++	+	++	0	0	+	++	0	+	0	0	++	?	0	-?
HE20U23	Leisuredomesite	++	+	++	0	0	0	0	0	+	0	0	++	?	-	-?

Site ID (residential)	Site name	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
HE20U24	Land to the West of Winterstoke Rd	++	+	-	0	0	0	++	0	++/--	0	--	++	?	0	-?
HE20U25	Former TJ Hughes store	++	+	++	0	0	0	++	0	++	0	--	++	?	--	--?
HE20U26	Castlewood	+	+	++	0	0	0	++	0	++	0	--	+	?	--	-?

Table 5.2: SA findings for the employment site options

Site ID (employment)	Site name	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
SA_ID_1	Land west of Kenn Road	++	+	-	0	0	0	--	0	+	0	--	+	?	-	-?
SA_ID_2	Land at Clevedon 5/20 Business Park	++	+	-	0	0	0	--	0	+	0	--	+	?	0	-?
SA_ID_3	Gordano Gate, Portishead	++	+	++	0	0	0	++	0	++	0	-	+	?	0	-?
SA_ID_4	West Wick Business Park	++	+	++	0	0	0	--	0	+	0	--	++	?	0	-?
SA_ID_5	Land adjacent Havyat Business Park, Wrington	+	+	++	0	0	0	0	0	+	0	0	+	?	0	-?
SA_ID_6	Land at Wolvershill Strategic Location	++	+	--?	0	0	0	--	0	+	0	0	+	--	-	-?
SA_ID_7	Parklands Grumblepill	++	+	++	0	0	0	+	0	+	0	--	++	?	0	-?
SA_ID_8	Land at Laneys Drove	++	+	--?	0	0	0	--	0	+	0	--	++	--	0	-?
SA_ID_9	Backwell Hill Road	++	+	--	0	0	0	--	0	+	0	0	+	--	--	-?
SA_ID_10	Land around Yanley Lane	+	++	--?	0	0	0	0	0	+	0	0	+	--	-	-?
SA_ID_11	West of hill Road, Sandford	+	+	--?	0	0	0	--	0	+	0	-	+	--	--	--?
SA_ID_12	Hill Road, Sandford	+	+	--?	0	0	0	--	0	+	0	-	+	--	--	--?
SA_ID_13	East of Riverside, Banwell	+	+	--	0	0	0	0	0	+	0	-	+	--	--	-?
SA_ID_14	Moor Farm, Portishead	++	++	--?	0	0	0	++	0	++	0	--	+	0	-	-?
SA_ID_15	East of Brinsea Road	+	+	--	0	0	0	0	0	+	0	0	+	--	-	-?
SA_ID_16	Land east of J21	++	++	--?	0	0	0	--	0	++	0	--	++	?	-	-?
SA_ID_17	Old Mill Road	++	+	++	0	0	0	++	0	++	0	--	+	?	0	-?
SA_ID_18	Goding Lane, Banwell	++	++	--?	0	0	0	0	0	+	0	0	+	?	--	-?
SA_ID_19	Land off Says Lane, Langford	+	+	--	0	0	0	0	0	++	0	--	+	--	-	-?
SA_ID_20	Land off Bridge Road, Bleadon	++	+	--?	0	0	0	--	0	+	0	-	+	--	-	-?
SA_ID_21	Land off Stock Lane, Langford	+	+	--?	0	0	0	--	0	+	0	0	0	?	-	-?
SA_ID_22	Leighton Crescent	++	+	--?	0	0	0	0	0	+	0	0	+	--	0	-?
SA_ID_23	West Hewish	++	++	--?	0	0	0	--	0	+	0	--	+	?	-	-?
SA_ID_24	Woodview Terrace, WSM	++	+	++	0	0	0	++	0	++	0	--	++	?	0	-?
SA_ID_25	Eastermead Lane, Banwell	+	++	-	0	0	0	0	0	+	0	-	+	--	--	--?
SA_ID_26	Goding Lane, Banwell	+	+	-	0	0	0	0	0	+	0	0	+	--	--	-?
SA_ID_27	North of Locking	++	+	--?	0	0	0	0	0	++	0	0	+	--	-	-?
SA_ID_28	Land off Moor Lane, Backwell	++	+	-	0	0	0	--	0	+	0	-	++	--	0	--?
SA_ID_29	North of Brockley Way, Claverham	+	+	--	0	0	0	--	0	+	0	-	+	--	-	--?

Site ID (employment)	Site name	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
SA_ID_30	North of New Road	+	++	--?	0	0	0	--	0	+	0	0	+	?	--	-?
SA_ID_31	East of Lye Cross Farm	+	++	--?	0	0	0	--	0	+	0	0	+	?	-	-?
SA_ID_32	Bakers Land, Langford	+	++	-	0	0	0	--	0	+	0	0	+	?	-	-?
SA_ID_33	Land east of Clevedon	++	++	--?	0	0	0	--	0	++	0	--	+	?	-	--?
SA_ID_34	Chapel Pill	+	++	--	0	0	0	0	0	+	0	0	++	?	-	--?
SA_ID_35	Land around Failand	+	++	--?	0	0	0	--	0	+	0	0	+	--	-	-?
SA_ID_36	Downs Farm, Dundry	+	++	--?	0	0	0	--	0	+	0	0	+	--	--	--?
SA_ID_37	Middle Elm, Weston Road, Hewish	+	+	--?	0	0	0	--	0	+	0	--	++	?	-	--?
SA_ID_38	Land north of Hewish	+	++	--?	0	0	0	--	0	+	0	--	++	?	-	--?
SA_ID_39	Land north of Nailsea	++	++	--?	0	0	0	++	0	++	0	0	+	--	--	-?
SA_ID_40	Western Trade Centre, Banwell	++	+	--	0	0	0	--	0	+	0	-	+	--	-	-?
SA_ID_41	Land at Downside Road	+	+	--?	0	0	0	--	0	+	0	0	+	?	0	--?
SA_ID_42	Tyntsfield Springs	++	+	--	0	0	0	--	0	+	0	-	+	?	--	-?
SA_ID_43	Riverside, Banwell	+	+	--?	0	0	0	0	0	--/+	0	--	0	?	-	-?
SA_ID_44	North of Pudding Pie Lane, Langford	+	+	--	0	0	0	0	0	+	0	--	+	-	0	-?
SA_ID_45	Land south of Parsonage Road	+	+	--?	0	0	0	--	0	+	0	-	+	-	--	--?
SA_ID_46	Land north of Congresbury	+	+	--	0	0	0	--	0	+	0	0	+	--	-	--?
SA_ID_47	Land off Purn Way, Bleadon	++	+	--?	0	0	0	--	0	+	0	0	+	--	-	--?
SA_ID_48	Birds Farm, Winford	+	+	--?	0	0	0	--	0	+	0	-	0	?	-	-?
SA_ID_49	Weston Business Quarter	++	++	++	0	0	0	++	0	--/+	0	--	++	?	-	-?
SA_ID_50	Westlands Distribution Park	++	++	++	0	0	0	++	0	+	0	--	+	?	0	-?
SA_ID_51	Summer Lane, north of A370, WSM	++	+	++	0	0	0	+	0	++	0	--	++	?	0	-?
SA_ID_52	Land at Laneys Drove	++	+	--?	0	0	0	--	0	+	0	--	++	?	0	-?
SA_ID_53	West Wick Roundabout, Parklands Village	++	++	--?	0	0	0	+	0	++	0	--	++	--	-	-?
SA_ID_54	Land east of Backwell	++	++	--?	0	0	0	0	0	++	0	-	++	--	-	-?
SA_ID_55	Land south of Nailsea	++	++	--?	0	0	0	--	0	+	0	-	++	--	-	-?
SA_ID_56	Woodspring Strategic Location	+	++	--?	0	0	0	--	0	--/+	0	0	+	?	-	--?
SA_ID_57	Land off Cruikshank Grove, Parklands	++	+	++	0	0	0	0	0	++	0	0	+	?	0	-?
SA_ID_58	Land off Mcrae Road, Parklands	++	+	++	0	0	0	0	0	++	0	0	+	?	0	-?
SA_ID_59	Knightcott Industrial	++	+	--	0	0	0	--	0	+	0	-	+	--	0	--?

Table 5.3: SA findings for site options relating to Gypsies, Travellers and Travelling Showpeople

Site ID (residential)	Site name	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
HE20110	Yanley Lane South West Bristol	+	+	--?	0	0	0	--	++	++/--	0	0	+	?	--	--?
HE201053	Woodview Terrace Wsm	++	+	++	0	0	+	++	0	++	0	--	++	?	0	-?

Site ID (residential)	Site name	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
HE2010141	BS24. Near M5 and Railway	++	+	--?	0	0	++	--	0	+	0	--	0	?	0	-?
HE2010142	Land to the north of Moorland Park Gypsy and Traveller Site	+	+	--?	0	0	0	--	0	+	0	0	++	?	0	--?
HE2010143	Land Adj to Heathfield Park, Hewish, Somerset,	+	+	++	0	0	++	--	0	+	0	--	+	?	0	-?
HE201045	Currells Lane, Felton	--	--	--?	0	0	++	--	0	+	0	0	+	-	0	--?
HE201073	Tyntsfield Springs	+	+	--	0	0	++	--	0	+	0	-	+	?	--	-?
HE2010144	Kings Field, Moor Road, Banwell	++	+	++	0	0	0	--	0	+	0	--	--	?	0	-?
HE2010145	Stone Edge Batch, Tickenham	+	+	--	0	0	++	--	0	+	0	0	+	--	--	--?

Summary of effects for the residential 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 residential sites options appraised, around just under a third 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 around just over two fifths of the site options as these are located within 2km of Clevedon, Nailsea or Portishead, or within 5km of Weston-super-Mare or Bristol. Negligible effects are identified for less than a tenth of site options. These site options are located within 5km of Clevedon, Nailsea or Portishead but not within 5km of centre of Bristol or Weston-super-Mare.

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 approximately one quarter of residential site options that are not located within 5km of Weston-super-Mare, the centre of Bristol, Clevedon, Nailsea or Portishead.

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

5.7 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 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.

5.8 This SA objective has also considered the proximity of residential 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 the district; however, only Weston-super-Mare, Churchill/Langford, Nailsea, Clevedon, Portishead and Pill have a secondary school.

5.9 A significant positive effect is expected for one residential option (HE20U09: Locking Road car park) 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.

5.10 Just over two thirds of the residential 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 the 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.

5.11 Less than one tenth of the residential site options are 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.

5.12 Just under one quarter of the residential site options are considered to lack reasonable or good access to jobs, training opportunities and education. Significant negative effects are expected for these residential 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, maximises re-use of previously developed (brownfield) land and protects the rural economy

5.13 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.

5.14 Significant positive effects are recorded for approximately one fifth of residential site options. These sites are classified as brownfield land. Around one tenth 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.

5.15 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 just under half of residential site options for these reasons. Furthermore, around one quarter of residential sites 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

5.16 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 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

5.17 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 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

5.18 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 in the Local Plan which are appraised separately in this report).

5.19 Overall, roughly one third of residential site options 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 Clevedon and much of the north and east of the district including areas towards Winford as well as areas towards Dundry and Pill. Therefore, significant positive effects are recorded for the site options in those areas.

5.20 Minor positive effects have been recorded for just under one fifth of residential 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.

5.21 Furthermore, approximately half of the residential 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

5.22 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, around one tenth of residential 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 for a very small portion of the site options. These sites lie within 720m of a district centre but not within 720m of a town centre.

5.23 Around one quarter of the residential 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 just over half of residential 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

5.24 The scale of residential 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 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.

5.25 A significant positive effect is expected for one residential site option (HE20110: Yanley Lane South West Bristol). This site option is of a very large scale and so would incorporate substantial new infrastructure to be self-sufficient as a new village or standalone neighbourhood.

5.26 A very small number of residential site options are considered to be at least medium in scale (i.e. delivering at least 501 homes) which means that they will support existing and potentially some new services and facilities to benefit community cohesion in the locality. However, they are not located within or directly adjacent to a settlement. These sites are therefore expected to have a minor positive effect in relation to SA objective 2.4. The remaining residential site options are not of a scale to 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

5.27 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 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.

5.28 For approximately one quarter of the residential 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.

5.29 A significant positive effect, combined with a significant negative effect, is identified for a very small proportion of residential site options. 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.

5.30 A minor positive effect is identified for around three quarters of the residential 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.

5.31 A very small proportion of the residential site options 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 also expected since an area of open space falls within the boundaries of these sites. These open spaces could be lost as part of any development.

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

5.32 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 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

5.33 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.

5.34 While new development in any location may offer opportunities to incorporate sustainable drainage systems, 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.

5.35 Just over one tenth of the residential site options fall mostly within Flood Zone 3a or 3b, within an area at high risk (each year the 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 Zones 2 and 3.

5.36 Minor negative effects are recorded for approximately one quarter of the residential site options. These 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 flooding or an area identified as being between 50% and 75% at risk of groundwater flooding. Alternatively, some of these sites fall within a Source Protection Zone (SPZ).

5.37 Just under two thirds of the residential 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 groundwater. 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)

5.38 Ensuring that residents have good levels of access to services, facilities and employment opportunities from housing 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 and Backwell. For some of the residential 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.

5.39 Approximately one quarter of the residential site options lie within 1.8km of a railway station. These sites are expected to have significant positive effects on this objective. Furthermore, around two thirds of the residential 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. These sites largely fall within more rural areas; as well as on the outskirts of Weston-super-Mare and Clevedon, and in the areas surrounding Bristol Airport.

5.40 Residential 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 just under one tenth of the residential site options.

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

5.41 The Mendip Hills, which lies towards the southern boundary of North Somerset, is a National Landscape. The majority of the National Landscape 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** 21**]** was used to inform the appraisal of sites in terms of the potential for have impacts on sensitivity landscape areas in the district.

5.42 Where the majority of a site falls within an area assessed as having high landscape sensitivity and/or the site lies within or is within 500m of the National Landscape, a significant negative effect is expected in relation to this SA objective. Just over a half of the residential 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 National Landscape.

5.43 A very small proportion of the residential site options are recorded as having minor negative effects. These sites are situated mainly in an area assessed having medium landscape sensitivity. Similarly, a low number of residential 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.

5.44 The likely effect on this objective is uncertain for around one third of the residential options. These options were not covered by the landscape assessment work undertaken for the district and are not within or in close proximity to the National Landscape; therefore, their landscape sensitivity is unknown.

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

5.45 Judgements about the likely effects of the residential 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.

5.46 Around one third of the residential site options 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. Furthermore, just under half of the residential 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.

5.47 Significant negative effects are recorded for approximately one fifth of the residential 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 very small number of residential 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

5.48 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 Special Area of Conservation (SAC), Special Protection Area (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.

5.49 Around a third of the residential 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. Furthermore, approximately two thirds of the residential 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.

5.50 Many of the adverse effects identified for the residential 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

5.51 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 settlements are expected to have significant positive effects. This is the case for just over half of the employment site options. Minor positive effects are expected for the remaining 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

5.52 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.

5.53 Around one third of the 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 employment site options which are 10ha or smaller.

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

5.54 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.

5.55 Around one fifth of the site options are classified as brownfield land and so are recorded as having significant positive effects. The same number of 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. Furthermore, just over half of the 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.

5.56 Minor negative effects are expected for the very small number of remaining 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

5.57 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.

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

5.59 Employment site options will not influence the delivery of the required level of housing for the district over the plan period. Therefore, all 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

5.60 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 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

5.61 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.

5.62 Around one tenth of the 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.

5.63 Negligible effects are identified for around one quarter of the employment site options as they are within 720m of a local centre but not a town or district centre. The remaining employment site options (just over half) 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

5.64 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 site options. All employment site options have therefore been recorded as having negligible effects and no likely significant effects (either positive or negative) were identified.

5.65 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

5.66 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.

5.67 For approximately one quarter of the 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.

5.68 A minor positive effect was record for just over three quarters of the 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 three of these employment site options (SA ID_43: Tyntsfield Springs, SA_ID_49: Weston Business Quarter and SA_ID_56: Woodspring Strategic Location), a significant negative effect is expected in combination with the minor positive effect given that it contains an area of open space or recreation facility that might be lost to development.

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

5.69 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

5.70 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.

5.71 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.

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

5.73 Around one quarter of the 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 between a 1% and 3.3% chance of surface water, or an area identified as being between 50% and 75% at risk of groundwater flooding. Alternatively, some of these sites may fall mostly within an SPZ.

5.74 The remaining employment site options do not lie within an area identified as being at risk of flooding from fluvial or tidal sources, surface water or groundwater and are not within an SPZ. Therefore, these sites are 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)

5.75 Good levels of access to sustainable transport modes including public transport and active travel routes offer 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.

5.76 Around one quarter of the 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. Furthermore, around three quarters of the 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.

5.77 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 a very small number of the employment site options.

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

5.78 The Mendip Hills, which lies towards the southern boundary of North Somerset, is a National Landscape. The majority of the National Landscape 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** 22**]** was used to inform the appraisal of sites in terms of the potential for them to have impacts on sensitive landscape areas in the district.

5.79 Significant negative effects are recorded for two fifths of the employment site options. Many of these sites contain land that is mostly identified as being of high landscape sensitivity. Some of these sites lie within the boundaries of the National Landscape or within 500m of the designation. The majority of these sites are situated along settlement boundaries which have high landscape sensitivity. Two employment sites (SA_ID_44: North of Pudding Pie Lane, Langford and SA_ID_45: Land south of Parsonage Road) contain land that is mostly identified to be of medium landscape

sensitivity. Minor negative effects are recorded for these site options in relation to landscape.

5.80 An uncertain effect is expected for around half of the employment site options; the likely effect on landscape 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

5.81 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.

5.82 Just under a third of the employment site options 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. Just under half of the employment site options 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.

5.83 Significant negative effects are recorded for one fifth of the employment site options. 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. One employment site option was recorded as having an uncertain effect as a rating relating to the potential impact of development at this site on nearby heritage assets was 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

5.84 North Somerset contains a variety of areas designated for their biodiversity interest. The district takes in 56 Sites of 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.

5.85 Just over one quarter of the 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 employment sites. These sites lie within Consultation Zone B or C for the North Somerset and Mendip Bats SAC.

5.86 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.

Summary of effects for the Gypsy, Traveller and Travelling Showpeople site options by SA objective

5.87 These site options were appraised using the same criteria that were used to appraise the residential site options (as outlined in Appendix D). As Table 5.3 shows, nine options were appraised.

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

5.88 Three of the options are likely to have a significant positive effect in relation to this objective as they are either located within 2km of Weston-super-Mare or the centre of Bristol (HE201053: Woodview Terrace Wsm, HE2010141: BS24, Near M5 and Railway and HE2010144: Kings Field, Moor Road, Banwell). Five of the options are within 2km of Clevedon, Nailsea or Portishead; or within 5km of Weston-super-Mare or the Centre of Bristol. Accordingly, these options are appraised as having minor positive effects in relation to this objective (HE20110: Yanley Lane South West Bristol, HE2010142: Land to the north of Moorland Park Gypsy and Traveller site, HE2010143: Land Adj to Heathfield Park, Hewish, Somerset, HE201073: Tynesfield Springs, Bristol Road and HE2010145: Stone Edge Batch, Tickenham). The last site option (HE201045: Badgers Path Stables, Currells lane, Felton, Bristol) is appraised as having a significant negative effect as it is located at Felton. While being located to the east of Bristol International Airport, this site option is located away from the settlements listed above (as determined by the criteria included in Appendix D).

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

5.89 With the exception of HE201045: Badgers Path Stables, Currells lane, Felton, Bristol, all of the site options are identified as having a minor positive effect in relation to this objective. These sites either have good access to either jobs (within 2km of Clevedon, Nailsea or Portishead OR within 5km of Weston-super-Mare or centre of Bristol) or training and education (as indicated by being within 450m of a primary and within 900m of both a secondary school and a college). Again, the site option at Felton is identified as having a significant negative effect on the basis that it is considered to lack reasonable or good access to jobs, training and education.

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

5.90 Six of the nine site options are greenfield. Four of these six sites are identified as having a potential but uncertain significant negative effect since they are on Grade 3 agricultural land, while the other two are identified as having potential significant

negative effects since they are on Grade 1-2 agricultural land. The remaining sites comprise brownfield land.

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

5.91 As with the consideration of the residential site options, all of the Gypsy and Traveller site options are identified as having a negligible effect since it is difficult to anticipate the expected delivery of infrastructure which would result at each site.

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

5.92 In line with the approach taken for the residential site options, all Gypsy and Traveller site options are recorded as having a negligible effect in relation to this objective. All of the site options would make a valuable contribution to meeting needs across North Somerset.

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

5.93 By their nature the site options would allow for specialist provision to be provided. However, five of the nine site options are in areas 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). These site options are therefore identified as having a significant positive effect. One of the four remaining site options is identified as having a minor positive effect since it is located within an area that is 30% or 40% most deprived in England in terms of Barriers to Housing and Services IMD domain. The remaining three site options are expected to have negligible effects as they are not located in a deprived area in terms of access to housing and services.

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

5.94 In terms of accessibility to the type of facilities listed above, eight of the nine site options are identified as having a significant negative effect since these are located more than 720m from a town, district or local centre. One of the sites (HE201053:

Woodview Terrace Wsm) is identified as having a significant positive effect, as 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.

SA objective 2.4: Enhance community cohesion and community facilities provision including cultural facilities

5.95 Due to the scale of the Gypsy and Traveller site options, they are unlikely to affect the ability of development to enhance the range of community facilities available in the district, although one of the sites (HE20110: Yanley Lane South West Bristol) could due to its larger size. Therefore, this site is expected to have a significant positive effect in relation to this objective, while the others are expected to have negligible effects.

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

5.96 All but two of the nine options are identified as having a minor positive effect since they are located 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.). The remaining sites are identified as having significant positive effects, as they 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. However, one of them (HE20110: Yanley Lane South West Bristol) contains a golf course that would be lost as a result of development. Therefore, its likely significant positive effect is coupled with a significant negative effect.

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

5.97 As with the residential site options, all of the nine Gypsy and Traveller site options are identified as having a negligible effect in relation to this 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

5.98 Four of the nine options are identified as having as having a significant negative effect against this objective (HE201053: Woodview Terrace Wsm, HE2010141: BS24, Near M5 and Railway, HE2010143: Land Adj to Heathfield Park, Hewish, Somerset and HE2010144: Kings Field, Moor Road, Banwell). All of these sites fall within Flood Zone 3. One site, HE201073: Tynesfield Springs, Bristol Road, Wraxall, is identified as having a minor negative effect, since part of the southern half of the site is within Flood Zone 3. Lastly, four of the site options (HE20110: Yanley Lane South West Bristol, HE2010142: Land to the north of Moorland Park Gypsy and Traveller Site, HE201045: Badgers Path Stables, Currells lane, Felton, Bristol and HE2010145: Stone Edge Batch, Tickenham) are identified as having negligible effects since these sites are not within an area identified as being at risk of flooding from fluvial or tidal sources or surface water and are not 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)

5.99 Two of the site options are identified as having a significant positive effect in relation to this objective since they are located within 1.8km of a railway station (HE201053: Woodview Terrace Wsm and HE2010142: Land to the north of Moorland Park Gypsy and Traveller Site). Five of the site options are identified as having a minor positive effect since these options are more than 1.8km from a railway station but are within 450m of a bus stop and cycle route (HE20110: Yanley Lane South West Bristol, HE2010143: Land Adj to Heathfield Park, Hewish, Somerset, HE201045: Badgers Path Stables, Currells lane, Felton, Bristol, HE201073: Tynesfield Springs, Bristol Road, Wraxall and HE2010145: Stone Edge Batch, Tickenham). Lastly, option HE2010141: BS24, Near M5 and Railway is identified as having a negligible effect since it is located more than 1.8km from a railway station but within 450m of a bus stop or cycle route (but not both).

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

5.100 One option (HE2010145: Stone Edge Batch, Tickenham) is identified as having a significant negative effect since the majority of the site option contains land with high landscape sensitivity. Site option HE201045: Badgers Path Stables, Currells lane, Felton, Bristol is identified as having a minor negative effect since this option has been recorded as having a medium landscape sensitivity. The remaining site options have uncertain effects in relation to this objective.

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

5.101 Judgements about the likely effects of the Gypsy and Traveller 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. As noted above, Appendix D explains the rationale for how judgements have been made.

5.102 Three of the nine site options (HE20110: Yanley Lane South West Bristol, HE201073: Tynesfield Springs, Bristol Road, Wraxall and HE2010145: Stone Edge Batch, Tickenham) are identified as having significant negative effects, as they were assessed by the Council as ‘red’ in relation to potential effects on the historic environment. The remaining site options are identified as having negligible effects, as they were assessed by the Council as ‘green’ in relation to potential effects.

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

5.103 Four of the site options are identified as having a significant negative effect (HE20110: Yanley Lane South West Bristol, HE2010142: Land to the north of Moorland Park Gypsy and Traveller Site, HE201045: Badgers Path Stables, Currells lane, Felton, Bristol and HE2010145: Stone Edge Batch, Tickenham) in relation to this objective on the basis of their proximity to a SSSI. The remaining site options do not have designated sites within 250m, but other criteria apply. For example, the site options are located within consultation zones B or C for the North Somerset and Mendip Bats SAC.

Sites proposed for allocation in the Pre-submission Local Plan

5.104 The Pre-submission Local Plan has taken forward a number of residential and employment site options as proposed allocations. These include Policies LP1: Strategic Location: Wolvershill (North of Banwell), LP2: Strategic Location: Woodspring (South West of Bristol), LP4: Strategic Location: Pill and Easton-in-Gordano, LP20: Wyndham Way, LP22: Epic Employment Site and LP23: Monaghan Mushrooms, Stock Lane Langford Broad Location, while Policy LP2: Housing and Employment Allocations) refers to two separate schedules that list residential and employment 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.

5.105 Consideration of the mitigation which might be achieved through the requirements of Local Plan policies is also considered in Chapter 6. The initial '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 (October 2025). The policy assessments are presented in relation to the section of the Local Plan in which they appear.

Strategic policies

6.2 The likely effects of the strategic policies are presented in Table 6.1 below and are described below the table.

Table 6.1: Likely SA effects of the strategic policies

SA objective	SP1: Sustainable Development	SP2: Climate Change	SP3: Spatial Strategy	SP4: Placemaking	SP5: Towns	SP6: Villages and Rural Areas	SP7: Green Belt	SP8: Housing	SP9: Employment	SP10: Transport	SP11: Historic and Natural Environment	SP12: Minerals	SP13: Waste
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

6.3 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

6.4 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 objective 3.1: Renewable energy and SA objective 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

6.5 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.

6.6 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.

6.7 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.

6.8 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.

6.9 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.

6.10 The spatial strategy for the district includes sites to achieve the delivery of a minimum of 23,700 new dwellings over the plan period. This figure is prescribed by the Government's standard method for calculating housing need as set out in national planning policy and guidance. The inclusion of the strategic growth location at Wolvershill (north of Banwell), Woodspring (south west of Bristol), Nailsea and Backwell, and Pill and Easton-in-Gordano 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 Wolvershill 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.

6.11 Policy SP3 requires development in villages (beyond strategic development areas) 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 therefore recorded on SA objective 2.3: Access to facilities and SA objective 2.4: Community cohesion.

6.12 The support for new community facilities (including new sports facilities and allotments as well as active and sustainable 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 and sustainable 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.

6.13 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 Clevedon, 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.

6.14 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.

6.15 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 (beyond strategic development areas) 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 National Landscape. Proposed residential allocations at Hutton, Bleadon, Winscombe, Banwell, Sandford and Churchill/Langford have

potential to have impacts on the setting of the National Landscape, 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.

6.16 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.

6.17 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 and 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

6.18 This policy includes a range of requirements for development to ensure that it contributes to placemaking. The requirements relating to high quality architecture and design, 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 objective 3.5: Heritage and SA objective 3.6: Biodiversity as the policy requires local heritage to be reflected and enhanced and also promotes the integration of green infrastructure as well as supporting biodiversity net gain. The measures in the policy seeking to create sustainable communities also mean that minor positive effects are likely in relation to SA objective 1.2: Economic wellbeing, SA objective 2.4: Community cohesion and SA objective 2.5: Healthy living, particularly as the policy specifically refers to enabling

healthy lifestyles and legible developments with a sense of place through the use of high quality urban design, materials, planting and public art. Land must be used efficiently; therefore a minor positive effect is likely in relation to SA objective 1.3: Optimal use of land. The policy requirement for development to contribute positively to addressing the climate and nature emergencies and futureproofing against changing climate means that a minor positive effect is likely in relation to SA objectives 3.1: Renewable energy and 3.2: Flooding and water quality.

SP5: Towns

6.19 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 (where the majority of development is proposed) 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 in the four towns, 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. It also requires development to support and enable walking, cycling and improved public transport to these centres and other important destinations. 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 as more people will use alternative means of travel.

SP6: Villages and Rural Areas

6.20 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 objective 2.5: Healthy living and SA objective 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 vitality and viability. The policy prioritises the use of previously developed sites outside settlement boundaries. Given the limited amount of development expected in these

locations, 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

6.21 Policy LP9 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 LP9 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.A minor positive effect is expected in relation to SA objective 1.1: Access to jobs, as the Green Belt designation continues to limit residential development in rural locations where employment opportunities are less accessible. Directing growth towards more urbanised areas on the edge of Bristol, Nailsea and Portishead means development is likely to be closer to a wider range of jobs and transport links.

6.22 In terms of SA objective 1.3: Optimal use of land, the policy is expected to have a minor mixed positive and negative effects. Ultimately the policy is protecting the Green Belt and helps to prioritise urban and brownfield land for development as well as encouraging denser, more efficient use of land outside the Green Belt. However, the release of Green Belt sites for housing represents a loss of some greenfield land.

6.23 The continued Green Belt designation is expected to support SA objective 2.3: Access to facilities, SA objective 2.4: Community cohesion, and SA objective 2.5: Healthy living, as it directs most growth towards existing settlements with established services, facilities, walking and cycling networks, as well as opportunities for active recreation. Whilst there are sites released from the Green Belt, these are largely adjacent to larger existing settlements with a good range of facilities, therefore these releases should not worsen access. Also, whilst most are unlikely to provide new community facilities (other than the very largest releases), they should not have a negative effect on community cohesion. These sites will also be required to facilitate improved cycling and walking, therefore should have a minor positive effect on healthy living. Minor positive effects are therefore anticipated for these three objectives.

6.24 By maintaining open areas around settlements and preventing further urban sprawl, the policy is also likely to help reduce reliance on car travel where new housing is located in proximity to sustainable transport networks. Again, the sites in

the policy that are released from the Green Belt are adjacent to existing larger settlements so should be accessible to local sustainable transport networks. A minor positive effect is therefore recorded against SA objective 3.3: Reduce car use.

6.25 Limiting development in more open and rural parts of the district may also reduce the proliferation of impermeable surfaces in the countryside, supporting drainage patterns and water quality. In addition, most of the sites released from the Green Belt by the policy are outside of flood risk areas. A minor positive effect is therefore expected in relation to SA objective 3.2: Flooding and water quality.

6.26 The Green Belt plays a key role in maintaining the landscape setting of North Somerset settlements, particularly in relation to the city of Bristol and towns such as Portishead and Nailsea. The policy therefore makes a strong contribution to SA objective 3.4: Landscape/townscape, where a significant positive effect is anticipated. Similarly, by maintaining separation between settlements and preserving open land that contributes to historic settings, the policy is expected to result in a minor positive effect for SA objective 3.5: Heritage. However, a number of sites being released from the Green Belt by the policy are on the edges of these settlements, therefore could have a negative effect on both these objectives. This effect could be minimised through effective design and landscaping; therefore, the overall effects are mixed significant positive and minor negative for SA objective 3.4: Landscape/townscape and mixed minor positive and negative for SA objective 3.5: Heritage.

6.27 Finally, protecting large areas of open land from development will help safeguard habitats and ecological networks, contributing to SA objective 3.6: Biodiversity. Conversely, the release of some sites from the Green Belt by the policy is likely to result in negative effects. Overall, the policy is likely to have mixed minor positive and negative effects in this regard.

SP8: Housing

6.28 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.

6.29 The amount of housing proposed for delivery in the district through Policy SP8 will meet the calculated need (23,700 dwellings) up to 2041, equivalent to 1,580 dwellings per annum. 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 objective 2.1: Housing.

SP9: Employment

6.30 Policy SP9 sets out the amount of employment land to be provided in North Somerset including specific figures for Weston-super-Mare, Wolvershill, Clevedon, Portishead, Nailsea and Backwell and Woodspring (south west of Bristol). 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.

6.31 The level of employment land provided for in the Local Plan (c.72.8ha) reflects the findings of the available evidence. It also builds in a buffer to the amount of land supplied in the event that economic growth in the district in the coming years is stronger than anticipated. The employment land allocations are mostly focussed at the main towns in the district, particularly Weston-super-Mare. 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 at those larger settlements. 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 objective 1.1: Access to jobs and SA objective 1.2: Economic wellbeing.

6.32 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.

6.33 The focus of employment land 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.

6.34 The distribution of employment development 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 SA objective 2.5: Healthy living. 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 minor positive effect is expected in relation to SA objective 2.4: Community cohesion.

6.35 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 water flooding 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 an SPZ and there are similar issues within much of Nailsea, including 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.

6.36 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, although in part this may be counterbalanced by changing home working patterns particularly prevalent in office-based, administrative employment. Additional trips are 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 and proposed Strategic Locations 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 residential areas. Many residents presently rely on access to jobs in Bristol (along 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 their stronger existing connections (including by rail). A mixed significant positive and minor negative effect is therefore expected in relation to SA objective 3.3: Reduce car use.

6.37 The majority of the employment sites are located within the existing urban areas, and 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.

6.38 Delivering a large proportion of employment development at 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 site at Clevedon to adversely affect the setting of a number of Grade II listed buildings. Furthermore, employment land included at Portishead is in relatively close proximity to Listed Buildings as well as Portishead West Hill and Welly Bottom Conservation Areas. 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 setting of heritage assets at these locations. Overall, a minor negative effect is expected in relation to SA objective 3.5: Heritage.

6.39 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 limited 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 rural 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 and 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 falls within Horseshoe Bat

Zones A and B, highlighting the potential for particular sensitivities there. Overall, a significant negative effect is expected in relation to SA objective 3.6: Biodiversity.

SP10: Transport

6.40 This policy is likely to have a minor positive effect on SA objective 3.1: Renewable Energy due to the specific requirement to deliver electric vehicle infrastructure. It is likely to have significant positive effects on SA objective 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. 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

6.41 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 objective 3.4: Landscape/townscape, SA objective 3.5: Heritage and SA objective 3.6: 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

6.42 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.

6.43 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.

6.44 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 objective 2.1: Housing and SA objective 2.2: Affordable housing.

6.45 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.

6.46 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 objective 3.4: Landscape/townscape and SA objective 3.5: Heritage.

SP13: Waste

6.47 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 objective 2.5: Healthy living and SA objective 3.6: Biodiversity.

Locational policies

6.48 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)

6.49 The appraisal of this strategic location for development, which comprises numerous sites, was initially undertaken on a 'policy off' basis in that it was assessed on the basis of the red line boundary for sites HE20500, HE202000, HE203005, HE20592, HE203002, HE20607, HE203003, HE201034, HE20594, HE201016, HE201086 and HE20498 without taking into account any policy requirements. These appraisals are presented in Chapter 5 and were undertaken using the site assessment criteria presented in Appendix D.

6.50 The sites have since been merged into site SA_ID_101. The 'policy off' appraisal of SA_ID_101 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 SA_ID_101)	Policy on (LP1: Strategic Location: Wolvershill (north of Banwell))
1.1: Access to jobs	++	++
1.2: Economic wellbeing	+	++
1.3: Optimal use of land	--?	--?/+
1.4: Infrastructure	0	++
2.1: Housing	0	0
2.2: Affordable housing	++	++

SA objective	Policy off (site equivalent to SA_ID_101)	Policy on (LP1: Strategic Location: Wolvershill (north of Banwell))
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	-?	++/-

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

6.52 Policy LP1 requires provision of new educational facilities, including the delivery of three 420 place primary schools and financial contributions to off-site secondary, special educational needs and Post 16 education provision. This will result in a significant positive effect for SA objective 1.2: Economic wellbeing (note that the policy off appraisal did not assume new school provision).

6.53 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). The effect is couples with a minor positive effect, as according to LP1 the development will comprise predominantly medium to high density living.

6.54 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, family and children's centre services, leisure and recreation, environmental

infrastructure, and new active travel infrastructure, a significant positive effect is expected for SA objective 1.4: Infrastructure.

6.55 Significant positive effects are expected for SA objective 2.2: Affordable housing as the policy includes provision for 990 affordable homes. Wolvershill also contains an area within the 20% most deprived in terms of barriers to housing and services. The policy requires provision of educational facilities, 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.

6.56 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. This can be bolstered by the proposed provision of new community space within the proposed Wolvershill local centre that should provide a focus for community activity and services.

6.57 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, tennis courts and a skatepark, and open space, as well as habitat enhancement, which may help improve people's connection to nature, and mitigation of noise impacts. A recreational cycle and walking link is a key feature planned to route around the entire development maximising integration into the surrounding landscape and providing connections between the existing cycle network in Weston-super-Mare and features such as the Strawberry Line.

6.58 The policy states that the development will seek to minimise energy use and incorporate renewable energy generation, including for community use. A potential minor positive effect is therefore identified for SA objective 3.1: Renewable Energy. The effect is uncertain and will depend upon the exact nature of renewable energy proposals. 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.

6.59 This site lies within 350m of the Mendip Hills National Landscape and therefore has potential to adversely affect its setting. Policy LP1 requires development to respect the landscape setting and minimise impact on the National Landscape, 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 and requires a strategic gap to be defined between the new development and Banwell to retain the character of that existing settlement. The policy also requires the use of appropriate materials and design styles. Overall,

mixed minor positive and minor negative uncertain effects are recorded for SA objective 3.4: Landscape/townscape.

6.60 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 (including historic farmsteads) where possible; however, the detailed effects of the development on any nearby heritage features cannot be known at this stage.

6.61 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.

LP2: Strategic Location: Woodspring (South West of Bristol)

6.62 The appraisal of this strategic location for development was initially undertaken on a 'policy off' basis in Chapter 5 of this SA Report, using the site assessment criteria outlined in Appendix D. The site, HE20110, was assessed on the basis of its red line boundary only without taking into account any policy requirements.

6.63 The 'policy off' appraisal of HE20110 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 6.3: Likely SA effects of Policy LP2

SA objective	Policy off (HE20110)	Policy on (Policy LP2: Strategic location: Woodspring (south west of Bristol))
1.1: Access to jobs	+	++
1.2: Economic wellbeing	+	++
1.3: Optimal use of land	--?	--?

SA objective	Policy off (HE20110)	Policy on (Policy LP2: Strategic location: Woodspring (south west of Bristol))
1.4: Infrastructure	0	++
2.1: Housing	0	0
2.2: Affordable housing	0	+
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	--	0?
3.6: Biodiversity	--?	++/-

6.64 New residents at the strategic site will be able to access jobs in Bristol, given the site's adjacency to the city. Mixed use development is proposed at site HE20110 and so will provide some employment opportunities. Further to this, the policy requires provision of walking, cycle and public transport links with the site and to the local centre, schools and facilities (including integration with the Metrobus network and safeguarding for a segregated mass transit route between Bristol City Centre and Bristol Airport). This, along with the provision of new services and facilities, as well as the site's proximity to a railway station (e.g. Parson Street), will reduce the need to travel by car. Overall, therefore, significant positive effects are expected in relation to SA objectives 1.1: Access to jobs and 3.3: Reduce car use.

6.65 Policy LP2 requires substantial education provision (a new secondary school that includes sixth form provision and at least three new primary schools) and new healthcare, community, recreation and leisure facilities. This will result in a significant positive effect against SA objective 1.2: Economic wellbeing (noting that the policy off appraisal did not assume new school provision), and a significant positive effect for SA objective 1.4: Infrastructure given the coordinated masterplanning, delivery planning and integrated transport infrastructure.

6.66 A potential but uncertain significant negative effect is retained for SA objective 1.3: Optimal use of land, as the location is predominantly greenfield and mostly Grade 3 agricultural land; it is not known whether soils are Grade 3a (Best and Most Versatile) or 3b at this stage.

6.67 Minor positive effects are expected for SA objective 2.2: Affordable housing as the policy requires delivery of 50% affordable housing on each site, although this is a requirement of national policy when building in the Green Belt.

6.68 The provision of a centrally located local centre from the outset, together with schools, healthcare and recreation facilities and safe, direct active travel links, results in a minor positive effect for SA objective 2.3: Access to facilities. Provision of new services and facilities and the emphasis on a distinctive community with a strong sense of place are expected to result in a significant positive effect for SA objective 2.4: Community cohesion.

6.69 Although development of the site will result in the loss of a golf course, significant positive effects are expected for SA objective 2.5: Healthy living, as the policy requires new healthcare provision, high standards for walking and cycling, extensive green and blue infrastructure (including a Nature Park), as well as new recreation facilities and open space. It also requires measures to mitigate severance associated with Colliters Way and the A38 and retains/provides community/leisure uses (including interim use of the golf club house as a community hub). Overall, these measures help to address the policy-off deficits in access to healthcare and potential leisure loss and will likely enhance opportunities for physical activity and access to nature.

6.70 The site is not within an area identified as being at risk of flooding or within an SPZ, but the requirement for a comprehensive site-wide Flood Risk Assessment (including specific reference to Barrow Gurney Reservoir) and integration of high-quality SuDS from the outset results in a minor positive effect for SA objective 3.2: Flooding and water quality.

6.71 This strategic growth location does not lie within an area covered by the Council's landscape sensitivity assessment and so it is unknown how sensitive the landscape is to development, although it is noted that the site falls within the Green Belt. Policy LP2 requires enhancement of the Yanley ridge, high quality green and blue infrastructure, new green open spaces, a new Nature Park, wooded areas, public art and strategic green buffers to maintain separation from Bristol, alongside high-quality design. These measures are likely to mitigate adverse effects. Overall uncertain mixed minor positive and minor negative effects are expected for SA objective 3.4: Landscape/townscape.

6.72 Policy LP2 requires the avoidance and minimisation of adverse effects on the historic settings of Ashton Court, Clifton Suspension Bridge and St Michael's Church (Dundry), preserving key views and sightlines, creating rural buffers and woodland to break up the development in longer-range views, and undertaking archaeological assessment. While these requirements should mitigate risk and could deliver some enhancements (e.g. protected views), specific development design mean that the magnitude of the effect is uncertain. Overall, a potential but uncertain negligible effect is expected for SA objective 3.5: Heritage.

6.73 The site is adjacent to a regionally important geological and geomorphological site, lies within 250m of several priority habitats and local wildlife sites, is within 15m of ancient woodland, and falls within consultation zone B for the North Somerset & Mendip Bats SAC. In order to help mitigate any adverse effects on biodiversity and geodiversity, the policy introduces a Nature Park, connected green and blue infrastructure corridors that define the limits of development, and dark/connected flight corridors with targeted habitat creation for bats. Overall, mixed significant positive and minor negative effects are expected for SA objective 3.6: Biodiversity.

LP3: Strategic Location: Nailsea and Backwell

6.74 The likely effects of this policy are presented in Table 6.4 below and are described below the table.

Table 6.4: Likely SA effects of Policy LP3

SA objective	LP3: Strategic Location: Nailsea and Backwell
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	+
2.3: Access to facilities	++/-
2.4: Community cohesion	+
2.5: Healthy living	++
3.1: Renewable energy	0

SA objective	LP3: Strategic Location: Nailsea and Backwell
3.2: Flooding and water quality	+/-
3.3: Reduce car use	++
3.4: Landscape/townscape	+/-?
3.5: Heritage	--?
3.6: Biodiversity	++/-?

6.75 A significant positive effect is expected for SA objective 1.1: Access to jobs, as the strategic focus at Nailsea and Backwell will enable new residents to reach a wide range of employment opportunities in the surrounding area, supported by the policy requirement for around 6.1ha of new employment land and better access to Nailsea and Backwell train station, the A370 High Frequency Bus Corridor and new walking and cycling links between Nailsea and Backwell. These requirements will help reduce the need to travel by car, reinforcing a significant positive effect regarding SA objective 3.3: Reduce car use.

6.76 Policy LP3 will see the delivery of 6.1ha employment land, in addition to three new 420-place primary schools (with contributions to secondary, Post 16, family centre services and special educational needs provision), which will enhance access to education and employment/training opportunities across the growth area. A significant positive effect for SA objective 1.2: Economic wellbeing is therefore expected.

6.77 An uncertain significant negative effect is recorded for SA objective 1.3: Optimal use of land. This is because most of the sites in this are on greenfield land, which will result in the loss of greenfield land (with the potential for impacts on Best and Most Versatile agricultural land: Grades 1–3a). The effect is uncertain because it is unknown whether most sites comprise Grades 3a or 3b agricultural land.

6.78 A significant positive effect is expected for SA objective 1.4: Infrastructure. Policy LP3 requires growth to be supported by the timely provision of transport, social and green/blue infrastructure in accordance with the Infrastructure Delivery Plan (IDP). This includes the multi-modal Cross Rail Link that will provide improved highway connectivity between the A370 and Nailsea, better walking and cycling routes (such as Festival Way and a spine cycle link), A370 bus priority and improved access to Nailsea & Backwell station. Further to this, provision is being made for new schools, leisure and a Nature Park.

6.79 Minor positive effects are expected for SA objective 2.2: Affordable housing because Policy LP3 requires 50% affordable housing, although this is a requirement of national policy when building on Green Belt land.

6.80 Uncertain mixed significant positive and minor negative effects are expected for SA objective 2.3: Access to services. Policy LP3 provides for new primary schools, an improved public transport interchange, better access to Nailsea and Backwell station, and new active-travel links, plus leisure/sports facilities identified through the IDP, which are measures that will likely improve access overall. However, many of the sites in this area are more than 720m from a town, district or local centre, so a number of locations may continue to experience weaker access despite the policy requirements. This should be mitigated by the wider active travel action plan for the town improving connectivity to the centres.

6.81 Provision of enhanced leisure provision required by the policy is expected to result in a minor positive effect for SA objective 2.4: Community cohesion as they will likely provide shared spaces and activities accessible by sustainable travel, supporting interaction between residents.

6.82 Significant positive effects are expected for SA objective 2.5: Healthy living, as the policy outlines requirements for an extension of active travel route Festival Way, wider PRoW and active travel improvements, new leisure/sports provision, and environmental infrastructure, including a Nature Park and wetland at Nailsea Moors, which will increase opportunities for physical activity and access to nature.

6.83 Mixed minor positive and minor negative effects are expected for SA objective 3.2: Flooding and water quality, because Policy LP3 requires flood-risk considerations to be addressed for the multi-modal link and secures a new wetland at Nailsea Moors, measures which should improve local water management and aid in reducing flood risk. However, most of the sites in this area have over 60% of their area within mapped flood/water constraints, such as Flood Zone 2, medium surface-water risk, groundwater flood risk, or Source Protection Zones and so the policy requirements are unlikely to mitigate this risk in all areas.

6.84 For SA objective 3.4: Landscape/townscape, the scale of greenfield change and Green Belt release is likely to give rise to negative impacts on landscape character, but policy requirements such as high-quality design, environmental infrastructure and the Nature Park will help mitigate this and enhance landscape character in areas. The magnitude of this effect will depend on development design as well as the location/extent of any Green Belt release. Overall, an uncertain mixed minor positive and minor negative effect is therefore identified.

6.85 A potential significant negative effect with uncertainty is recorded for SA objective 3.5: Heritage, because several of the sites have been assessed as 'amber' or 'red' in relation to potential effects relating their settings, however the extent of many of the effects depend on specific development design. Policy LP3's aim of coordinated, masterplanned growth could help mitigate negative impacts, but Policy LP3 does not set specific heritage design requirements.

6.86 For SA objective 3.6: Biodiversity, uncertain mixed significant positive and minor negative effects are expected. Delivery of a Nature Park, habitat creation (including connectivity to roost sites) and wetland provision will likely result in positive impacts on North Somerset's habitats and species. However, numerous sites in this area fall within consultation zones B or C for the North Somerset and Mendip Bats SAC and/or are in close proximity to internationally or nationally designated biodiversity/geodiversity sites which could result in harm to habitats and species despite any potential mitigation from the policy requirements. The effect is uncertain as its magnitude depends on specific development design.

LP4: Strategic location: Pill and Easton-in-Gordano

6.87 The appraisal of this strategic location for development, which comprises four sites, was initially undertaken on a 'policy off' in that it was assessed on the basis of the red line boundary for sites HE20491, HE206, HE2015 and HE201097 without taking into account any policy requirements. These appraisals are presented in Chapter 5 and were undertaken using the site assessment criteria presented in Appendix D.

6.88 The 'policy off' appraisals of these sites are 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 6.5: Likely SA effects of Policy LP4

SA objective	Policy off (HE20491)	Policy off (HE206)	Policy off (HE2015 (partial)/SA_ID_166)	Policy off (HE201097)	Policy on (Policy LP4: Strategic location: Pill and Easton-in-Gordano)
1.1: Access to jobs	0	0	+	+	++
1.2: Economic wellbeing	-	-	+	+	++
1.3: Optimal use of land	--	--	--	--?	--?
1.4: Infrastructure	0	0	0	0	++
2.1: Housing	0	0	0	0	0
2.2: Affordable housing	0	0	0	++	++
2.3: Access to facilities	0	--	0	0	+
2.4: Community cohesion	0	0	+	0	+
2.5: Healthy living	++	+	++	+	++
3.1: Renewable energy	0	0	0	0	0
3.2: Flooding and water quality	-	0	0	0	-
3.3: Reduce car use	++	++	++	++	++
3.4: Landscape/townscape	0	0	--	--	--/+?
3.5: Heritage	--	--	-	0	-?
3.6: Biodiversity	--?	--?	-?	-?	--/+?

6.89 A significant positive effect is expected for SA objective 1.1: Access to jobs, as new residents will be able to access jobs in the Centre of Bristol or Portishead, supported by the policy requirement to deliver a mobility hub in central Pill and to provide safe, direct walking, wheeling, cycling and public transport links to local services and the proposed railway station on Monmouth Road. These measures will enhance practical access to a wide range of employment opportunities.

6.90 A significant positive effect is expected for SA objective 3.3: Reduce car use, as Policy LP4 includes requirements for a central mobility hub and a package of safe, direct walking, wheeling, cycling and public transport links connecting the allocated sites to local facilities and the proposed Pill railway station on Monmouth Road. The policy lists specific schemes, including active travel improvements along Pill Road/Ham Green, upgrades along Lodway and adjacent streets, and a new east-west active travel connection over Markham Brook, which together will make non-car travel more attractive.

6.91 Policy LP4 requires delivery of a new 420-place primary school including early years provision (together with final contributions towards Post 16, special educational needs provision and family centre services) to meet the needs of the expanding community. This secured on-site education provision, which was not assumed in the policy-off appraisals, will strengthen skills and training opportunities, leading to a significant positive effect for SA objective 1.2: Economic wellbeing.

6.92 A potential but uncertain significant negative effect is retained for SA objective 1.3: Optimal use of land, as the sites allocated under this policy are greenfield, with most comprising Best and Most Versatile Agricultural land. One of the sites comprises Grade 3 agricultural land and it is unknown whether it is Grade 3a (Best and Most Versatile) or 3b (not Best and Most Versatile) agricultural land, hence the uncertainty.

6.93 The policy sets out a co-ordinated approach to infrastructure delivery, including the mobility hub and a defined package of active travel schemes, to be secured through direct delivery and/or S106. A significant positive effect is therefore expected for SA objective 1.4: Infrastructure.

6.94 Significant positive effects are expected for SA objective 2.2: Affordable housing, as LP4 requires 50% affordable housing on each site – although this is a requirement of national policy when building in the Green Belt. One of the sites, HE1097, is located in an area of greatest affordable housing need and so its development will help address this need.

6.95 A minor positive effect is expected for SA objective 2.3: Access to services, as the new primary school, mobility hub and outlined active travel improvements will enhance access to schools, facilities, the local centre and the proposed station across the sites.

6.96 Significant positive effects are expected for SA objective 2.5: Healthy living, as LP4 promotes active travel, provides safer routes to schools and facilities, and supports green infrastructure that can connect residents with open space.

6.97 One of the sites, HE20491, is at risk of flooding. However, the policy does not identify any mitigation. Therefore, a minor negative effect is expected in relation to SA objective 3.2: Flooding and water quality.

6.98 For SA objective 3.4: Landscape/townscape, an uncertain mixed significant negative and minor positive effect is expected. A couple of the sites are recorded as having medium to high landscape sensitivity and are therefore assessed as having significant negative effects in their policy-off assessments. The release of land from the Bristol and Bath Green Belt also indicates that some residual harm is possible. However, Policy LP4 outlines requirements for high-quality design and the provision of green spaces and green infrastructure, while also offering opportunities to mitigate harm of development and create positive effects regarding this SA objective, including by incorporating green infrastructure.

6.99 An uncertain minor negative effect is expected for SA objective 3.5: Heritage. The policy explicitly requires layouts and design to reflect the historic setting of the Grade II* St George's Church, with further requirements in Schedule 1 for those allocations closest to the asset. This should aid in mitigating the potential for significant setting harm identified in a number of the policy-off assessments, though the magnitude of the effects depends on specific development design, resulting in uncertainty.

6.100 For SA objective 3.6: Biodiversity, an uncertain mixed significant negative and minor positive effect is expected. Proximity of the sites to designated biodiversity or geodiversity sites and zone B or C for the North Somerset and Mendip Bats SAC is expected to result in risk of negative effects for all the sites. However, the requirements set out by the policy regarding green infrastructure creates opportunities to deliver ecological enhancements.

LP5: Housing and Employment Allocations

6.101 Policy LP5 sets out the housing and employment allocations included in the Local Plan. Each allocation was initially appraised on a 'policy off' basis in Chapter 5 of this SA Report, using the site assessment criteria outlined in Appendix D.

6.102 The overall effects of the policy are presented in the first row of Table 6.6, representing an overview of the effects of the full list of site allocations. Justification for the effects identified is then provided below the table.

6.103 For the individual site allocations in Policy LP5 where site-specific requirements have not been identified in Schedules 1 and 2 of the Local Plan, the effects presented are the 'policy off' effects, taken from Chapter 5. For the sites where site-specific requirements have been identified in the Local Plan, these have been taken into account and have resulted in some updates being made to the effects brought forward from Chapter 5. For clarity, any changes from the 'policy off' effects are underlined. These sites are indicated by an asterisk (*).

Table 6.6: Likely SA effects of Policy LP5

Policy	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
Policy LP5	++/-	++	--/+	0	++	++	+/-	0	++	0	-	++/-	--	-	-

Site allocations listed in Schedule 1 of the Local Plan

Site ID	Site name	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	SHLAA ref.
SA_ID_101	Wolvershill (north of Banwell)	++	+	--?	0	0	++	--	++	++	0	0	++	--	-	-?	HE20500 (partially), HE202000, HE203005, HE20592, HE203002 (partially), HE20607 (partially), HE203003, HE201034, HE20594, HE201016, HE201086 (partially) and HE20498
SA_ID_163	Woodspring, South West Bristol	+	+	--?	0	0	0	--	++	++/--	0	0	+	?	--	--?	HE20110
SA_ID_136*	North West Nailsea	+	+	--?	0	0	0	--	0	+?	0	++?	+	0	-	-?	HE20273 (partial)
SA_ID_100*	Youngwood Lane, Nailsea	+	+	--	0	0	+	--	0	++	0	-	++	--	?	--?	
SA_ID_85*	West of Engine Lane, Nailsea	+	+	--	0	0	+	--	0	++?	0	-	+	?	?	-?	
SA_ID_83	Land south of The Uplands, Nailsea	+	+	--	0	0	+	--	0	+	0	-	++	?	?	-?	
SA_ID_94*	Weston College site, Somerset Square, Nailsea	+	++	++	0	0	0	++	0	++	0	0	++	?	-	-?	HE20U05
SA_ID_90	Trendlewood Way, Nailsea	+	+	-	0	0	0	--	0	+	0	-	++	?	0	-?	HE20541
SA_ID_138	7 Clevedon Walk, Nailsea	+	+	-	0	0	0	++	0	++	0	0	++	?	?	-?	
SA_ID_143*	Land north of Nailsea	+	++	--?	0	0	++	++	0	++	0	±	+	--	--	-?	HE20136
SA_ID_144*	Land off Pound Lane	+	+	--?	0	0	0	++	0	++	0	±	+	-	-	-?	HE20225
SA_ID_145*	Poplar Farm, Nailsea	+	+	--?	0	0	++	--	0	++	0	±	++	--	0	--?	HE203006
SA_ID_149*	Land south of Nailsea	+	++	--?	±	0	0	--	+	++	0	0	++	--	-	-?	HE20591, HE20612, HE202016, HE203020 and HE2010140
SA_ID_99*	Grove Farm, Backwell	+	++	--?	±	0	++	0	+	++	0	0	++	-	-	-?	HE20595 (partial)
SA_ID_122	Land at Farleigh Farm, Backwell	+	+	--	0	0	++	0	0	+	0	-	++	--	0	-?	HE201087
SA_ID_123	Land west of Rodney Road, Backwell	+	+	--?	0	0	0	0	0	++	0	-	++	-	--	--?	HE20595 (partially, limited)
SA_ID_157	Dark Lane, Backwell	+	+	--	0	0	0	0	0	+	0	-	++	--	-	-?	HE203013
SA_ID_150*	Land east of Backwell	+	++	--/+	±	0	0	0	+	++	0	0	++	-	0	-?	HE203001, HE202012, HE203035 and HE208001

Site ID	Site name	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	SHLAA ref.
SA_ID_165*	Land at Lodway Farm	0	-	--	0	0	0	0	0	++	0	-	++	±	-	--?	HE20491
SA_ID_164*	Land east of Gordano Services	0	-	--	0	0	0	--	0	++	0	0	++	0	-	--?	HE206
SA_ID_166*	Pill Green	+	++	--	±	0	0	0	+	++	0	±	++	--	-	-?	HE2015 (partial)
SA_ID_167*	Land at Pill Road	+	+	--?	0	0	++	0	0	++	0	±	++	--	0	-?	HE201097
SA_ID_168*	Land at Ham Green	+	+	++	0	0	0	0	0	+	0	0	++	--	0	-?	HE201065
SA_ID_93	Parklands Village, former RAF Locking, Weston-super-Mare	++	+	--?	0	0	0	+	++	++	0	--	++	?	0	-?	HE2010111 (partially)
SA_ID_75	Winterstoke Village, former Weston Airfield, Weston-super-Mare	++	+	++	0	0	0	++	+	--/+	0	--	++	?	0	-?	HE201058 (partially, limited)
SA_ID_111	Locking Road Car Park, Weston-super-Mare	++	++	++	0	0	0	++	0	++	0	--	++	?	-	-?	HE20U09
SA_ID_116*	Leisuredome site and Parklands Site B/Phase E, Weston-super-Mare	++	+	++	0	0	0	0	0	++	0	0	++	?	-	-?	HE20U23
SA_ID_113*	Weston Rugby Club, Weston-super-Mare	++	++	++	±	0	0	++	0	++/--	0	0	++	?	-	-?	HE20U20
SA_ID_77	Land to the west of Winterstoke Road, Weston-super-Mare	++	+	-	0	0	0	++	0	++/--	0	--	++	?	0	-?	HE20U24
SA_ID_110	Sunnyside Road, Weston-super-Mare	++	+	++	0	0	0	++	0	++	0	0	++	?	-	-?	HE20U08
SA_ID_114*	Woodspring Stadium, Weston-super-Mare	++	+	++	0	0	0	++	0	++	0	--	++	?	0	-?	HE20U21
SA_ID_78	Gas works, Winterstoke Road, Weston-super-Mare	++	+	++	0	0	0	++	0	++	0	--	++	?	-	-?	HE20U11
SA_ID_76	Dolphin Square, Weston-super-Mare	++	+	++	0	0	0	++	0	++	0	--	++	?	--	--?	HE20U10
SA_ID_120	Land west of Trenchard Road, Weston-super-Mare	++	+	--?	0	0	0	0	0	+	0	0	+	--	0	-?	HE20409 (partially)
SA_ID_91*	Police Station/Magistrates Court/Roselawn, Weston-super-Mare	++	+	++	0	0	0	++	0	++	0	0	++	0	-	-?	HE20U18 (partially)
SA_ID_130	Anson Road, Weston-super-Mare	++	+	--	0	0	+	--	0	+	0	0	+	--	--	--?	HE20495
SA_ID_89	Land at Bridgwater Road, Weston-super-Mare	++	+	--?	0	0	+	0	0	++	0	0	+	?	?	--?	

Site ID	Site name	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	SHLAA ref.
SA_ID_79	Former Bournville School Site, Selworthy Road, Weston-super-Mare	++	+	++	0	0	0	++	0	++	0	--	++	?	0	-?	HE20U12
SA_ID_112*	Knightstone Road Hotels, Weston-super-Mare	++	+	++	0	0	+	++	0	+	0	--	++	0	-	--?	HE20U17
SA_ID_80*	Former Sweat FA site, Winterstoke Road, Weston-super-Mare	++	+	++	0	0	+	++	0	++	0	-	++	?	0	-?	HE20U19 (partial)
SA_ID_115	Former Police Depot, Winterstoke Road, Weston-super-Mare	++	+	++	0	0	+	++	0	+	0	0	++	?	0	-?	HE20U22
SA_ID_84	Nightingale Close, Mead Vale, Weston-super-Mare	++	+	++	0	0	0	+	0	++/--	0	--	++	?	0	-?	HE20U15
SA_ID_92	Former TJ Hughes Store, High Street, Weston-super-Mare	++	+	++	0	0	0	++	0	++	0	--	++	?	--?	--?	HE20U25
SA_ID_73	Land at Atlantic Road South, Weston-super-Mare	++	+	-	0	0	+	++	0	+	0	0	++	?	?	-?	
SA_ID_74	Land to the rear of Locking Road, Weston-super-Mare	++	+	++	0	0	0	++	0	++	0	--	++	?	0	-?	HE20U14
SA_ID_137	Land adjacent to Woodside Avenue, Weston-super-Mare	++	+	--?	0	0	0	0	0	+	0	0	+	--	-	-?	HE2010113
SA_ID_142	Land north of Lyefield Road and Lower Norton Lane, Weston-super-Mare	++	+	--	0	0	+	--	0	+	0	0	+	--	-	-?	HE20471 (partial)
SA_ID_141	69-71 Locking Road, Weston-super-Mare	++	+	-	0	0	0	++	0	++	0	--	++	?	?	-?	
SA_ID_146*	Land south of Manor Farm, north of Lyefield Road, Weston-super-Mare	++	+	--	0	0	+	--	0	++	0	±	+	--	0	-?	HE20354
SA_ID_147*	Greenways farm, Lyefield Road, Weston-super-Mare	++	+	--	0	0	0	--	0	++	0	±	+	--	0	-?	HE2027
SA_ID_170	Grand Central Hotel, Weston-super-Mare	++	+	++	0	0	0	++	0	++	0	--	++	?	?	--?	HE2010147
SA_ID_172	London Inn, Weston-super-Mare	++	+	-	0	0	0	++	0	+	0	--	++	?	?	--?	
SA_ID_148*	Land at Leighton Crescent, Weston-super-Mare	++	+	--?	0	0	+	0	0	++	0	±	+	--	0	-?	HE201030

Site ID	Site name	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	SHLAA ref.
SA_ID_171	Uphill Grange, Uphill	++	+	--?	0	0	0	--	0	++	0	0	+	--	?	--?	
SA_ID_134*	Land west of Hutton	++	+	--?	0	0	0	--	0	++	0	±	+	-	0	-?	HE202017 (partial)
SA_ID_135*	Elm Grove Locking	++	++	--?	±	0	0	--	0	++	0	±	+	--	0	-?	HE207 (partial)
SA_ID_151*	Land north of Locking	++	+	--?	0	0	0	0	0	++	0	±	+	--	-	-?	HE201067
SA_ID_152*	Land to the west of Elborough	++	+	--	0	0	0	--	0	±	0	0	+	--	0	-?	HE201040
SA_ID_153*	Land north of Banwell Road/Elborough, Locking	++	++	--?	±	0	0	0	0	++	0	0	+	--	-	-?	HE20637
SA_ID_82*	Land off Millcross, Clevedon	+	+	++	0	0	0	--	0	++	0	--	+	?	0	-?	HE20U01
SA_ID_81*	Land north of Churchill Avenue, Clevedon	+	+	-	0	0	0	++	0	++	0	--	+	?	0	-?	HE20U02
SA_ID_117	Great Western Road, Clevedon	+	+	++	0	0	0	++	0	++	0	--	+	?	-	-?	HE20U03
SA_ID_129*	Castlewood, Clevedon	+	+	++	0	0	0	++	0	++	0	--	+	0	-	0	HE20U26
SA_ID_175*	2-6 Bay Road Clevedon	+	+	++	0	0	++	-	0	+	0	0	+	?	?	--?	
SA_ID_176	Wyndham Way Development Framework Area, Portishead	++	++	++	0	0	0	++	0	++/--	0	-	+	?	?	-?	
SA_ID_160	Petersfield, Church Road South, Portishead	+	+	-	0	0	0	++	0	++	0	0	+	?	?	--?	
SA_ID_154	Downside, Portishead	+	+	-	0	0	0	++	0	++/--	0	0	+	?	0	--?	HE20U06
SA_ID_156*	Tower farm, Portishead	+	++	--?	±	0	0	0	0	+	0	0	+	--	0	-?	HE2068
SA_ID_155*	Black Rock, Portishead	+	++	--?	±	0	0	--	0	+	0	-	+	--	0	-?	HE20124
SA_ID_106*	Land south of Knightcott Gardens, Banwell	++	+	--	0	0	0	--	0	++	0	-	+	--	0	-?	HE20358
SA_ID_87*	Bleadon Quarry, Bleadon	++	++	-	0	0	++	--	0	+	0	0	+	--	?	-?	
SA_ID_107	Land east of Ladymead Lane, Churchill	--	--	--?	0	0	0	0	0	++	0	--	+	-	0	-?	HE2023 (partial)
SA_ID_109*	North of Pudding Pie Lane, Churchill	--	--	--	0	0	0	0	0	++	0	--	+	-	0	-?	HE201074 (partial)
SA_ID_88	Pudding Pie Lane (West), Churchill	--	--	--	0	0	0	0	0	++	0	--	+	?	0	-?	HE201074 (partial)
SA_ID_108*	Land south of Jubilee Lane, Churchill	--	--	--	0	0	0	0	0	++	0	--	0	-	0	-?	HE2023 (partial)
SA_ID_131	Land south of Bristol Road and north of Bath Road, Churchill	--	--	--	0	0	0	0	0	++	0	0	+	--	-	-?	HE2010105

Site ID	Site name	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	SHLAA ref.
SA_ID_125	Land at Dinghurst Road, Churchill	--	--	--	0	0	0	--	0	+	0	0	+	--	-	-?	HE2089
SA_ID_159	Land at Hilliers Lane, Churchill	--	--	--	0	0	0	--	0	+	0	0	+	--	-	-?	HE201035
SA_ID_104*	Woodhill Nurseries, Congresbury	--	--	--	0	0	0	0	0	++	0	±	+	0	0	--?	HE20490
SA_ID_105	Land south of Station Road, Congresbury	--	--	--?	0	0	0	0	0	++	0	0	+	?	?	--?	
SA_ID_158	Pineapple Farm, Land north of Mulberry Road, Congresbury	--	--	--?	0	0	0	0	0	+	0	0	+	0	0	--?	HE20375
SA_ID_118	Unit C, Estune Business Park, Long Ashton	+	+	--	0	0	0	0	0	++	0	0	+	?	?	-?	
SA_ID_119	Unit A, Estune Business Park, Long Ashton	+	+	--	0	0	0	0	0	++	0	0	+	?	?	-?	
SA_ID_102*	Land at Mead Farm, Sandford	+	+	--?	0	0	+	--	0	++	0	0	+	--	0	-?	HE2075
SA_ID_128	Land south of Greenhill Lane, Sandford	+	+	--?	0	0	+	--	0	+	0	0	+	--	0	-?	HE20344
SA_ID_86	Woodborough Farm, Winscombe	+	+	--?	0	0	0	0	0	++	0	-	+	--	?	-?	
SA_ID_96*	Broadleaze Farm, Winscombe	+	+	--?	0	0	+	--	0	++	0	0	+	-	0	--?	HE20187
SA_ID_103*	West of Hill Road, Winscombe	+	+	--?	0	0	+	--	0	++	0	-	+	--	--	--?	HE2076
SA_ID_95*	Land at Coombe Farm and Shipham Lane, Winscombe	+	+	--?	0	0	0	0	0	++	0	0	+	-	0	-?	HE20717 and HE20716
SA_ID_126	Former Mooseheart Lodge, Winscombe	+	+	--	0	0	0	0	0	++	0	-	+	--	?	-?	
SA_ID_132*	Moor Road, Yatton	0	-	--?	0	0	+	--	0	++	0	±	++	?	0	--?	HE20529
SA_ID_133	North Field, Claverham Works, Claverham	0	-	--?	0	0	0	--	0	+	0	-	+	0	-	--?	HE20489
SA_ID_124	Rectory Farm, Yatton	0	-	--?	0	0	0	0	0	++	0	0	++	--	0	--?	HE2010112
SA_ID_169	Oxford Plasma, Yatton	0	-	++	0	0	+	--	0	+	0	0	++	?	--	-?	HE2010125
SA_ID_161	Yatton Rugby Football Club, North End Road, Yatton	0	-	++	0	0	+	--	0	--/+	0	0	++	0	-	--?	HE2012
SA_ID_97	Barrow Hospital (1), Barrow Gurney	+	+	--?	0	0	++	--	0	+	0	0	0	?	?	--?	

Site ID	Site name	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	SHLAA ref.
SA_ID_98	Barrow Hospital (2), Barrow Gurney	+	+	--?	0	0	++	--	0	+	0	0	0	?	?	-?	
SA_ID_121*	Land north of Colliters Way	+	+	--?	0	0	++	--	0	++	0	0	+	?	0	-?	
SA_ID_127	Gatcombe Farm, Wrington	--	--	-	0	0	++	0	0	+	0	0	0	?	0	--?	HE20331
SA_ID_139	Blagdon Water Garden Centre, Bath Road, Langford	--	--	--	0	0	0	--	0	+	0	0	+	--	?	--?	
SA_ID_140	Cambridge Batch Garage, Weston Road, Long Ashton	0	-	++	0	0	+	--	0	+	0	0	+	?	-	-?	HE201033
SA_ID_174	The Inn at Yanley	+	+	++	0	0	++	--	0	+	0	0	+	?	?	-?	HE2010148
SA_ID_162	Monaghan Mushroom Farm, Stock Lane, Langford	--	--	++	0	0	0	--	0	+	0	0	0	?	-	-?	HE201023
SA_ID_61	Monaghan Mushrooms Broad Location	--	--	++	0	0	0	0	0	+	0	0	+	?	-	-?	

Site allocations listed in Schedule 2 of the Local Plan

Site ID	Site name	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	SHLAA ref.
SA_ID_49	Weston Business Quarter	++	++	++	0	0	0	++	0	--/+	0	--	++	?	?	-?	
SA_ID_7	Parklands Grumblepill	++	+	--?	0	0	0	+	0	+	0	--	++	-	?	-?	
SA_ID_69*	Parklands land off Cruikshank Grove	++	+	--?	0	0	0	0	0	++	0	0	+	0	0	-?	HE2010118
SA_ID_58	Land off Mcrae Road, Parklands	++	+	--?	0	0	0	0	0	++	0	0	+	?	?	-?	
SA_ID_53*	West Wick Roundabout, Parklands Village	++	++	--?	0	0	0	+	0	++	0	--	++	-	?	-?	
SA_ID_4	West Wick Business Park	++	+	--?	0	0	0	--	0	+	0	--	++	?	?	-?	
SA_ID_66	Summer Lane, North of A370, Weston-super-Mare	++	+	--?	0	0	0	+	0	++	0	--	++	?	0	-?	HE20557
SA_ID_67	Moor Park, A371	++	+	++	0	0	0	--	0	+	0	--	++	?	0	-?	HE2089
SA_ID_71	Land to the west of Kenn Road, Clevedon	++	+	-	0	0	0	--	0	+	0	--	+	?	-	-?	HE2036
SA_ID_3	Gordano Gate, Portishead	++	+	++	0	0	0	++	0	++	0	-	+	?	?	-?	

6.104 Policy LP5 allocates the sites listed in Schedules 1 and 2 of the Local Plan, most of which are within close proximity of larger settlements and so residents are more likely to have access to these settlements, and the job opportunities present there, in addition to associated training opportunities. This includes at Clevedon, Nailsea, Portishead and Waston-super-Mare, the latter of which also provides nearby access to the Junction 21 Enterprise Area. While this will help ensure people have good access to jobs, some of the sites are located in more rural areas in smaller settlements, and so residents would have poorer access to employment opportunities. Overall, Policy LP5 is expected to have a mixed significant positive and minor negative effect in relation to SA objective 1.1: Access to jobs. In addition to being within close proximity of the larger settlements, most of the residential site allocations are also located within close proximity of educational facilities which are assumed to be likely to provide on the job training opportunities. Further to this, Policy LP5 allocates 53.7ha employment land towards the settlements of Weston-super-Mare, Bristol, Nailsea, Clevedon and Portishead. This will support access to employment for many new residents and so Policy LP5 is expected to have a significant positive effect in relation to SA objective 1.2: Economic wellbeing.

6.105 Most of the sites allocated under Policy LP5 comprise greenfield land classified as Grade 3 agricultural land. Therefore, their development would result in the loss of Grade 3 agricultural land – some of which may be classed as Grade 3a (i.e. best and most versatile) agricultural land. A number of sites do, however, comprise brownfield land which is an efficient use of previously developed land. Overall, Policy LP5 is expected to have a mixed significant negative and minor positive effect in relation to SA objective 1.3: Optimal use of land.

6.106 The sites allocated under Policy LP5 and listed in Schedules 1 and 2 of the Local Plan will deliver 21,495 new dwellings over the plan period. Although this is below the number of dwellings required (23,700), Schedules 1 and 2 only list the sites that will deliver 10 dwellings or more. As a considerable number of new homes are allocated via Policy LP5, going most of the way towards identifying the local housing need through these larger allocations, a significant positive effect is expected in relation to SA objective 2.1: Housing. As affordable housing provision will be sought to meet local needs on all development of 10 dwellings or more, a significant positive effect is also expected for Policy LP5 in relation to SA objective 2.2: Affordable housing. The fact some of the allocated sites are identified as being within Lower Super Output Areas (LSOAs) that fall within the 10%, 20%, 30% and 40% most deprived in England in terms of barriers to housing and services, contributes towards this effect.

6.107 Most of the allocated sites are not located close to a town, district or local centre and so may not provide access to a wide range of services and facilities. However, a large number of the remaining sites are located close to a town centre, followed by district and local centres. As such, a lot of residents will still have good access to a range of services and facilities. Further to this, as part of the development some of the sites, new services and facilities (e.g. a primary school) or contributions towards them will be provided. Overall, Policy LP5 is expected to have a mixed minor positive and minor negative effect in relation to SA objective 2.3: Access to facilities.

6.108 The sites allocated under Policy LP5 are within close proximity of numerous services and facilities, including healthcare facilities, leisure facilities, open spaces and active travel routes. Therefore, residents are likely to be within close proximity of everyday amenities which they can access via walking and cycling. Further to this, most of the site-specific requirements outlined in Schedules 1 and 2 of the Local Plan require improvements to active travel. Overall, Policy LP5 is expected to have a significant positive effect in relation to SA objective 2.5: Healthy living.

6.109 Several of the sites allocated under Policy LP5 are at risk of flooding, although the site-specific requirements outlined in Schedule 1 of the Local Plan prevent development on the areas within each residential site that are at risk of flooding, together with surface water management (e.g. SuDS). Overall, therefore, Policy LP5 is expected to have a minor negative effect in relation to SA objective 3.2: Flooding and water quality.

6.110 The amount of development that will be provided via the sites allocated under Policy LP5 will undoubtedly result in an increased need to travel in the plan area as new homes and employment land is occupied. Most of the sites allocated under Policy LP5 are not close to a railway station but are close to a bus stop and cycle route. Therefore, they have the potential to help encourage use of public transport and active travel modes, which are more environmentally friendly modes of travel than the car. Overall, Policy LP5 is expected to have a mixed significant positive and minor negative effect in relation to SA objective 3.3: Reduce car use.

6.111 Most of the sites allocated under Policy LP5 have been recorded as being of medium or high landscape sensitivity, with some also located within or close to the Mendip Hills National Landscape (formerly known as an Area of Outstanding Natural Beauty or AONB). However, the site-specific requirements outlined in Schedules 1 and 2 of the Local Plan outline some measures for protecting the landscape. Despite this, the amount of development proposed through the policy will have an adverse effect on the landscape, so Policy LP5 is still expected to have a significant negative effect in relation to SA objective 3.4: Landscape/townscape.

6.112 Most of the sites allocated under Policy LP5 were assessed by North Somerset Council as 'amber' in relation to the potential effects of their development on the setting of heritage assets. Although requirements relating to protecting the historic environment have been identified for some of the sites (Schedule 1 of the Local Plan), they have not been identified for all sites. Overall, Policy LP5 is expected to have a minor negative effect in relation to SA objective 3.5: Heritage.

6.113 Numerous sites allocated under Policy LP5 are within close proximity of biodiversity and geodiversity assets, including falling within the North Somerset and Mendip Bats SAC Greater Horseshoe Bat Juvenile Sustenance Zone or consultation zones A, B or C. Therefore, Policy LP5 is expected to have a minor negative effect in relation to SA objective 3.6. The effect is uncertain, as the effects of development on biodiversity and geodiversity will not be known until design work is progressed, and it may be possible to achieve enhancements through new development proposals.

LP6: Educational, Sporting, Leisure, and Community Use Allocations

6.114 Policy LP6 links to Schedule 4 which sets out allocations for educational, sporting, leisure and community facilities. The policy identifies how development must take account of any site-specific requirements set out in the schedule. In addition, the policy requires that strategic developments at Wolvershill, Woodspring, Nailsea and Backwell, and Pill and Easton-in-Gordano make provision for education, sport, leisure and community uses. The schedule refers to seven proposed primary schools, a secondary school, a facility for social, emotional and mental health needs, an allotment facility, and a new cemetery at Yatton. The schedule also refers to leisure uses at Parklands Village and at the Wolvershill Strategic Location and a car park extension at Portbury. The likely effects of Policy LP6 are presented in Table 6.7 below and are described in the below table.

Table 6.7: Likely SA effects of Policy LP6

SA objective	LP6: Educational, Sporting, Leisure, and Community Use Allocations
1.1: Access to jobs	+
1.2: Economic wellbeing	+
1.3: Optimal use of land	+/-
1.4: Infrastructure	++

SA objective	LP6: Educational, Sporting, Leisure, and Community Use Allocations
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	-

6.115 The development of new educational, sporting, leisure, and community facilities will provide employment during the construction and operational phases of the developments. The new allocations are generally well-related to settlements and will be able to take advantage of existing transport infrastructure including public transport and active travel networks. For instance, the proposed secondary school at Yatton includes requirements for pedestrian and cycle links to the Strawberry Line and Mendip Road. 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. As noted above, Schedule 4 refers to seven primary schools, a new secondary school and a social, emotional and mental health facility. Collectively these are intended to help resolve existing capacity challenges and respond to new demands. Therefore, minor positive effects are expected in relation to SA objective 1.2: Economic wellbeing.

6.116 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. The proposed secondary school at Yatton comprises Grade 3 land, although there is an area of Grade 1 land

within the eastern part of the site. 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.

6.117 A significant positive effect is expected in relation to SA objective 1.4: Infrastructure. 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 facilitate use of existing public transport and active travel networks. The proposed car park extension at the village hall in Portbury could be seen to facilitate private car use and discourage modal shift 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.

6.118 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 positively affect community cohesion. The provision of leisure uses at Parklands Village should offer a range of facilities to residents although effects will be dependent on the exact form of provision and where they are located on the site. Therefore, minor positive effects are expected in relation to SA objective 2.4: Community cohesion and SA objective 2.5: Healthy living.

6.119 Mixed minor positive and negligible effects 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.

6.120 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. The proposed secondary school and cemetery at Yatton is adjacent (to the east) to land designated as Flood Zones 2 and 3. 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.

6.121 The Winterstoke Village East school; Parklands Village North school; Parklands Village Central school; Portbury Village Hall car park; Land off Smallway, Yatton and Land at Ladymead Lane 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, although Schedule 4 of the Local Plan requires Land off Smallway, Yatton to be sensitively designed within the surrounding landscape, acknowledging the open landscape context and incorporating planting, buffers and a careful layout to minimise harm on longer-range views. Village Hall at Kewstoke; Land to the South of Church Lane, Backwell; and land at Grove Farm, Backwell site allocations all lie within areas of lower landscape sensitivity. Therefore, mixed minor negative and positive effects are recorded in relation to SA objective 3.4: Landscape/townscape.

6.122 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, including the Portbury car park allocation and Cadbury Farmhouse near the Yatton secondary school site. Although site-specific heritage assessments are required, a minor negative effect is expected in relation to SA objective 3.5: Heritage. The majority of site 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 the Severn Estuary SSSI and a number of different wildlife sites. The proposed site allocation at Yatton lies in close proximity to Biddle Street, Yatton SSSI and a current wildlife site 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.

LP7: Settlement Boundaries

6.123 Policy LP7 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 LP7 are presented in Table 6.8 below and are described below the table.

Table 6.8: Likely SA effects of Policy LP7

SA objective	Policy LP7: Settlement Boundaries
1.1: Access to jobs	+
1.2: Economic wellbeing	0
1.3: Optimal use of land	+
1.4: Infrastructure	0
2.1: Housing	0

SA objective	Policy LP7: Settlement Boundaries
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	+

6.124 Policy LP7 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.

6.125 Significant positive effects are expected for SA objective 2.3: Access to facilities and SA objective 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 community provision that will benefit new residents as well as those already within those settlements.

6.126 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 the more rural locations. Therefore, a significant positive effect is expected in relation to SA objective 3.3: Reduce car use.

6.127 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 where development has come forward. Minor positive effects are therefore expected in relation to SA objective 3.4: Landscape/townscape and SA objective 3.6: Biodiversity.

6.128 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 setting of numerous heritage assets. This is considered likely given that the majority of heritage assets are found within the settlements in the district. A mixed minor positive and minor negative effect is therefore expected in relation to SA objective 3.5: Heritage.

LP8: Town Centre Hierarchy

6.129 Policy LP8 sets out the approach to the town centre hierarchy and town centre uses for the district. The likely effects of Policy LP8 are presented in Table 6.9 below and are described below the table.

Table 6.9: Likely SA effects of Policy LP8

SA objective	Policy LP8: Town Centre Hierarchy
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	+

SA objective	Policy LP8: Town Centre Hierarchy
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	0
3.6: Biodiversity	0

6.130 Policy LP8 is expected to support the sustainable growth and regeneration of town, district and local centres across North Somerset, as identified in Schedule 6. Focusing main town centre uses in these locations, including those in Weston-super-Mare, Clevedon, Portishead and Nailsea, is likely to strengthen their role as service and employment hubs. This is expected to generate minor positive effects for SA objective 1.1: Access to jobs, particularly within the service and retail sectors, and SA objective 1.2: Economic wellbeing.

6.131 The policy requires that development is of a scale appropriate to the size and role of each centre, supports a safe, comfortable and attractive environment, and improves the mix of uses. It does permit development outside the main centres subject to certain criteria, including application of the sequential approach, ensuring no adverse impact on vitality and viability and being access by walking, cycling and public transport. This could ensure regeneration of previously developed land which would have a minor positive effect on SA objective 1.3: Optimal use of land. Given it is not known whether such expansion of town centres is possible, this effect is uncertain.

6.132 These requirements by the policy for development outside existing centres are expected to support sustainable patterns of development, reduce reliance on the car, and maintain the attractiveness of existing centres, resulting in minor positive effects for SA objective 2.3: Access to facilities, SA objective 2.4: Community cohesion and SA objective 3.3: Reduce car use.

6.133 Requiring development to contribute to the creation of safe, attractive and accessible centres is likely to support townscape quality, resulting in minor positive effects for SA objective 3.4: Landscape/townscape.

LP9: Extent of the Green Belt

6.134 Policy LP9 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 LP9 are presented in Table 6.10 below and are described below the table.

Table 6.10: Likely SA effects of Policy LP9

SA objective	Policy LP9: Extent of the Green Belt
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	+
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	+

6.135 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. The release from the Green Belt of a range of sites for development at locations including Portishead, Nailsea, Backwell, Pill and Easton-in-Gordano, and Colliter's Way will provide housing reasonably close to the main employment centres. 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 143 of the NPPF. However, the policy also releases a range of sites, many of which are on greenfield land. Overall, a mixed

minor positive and minor negative effect is expected in relation to SA objective 1.3: Optimal use of land.

6.136 The designation of Green Belt land limits the potential for housing development in many locations. However, the policy recognises that Green Belt releases are required in order to meet local housing need. The release of land from the Green Belt for residential development at the locations set out in the policy will make a substantial contribution to meeting this need and therefore a significant positive effect is expected in relation to SA objective 2.1: Housing.

6.137 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. Some of the proposed Green Belt releases are of a scale that they will be expected to deliver community facilities on site. Minor positive effects are therefore expected in relation to SA objective 2.3: Access to facilities and SA objective 2.4: Community cohesion. Development of a significant number of greenfield extensions to existing urban areas will improve access to green space and the countryside. However, these locations are likely to be further from higher order services, therefore access by non-car modes will be reliant on improved bus and, to a lesser extent, train services. Therefore, minor positive effects are recorded in relation to SA objective 2.5: Healthy living and uncertain minor positive effects for SA objective 3.3: Reduce car use.

6.138 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. However, the significant amount of land released from the Green Belt which is on greenfield sites may cause drainage issues. Overall, an uncertain minor positive effect is expected in relation to SA objective 3.2: Flooding and water quality.

6.139 While the designation is expected to help prevent encroachment on the countryside and preserve its openness and character, the release of a number of Green Belt sites for residential development at multiple locations increases the likelihood of landscape and townscape impacts in those areas. The Green Belt Assessment undertaken to support the release of parcels from the designation concluded that some sites would result in limited harm to the Green Belt purposes. However, the cumulative effect of releasing multiple parcels across the district will

need careful mitigation to limit visual and character impacts. 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.

6.140 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.

6.141 The release of Green Belt land for development also has the potential for impacts on the setting 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 close 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. The land proposed for release is largely free of designated biodiversity sites but includes greenfield parcels which may provide local habitats and ecological connectivity. The concentration of growth in and adjacent to existing settlements will, however, help to reduce wider encroachment into more sensitive countryside locations. A minor positive effect is therefore expected for this policy in relation to SA objective 3.6: Biodiversity.

LP10: Strategic Gaps

6.142 Policy LP10 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 LP10 are presented in Table 6.11 below and are described in the below table.

Table 6.11: Likely SA effects of Policy LP11

SA objective	Policy LP10: Strategic Gaps
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	+
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	+

6.143 Minor negative effects are expected for SA objective 1.1: Access to jobs and SA objective 1.2: Economic wellbeing as restricting development of land for employment opportunities within Strategic Gaps under policy LP10 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.

6.144 The protection of Strategic Gaps directs development away from large areas of greenfield land. However, the policy itself does not direct development towards the regeneration and re-use of brownfield land instead, therefore the effect is uncertain. Moreover, the policy has criteria where the development of greenfield land in a strategic gap is acceptable. An uncertain minor positive effect is therefore expected in relation to SA objective 1.3: Optimal use of land.

6.145 Minor negative effects are expected in relation to SA objective 2.1: Housing and SA objective 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 LP10; therefore, the negative effect is not considered to be significant.

6.146 Minor positive effects are expected for SA objective 2.3: Access to facilities and SA objective 2.4: Community cohesion. The allocation of Strategic Gaps could support community cohesion by preventing overburdening of facilities and services caused by expansion 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 create the critical mass needed to enhance public transport services. Therefore, a minor positive effect is also expected in relation to SA objective 3.3: Reduce car use.

6.147 The Weston-super-Mare and Hutton Strategic Gap, the Weston-super-Mare and Locking Strategic Gap and the majority of the 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 the green space between these settlements. Therefore, a minor positive effect is expected on SA objective 3.2: Flooding and water quality.

6.148 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 the sprawling and ultimately coalescence 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 objective 3.4: Landscape/townscape and SA objective 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.

6.149 A minor positive effect is expected in relation to SA objective 3.6: Biodiversity. Limiting development within Strategic Gaps is likely to help 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.

LP11: Transport Infrastructure, Allocations and Safeguarding

6.150 Policy LP11 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 and some enhancements to road capacity. The likely effects of Policy LP11 are presented in Table 6.12 below and are described in the below table.

Table 6.12: Likely SA effects of Policy LP11

SA objective	Policy LP11: Transport Infrastructure Allocations and Safeguarding
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	++
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	-

6.151 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 road 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.

6.152 Many of the schemes set out in Policy LP11 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 a 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.

6.153 Through the inclusion of various allocations and safeguarding, the policy will support the delivery of new transport infrastructure in itself. It will also support access by residents to existing and new community facilities. Therefore, a significant positive effect is expected in relation to SA objective 1.4: Infrastructure. The new and improved connections identified in Nailsea, the safeguarding of motorway junction buffers, and investment in active travel routes set out in Schedule 7 will also help ensure that transport networks are deliverable and resilient.

6.154 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 deliverable. A minor positive effect is therefore recorded in relation to SA objective 2.1: Housing. The support that the policy provides in terms of improving 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 objective 2.3: Access to facilities and SA objective 2.4: Community cohesion. Several of these schemes are intended to improve active travel, therefore the policy is expected to have a significant positive effect on SA objective 2.5: Healthy living.

6.155 The policy includes numerous schemes which will support modal shift. The railway improvements included in the policy, incorporating the reopening of the Portishead Passenger Rail Line, are considered the most substantial of these. The safeguarding of land for potential rail capacity enhancements and station expansions, along with provision for new transport hubs, will further encourage sustainable travel. However, the inclusion of transport schemes such as bypass roads and capacity improvements at certain junctions may result in induced demand in relation to car travel and are unlikely to support a move towards sustainable transport and may result in increased air pollution and carbon emissions in the district due to increased car use. It is, however, recognised that these schemes are likely to be of importance in terms of limiting congestion, and therefore air pollution, 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.

6.156 The most substantial infrastructure schemes set out in Policy LP11 fall outside of areas assessed for their landscape value and are not within or within close proximity of the Mendip Hills National Landscape. However, the greenfield land take involved in their delivery could result in impacts relating to the existing character and the openness of these areas. A number of bypass and link road proposals pass through open countryside and the Green Belt (e.g. around Nailsea and Long Ashton) and these schemes could affect landscape character and openness. A minor negative effect is expected in relation to SA objective 3.4: Landscape/townscape. The majority of the transport schemes detailed in Policy LP11 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 setting 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.

6.157 The transport schemes detailed in Policy LP11 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.

LP12: Bristol Airport

6.158 Policy LP12 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 LP12 are presented in Table 6.13 below and are described below the table.

Table 6.13: Likely SA effects of Policy LP12

SA objective	Policy LP12: Bristol Airport
1.1: Access to jobs	+
1.2: Economic wellbeing	++
1.3: Optimal use of land	0
1.4: Infrastructure	+

SA objective	Policy LP12: Bristol Airport
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	+

6.159 Bristol Airport is an important employer in the district and supporting the delivery of facilities that ensure its safe and sustainable operation is likely to help protect this role. The policy also specifically requires that new development maximises benefits to the local economy. 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.

6.160 The policy enables the release of land from the Green Belt, with compensatory improvements to remaining land, but does not directly support brownfield regeneration or protection of agricultural land. A negligible effect is therefore expected in relation to SA objective 1.3: Optimal use of land. The policy requires that proposals are supported by a surface access strategy and that improvements are made to the local highway network and to public transport, including potential mass transit provision and regional coach services. Given the infrastructure requirements relating to proposals for the airport, a minor positive effect is expected in relation to SA objective 1.4: Infrastructure.

6.161 While the continuing operation of the airport could have implications for residential amenity and health, the policy requires that noise, air quality and climate impacts are mitigated and improved wherever possible. The requirement for new active travel infrastructure also supports healthier lifestyles. A minor positive effect is therefore expected in relation to SA objective 2.5: Healthy living.

6.162 The policy requires that opportunities for renewable energy generation, including green hydrogen, are maximised in line with the airport's commitment to be

net zero operationally by 2030. A minor positive effect is therefore identified in relation to SA objective 3.1: Renewable energy.

6.163 Support for surface access improvements, mass transit and regional coach services is likely to help limit the potential for increased congestion, air pollution and greenhouse gas emissions associated with airport traffic. However, the airport's rural location means that a high proportion of trips are still likely to be made by car, and the aviation industry remains a major contributor to carbon emissions. An overall mixed significant negative and minor positive effect is therefore expected in relation to SA objective 3.3: Reduce car use.

6.164 The policy requires that proposals for the airport minimise and improve impacts relating to landscape, biodiversity and heritage. Compensatory Green Belt improvements are also expected to enhance environmental quality and accessibility. The airport's surroundings include Wildlife Sites, Felton Common Local Nature Reserve, Scheduled Monuments and listed buildings. The approach of the policy is expected to help protect the setting of these assets as well as the wider landscape and ecological value of the area. Minor positive effects are therefore expected in relation to SA objective 3.4: Landscape/townscape, SA objective 3.5: Heritage and SA objective 3.6: Biodiversity.

LP13: Air Safety

6.165 Policy LP13 sets out the approach to development within Public Safety Zones (PSZ) associated with Bristol Airport and other safeguarded aerodromes. The likely effects of Policy LP13 are presented in Table 6.14 below and are described below the table.

Table 6.14: Likely SA effects of Policy LP3

SA objective	Policy LP13: Air Safety
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

SA objective	Policy LP13: Air Safety
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

6.166 Policy LP13 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. However, in order to do so, it greatly limits the types of acceptable activity within a PSZ. In particular it limits development which increases the numbers of people working at a given property within a PSZs and therefore many types of economic growth are likely to be deemed unacceptable in these areas. A minor negative effect is recorded for SA objective 1.2: Economic wellbeing.

6.167 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 LP13. Therefore, a minor positive effect is expected in relation to SA objective 2.5: Healthy living.

6.168 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 Bristol Airport and other aerodromes as well as development that would support travel by public transport. This approach is expected to both contribute to and mitigate the potential for congestion and associated 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.

LP14: Royal Portbury Dock

6.169 Policy LP14 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 strategic employment location. The likely effects of Policy LP14 are presented in Table 6.15 below and are described below the table.

Table 6.15: Likely SA effects of Policy LP14

SA objective	LP14: Royal Portbury Dock
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	0
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	+

6.170 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 an important employer within North Somerset. Policy LP14 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

private car, public transport and active travel 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.

6.171 Policy LP14 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.

6.172 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.

6.173 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 by car and also through improved public transport provision which is required by the policy. Safer walking routes proposed will encourage active travel and offer access to service and facilities during employee breaks.

6.174 In accordance with the policy, the enhancement of Royal Portbury Dock must improve walking and cycling accessibility. This may have minor positive effects in relation to SA objective 2.5: Healthy living.

6.175 A minor positive effect is expected in relation to SA objective 3.1: Renewable energy as the policy encourages development which helps to deliver net zero, renewable energy generation, including the production of green hydrogen.

6.176 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.

6.177 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 by employees at the Port and residents within local neighbourhoods.

6.178 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.

LP15: Local Green Space

6.179 Policy LP15 protects designated Local Green Space from development that could cause adverse effects except in very special circumstances as shown on the Policies Map and set out in Schedule 3 which forms part of this policy. The likely effects of Policy LP15 are presented in Table 6.16 below and are described below the table.

Table 6.16: Likely SA effects of Policy LP15

SA objective	LP15: Local Green Space
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	+

SA objective	LP15: Local Green Space
3.3: Reduce car use	0
3.4: Landscape/townscape	+
3.5: Heritage	+
3.6: Biodiversity	+

6.180 Given the restrictions on development within designated Local Green Spaces, there is no potential to enhance economic wellbeing and access to jobs in these areas. Therefore, a minor negative effect is expected in relation to SA objectives 1.1: Access to jobs and SA objective 1.2: Economic wellbeing.

6.181 Policy LP15 protects green space within settlement boundaries from proposed development. A minor positive effect is therefore expected in relation to SA objective 1.3: Optimal use of land on the basis that some development which would have been located on these sites will instead come forward on previously developed land.

6.182 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.

6.183 Policy LP15 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.

6.184 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.

6.185 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.

6.186 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.

6.187 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 green space 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.

LP16: Preferred Area for Mineral Working – Land at Hyatts Wood Farm, South of Stancombe Quarry

6.188 Policy LP16 sets out the criteria that planning applications for mineral working on land at Hyatts Wood Farm must meet. The likely effects of Policy LP16 are presented in Table 6.17 below and are described below the table.

Table 6.17: Likely SA effects of Policy LP16

SA objective	LP16: Preferred Area for Mineral Working – Land at Hyatts Wood Farm, South of Stancombe Quarry
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	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	-

SA objective	LP16: Preferred Area for Mineral Working – Land at Hyatts Wood Farm, South of Stancombe Quarry
3.5: Heritage	-
3.6: Biodiversity	-

6.189 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 extended 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 mainly accessible by private car, 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.

6.190 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 green space. The proposed site lies next to an existing quarry so the effects on 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.

6.191 The policy does not explicitly require any additional infrastructure that would accompany development of the site. Equally though, the policy does not preclude infrastructure provision which may be necessary to support development. Therefore, an uncertain negligible effect is expected in relation to SA objective 1.4: Infrastructure.

6.192 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.

6.193 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.

6.194 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 and Backwell, however it is 3.7km away. The relatively low number of jobs expected to be created at the quarry extension will limit this impact.

6.195 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 minor negative effect is expected in relation to SA objective 3.4: Landscape/townscape and 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 area's importance in relation to this species. Therefore, a minor negative effect is expected in relation to SA objective 3.6: Biodiversity.

LP17: Area of Search for Minerals Working – Land at Downside Farm, South of Freemans Quarry

6.196 Policy LP17 sets out the criteria that planning applications for mineral working on land at Downside Farm, south of Freemans Quarry, identified as an area of search, must meet. The likely effects of Policy LP17 are presented in Table 6.18 below and are described below the table.

Table 6.18: Likely SA effects of Policy LP17

SA objective	LP17: Area of Search for Minerals Working – Land at Downside Farm, South of Freemans Quarry
1.1: Access to jobs	+/-
1.2: Economic wellbeing	+
1.3: Optimal use of land	-
1.4: Infrastructure	-?
2.1: Housing	0

SA objective	LP17: Area of Search for Minerals Working – Land at Downside Farm, South of Freemans Quarry
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	-

6.197 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 would mainly be accessible by private car, 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.

6.198 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 on 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.

6.199 The policy does not explicitly require any additional infrastructure that would accompany development of the site. Equally though, the policy does not preclude infrastructure provision which may be necessary to support development. 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, an uncertain negative effect is expected in relation to SA objective 1.4: Infrastructure.

6.200 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.

6.201 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.

6.202 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. The relatively low number of jobs expected to be created will limit this impact.

6.203 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.

LP18: Minerals Safeguarding Area for Carboniferous Limestone

6.204 Policy LP18 protects a Carboniferous Limestone Minerals Safeguarding Area (MSA) from development that is incompatible with safeguarding minerals. The likely effects of Policy LP18 are presented in Table 6.19 below and are described below the table.

Table 6.19: Likely SA effects of Policy LP18

SA objective	LP18: Area of Search for Minerals Working – Land at Downside Farm, South of Freemans Quarry
1.1: Access to jobs	+/-
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	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	-

6.205 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 mainly by private car, 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.

6.206 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 green space. Two existing quarries lie within the safeguarded area so the effects on 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.

6.207 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 the 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 extensions 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.

6.208 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. The relatively low number of jobs expected to be created will limit this impact.

6.209 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.

LP19: University of Bristol Site in Langford

6.210 Policy LP19 supports development within the boundary of the University of Bristol's Langford campus for educational, employment and ancillary uses. The likely effects of Policy LP19 are presented in Table 6.20 below and are described below the table.

Table 6.20: Likely SA effects of LP19

SA objective	LP19: University of Bristol Site in Langford
1.1: Access to jobs	+/-

SA objective	LP19: University of Bristol Site in Langford
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	+
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?

6.211 Policy LP19 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 minor positive and negative effect is therefore likely in relation to SA objective 1.1: Access to jobs and SA objective 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.

6.212 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.

6.213 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. This will have a minor positive effect on SA objective 2.4: Community cohesion.

6.214 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 objective 3.4: Landscape, SA objective 3.5: Heritage and SA objective 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.

LP20: Wyndham Way

6.215 Policy LP20 allocates land at Wyndham Way as a mixed use area to accommodate new town centre uses, new homes and a net increase in jobs. The likely effects of Policy LP20 are presented in Table 6.21 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. The '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 6.21: Likely SA effects of LP20

SA objective	Policy off (site equivalent to SA_ID_176)	Policy on (LP20: Wyndham Way)
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	+
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	-?	-

6.216 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 (867 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 services and facilities, and the proposed new railway station, will reduce the need to travel by car, resulting in significant positive effects on SA objectives 2.3: Access to facilities and 3.3: Reduce car use. A significant 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 1.3: Optimal use of land as the site is brownfield.

6.217 The provision of 785 homes including a range of housing types within the site means that a significant positive effect is likely in relation to SA objective 2.1: Housing. Likewise, the provision of new town centre uses that are expected to support the existing town centre will have a minor positive effect on SA objective 2.4: Community cohesion.

6.218 The site contains some existing areas of open space and a play area, in addition to a leisure facility which could be lost as a result of development. However, the policy seeks to retain and increase green infrastructure and the site is located close to a healthcare centre, other areas of open space, Public Rights of Way, cycling routes and a leisure facility. Overall, therefore, Policy LP20 is expected to have a mixed minor positive and minor negative effect in relation to SA objective 2.5: Healthy living.

6.219 As the site is at risk of groundwater flooding and no mitigation is specified, a minor negative effect is expected in relation to SA objective 3.2: Flooding and water quality.

6.220 It is unknown what effect development of the site will have on the landscape and historic environment, although the provision of green infrastructure should help protect and enhance the landscape. Therefore, unknown effects are identified in relation to SA objectives 3.4: Landscape/townscape and 3.5: Heritage.

6.221 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.

6.222 Development of the site could have adverse effects on biodiversity. However, the policy supports the provision of green infrastructure. Overall, Policy LP20 is expected to have a minor negative effect in relation to SA objective 3.6: Biodiversity.

LP21: Coastal Change Management Areas

6.223 Policy LP21 identifies Coastal Change Management Areas (CCMAs), within which development will only be appropriate where it meets the specified criteria. The likely effects of Policy LP21 are presented in Table 6.22 below and are described below the table.

Table 6.22: Likely SA effects of LP21

SA objective	LP21: Coastal Change Management Areas
1.1: Access to jobs	0
1.2: Economic wellbeing	0
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

6.224 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 objective 2.5: Healthy living as it will help to retain open spaces and walking routes along the coast. While the policy restricts residential and other development in CCMAs, this is not considered to have negative effects as these areas are not be considered to be suitable locations for housing.

LP22: Epic employment site

6.225 Despite not being a site allocation but a policy approach reflecting a planning consent, the appraisal of this employment site was initially undertaken on a 'policy off' basis in that it was assessed on the basis of the boundary that designates the area covered by the policy, without taking into account any policy requirements.

6.226 The 'policy off' appraisal of SA_ID_60 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 6.23: Likely SA effects of Policy LP22

SA objective	Policy off (SA_ID_60)	Policy on (Policy LP22: Epic employment site)
1.1: Access to jobs	+	++
1.2: Economic wellbeing	++	++
1.3: Optimal use of land	--?	--?
1.4: Infrastructure	0	+
2.1: Housing	0	0
2.2: Affordable housing	0	0
2.3: Access to facilities	--	-
2.4: Community cohesion	0	0
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	-	0
3.6: Biodiversity	-?	-?

6.227 A minor positive effect is expected for SA objective 1.1: Access to jobs, as the policy supports a campus-style office for Epic Systems adjacent to the settlement of Long Ashton but also near Bristol – putting many jobs within easy reach of the wider local workforce. The positive effect will be further enhanced to a significant positive against SA objective 1.1: Access to jobs for the policy-on assessment by the policy

requirement to prioritise sustainable travel, including provision of active travel infrastructure, electric vehicle charging and links to public transport. This helps to improve non-car access to employment opportunities and widen labour catchments. This will also help to reduce the need to travel by car, resulting in a significant positive effect for the policy-on assessment regarding SA objective 3.3: Reduce car use.

6.228 Policy LP22 identifies the site for high-quality employment use and an exemplar employment location, which is expected to deliver economic benefits locally and regionally. Therefore, a significant positive effect is recorded for SA objective 1.2: Economic wellbeing, building on the policy-off significant positive associated with the site's scale being larger than 10ha.

6.229 A potential but uncertain significant negative effect is recorded for SA objective 1.3: Optimal use of land, as the site is greenfield and largely comprises Grade 3 agricultural land; however, it is not known whether this is Grade 3a (Best and Most Versatile) or 3b (not Best and Most Versatile). The site also lies within the Green Belt, which will remain so, while the policy's low-density, landscape-led campus form (with open space) limits built footprint, but this does not change the fundamental loss of greenfield land.

6.230 LP22's requirements for active travel infrastructure, public transport links and high-quality landscaping/open space indicate that beneficial place-making infrastructure will accompany the scheme. This results in a minor positive effect for SA objective 1.4: Infrastructure, strengthening the policy-off negligible effect.

6.231 For SA objective 2.3: Access to facilities, the policy-off appraisal identifies a significant negative due to distance from the nearest town, district or local centre. While Policy LP22 does not include on-site community facilities, its emphasis on walking, cycling and public transport links is likely to somewhat improve access to off-site services and facilities. Overall, a minor negative effect is therefore expected.

6.232 On a policy-off basis, the site was assessed as having a minor positive effect for SA objective 2.5: Healthy living due to its distance from cycling routes, leisure facilities, open space and walking and cycling routes. Policy LP22 requires the prioritisation of sustainable travel and the provision of high-quality landscaping and open space, together with public access to the Green Wedge. These measures are expected to create new routes and spaces for walking and cycling and to improve access to green space. A significant positive effect is therefore expected in relation to SA objective 2.5: Healthy living, a strengthening from the policy-off effect.

6.233 For SA objective 3.2: Flooding and water quality, the policy-off appraisal identifies minor negative effects (extensive Flood Zone 2 and groundwater flood risk).

Policy LP22 does not introduce site-specific flood risk requirements beyond its general, landscape-led approach. A minor negative effect is therefore expected.

6.234 The site does not lie within an area covered by the Council's landscape sensitivity assessment and so it is unknown how sensitive the landscape is to development. For SA objective 3.4: Landscape/townscape, LP22 requires high-quality design, visual integration with the surrounding countryside, a low-density built form, landscaping and the retention of openness (including the publicly accessible Green Wedge). These measures are likely to avoid or mitigate more severe landscape impacts and may result in localised enhancements to green infrastructure and views. However, development within the Green Belt will still likely change local character. Therefore, mixed minor positive and minor negative uncertain effects are expected.

6.235 For SA objective 3.5: Heritage, the policy-off appraisal identifies an uncertain effect. Policy LP22's emphasis on high-quality design and visual integration provides a mechanism to avoid or reduce setting harm at design stage. Overall, a negligible effect is expected in relation to the policy.

6.236 Regarding SA objective 3.6: Biodiversity, the policy-off appraisal identified a potential uncertain minor negative effect due to the site's location within consultation zones for the North Somerset & Mendip Bats SAC and proximity to locally and regionally designated habitats. While it references a landscape-led approach, open space and public access to the Green Wedge, Policy LP22 does not introduce biodiversity-specific requirements. The uncertain minor negative effect is therefore retained for policy-on.

LP23: Monaghan Mushrooms, Stock Lane Langford Broad Location

6.237 The appraisal of this residential site was initially undertaken on a 'policy off' basis in that it was assessed on the basis of its red line boundary without taking into account any policy requirements. The appraisal is presented in Chapter 5 and was undertaken using the site assessment criteria outlined in Appendix D.

6.238 The 'policy off' appraisal of SA_ID_61 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 6.24: Likely SA effects of Policy LP23

SA objective	Policy off (SA_ID_61)	Policy on (Policy LP23: Monaghan Mushrooms, Stock Lane Langford Broad Location)
1.1: Access to jobs	--	-
1.2: Economic wellbeing	--	-
1.3: Optimal use of land	++	++
1.4: Infrastructure	0	0
2.1: Housing	0	0
2.2: Affordable housing	0	+
2.3: Access to facilities	0	+
2.4: Community cohesion	0	0
2.5: Healthy living	+	+
3.1: Renewable energy	0	0
3.2: Flooding and water quality	0	0
3.3: Reduce car use	+	+
3.4: Landscape/townscape	?	?
3.5: Heritage	-	-
3.6: Biodiversity	-?	-?

6.239 A minor negative effect is expected for SA objective 1.1: Access to jobs. The site is not located near the settlements that are important in terms of employment provision. However, it does lies close to the settlement of Churchill/Langford, and Policy LP23 requires development to be well-connected to the existing settlement and to provide access, egress and turning arrangements for buses within the site. These provisions will help residents reach nearby employment opportunities without relying solely on car travel, but the distance from the larger employment centres limits the effect to minor negative. For these reasons, a minor negative effect is also expected in relation to SA objective 1.2: Economic wellbeing. Although, it is acknowledged that the policy aims to secure the relocation of the existing business on-site within North Somerset, thereby retaining jobs locally while enabling redevelopment for residential purposes. In addition, the policy's emphasis on active travel and on-site bus operation, together with proximity to an existing bus stop and cycle route, will help reduce the need to travel by car, resulting in a minor positive effect regarding SA objective 3.3: Reduce car use.

6.240 As the site is not located close to centres of employment but the policy , a minor negative effect is expected for SA objective 1.2: Economic wellbeing as the policy aims to secure the relocation of the existing business within North Somerset, thereby retaining jobs locally while enabling redevelopment for residential purpose.

6.241 A significant positive effect is recorded for SA objective 1.3: Optimal use of land because the site is classified as previously developed (brownfield) land and Policy LP23 requires the efficient use of land.

6.242 A minor positive effect is expected for SA objective 2.2: Affordable housing as the policy requires the delivery of a range of appropriate housing types, which is assumed to include affordable housing.

6.243 A minor positive effect is expected for SA objective 2.3: Access to services as the site is near to the Local Centre of Churchill and the policy requires increased connectivity within and through the site and improved pedestrian access to Churchill/Langford, which will enhance access to facilities by active travel modes.

6.244 On a policy off basis, the site was assessed as having a minor positive effect for SA objective 2.5: Healthy living due to its distance from cycling routes, healthcare facilities, open space and walking routes. Policy LP23 requires active travel connectivity, safer pedestrian links and improved access into Churchill/Langford (including PRoW connectivity in the wider area), which has the potential to promote everyday physical activity. This is not enough to change the effect though and overall, a minor positive effect is expected in relation to SA objective 2.5: Healthy living.

6.245 The site does not lie within an area covered by the Council's landscape sensitivity assessment and so it is unknown how sensitive the landscape is to development. There are no specific landscape-led design requirements in the policy beyond efficient use and connectivity. An uncertain effect is therefore expected for SA objective 3.4: Landscape/townscape.

6.246 A minor negative effect is expected for SA objective 3.5: Heritage as the site has been assessed as 'amber' for potential setting impacts, and the policy does not include heritage-specific criteria.

6.247 This site lies within consultation zone B for the North Somerset and Mendip Bats SAC and within 250m of locally designated habitats, including deciduous woodland (one area is within the site and one is adjacent to it). As Policy LP23 does not include requirements that will protect or enhance biodiversity, a minor negative effect with uncertainty is expected for SA objective 3.6: Biodiversity.

Vision and strategic priorities

6.248 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.

Design and place-making policies

6.249 The likely effects of the design and place-making policies are presented in Table 6.25 below and are described below the table.

Table 6.25: Likely SA effects of the design and place-making policies

SA objective	DP1	DP2	DP3	DP4	DP5	DP6	DP7	DP8	DP9	DP10	DP11	DP12	DP13
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	+	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	0	0	+	0
3.4: Landscape/townscape	++	++	++	+	+	0	+	+	0	0	+	++	0
3.5: Heritage	++	0	0	0	0	0	+	0	0	0	+	+	0
3.6: Biodiversity	+	0	0	0	++	0	+	0	0	+	0	0	++

DP1: High Quality Design

6.250 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/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 with good links 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

6.251 The restrictions placed on infill development and extensions through these policies will have significant positive effects on SA objective 3.4: Landscape/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

6.252 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 and the street frontage means that a minor positive effect is also likely in relation to SA objective 3.4: Landscape/townscape.

DP5: Climate Change Adaptation and Resilience, DP6: Net Zero Construction and DP7: Renewable and Low Carbon Energy

6.253 Policies DP6 and DP7 are expected to have significant positive effects and DP5 minor 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. Significant positive effects are also likely from Policy DP5 in relation to SA objective 3.2: Flooding and water quality, as it requires development to avoid areas at high risk of flooding and to incorporate SuDS. Policy DP6 is expected to have a minor positive effect in relation to SA objective 3.2, as residential development must minimise potable water use and achieve a water consumption standard of no more than the optional requirement of 110 litres per person per day. Policies DP5 and DP7 are likely to have positive effects on SA objectives 3.4: Landscape/townscape and SA objective 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. The effect of Policy DP5 is likely to be significant positive. Policy DP7 will have a minor positive effect on SA objective 3.5: Heritage, especially as it also outlines that listed building consent will be required for any applications relating to renewable and low carbon installations on listed buildings. 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 and DP7 are expected to have minor positive effects on SA objective 1.3: Optimal use of land as they include measures to protect best and most versatile agricultural land, green infrastructure and food production.

DP8: Efficient Use of Land

6.254 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 a minimum target net of 40 dwellings per ha is provided 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

6.255 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 and flows in headwater streams and rivers. Policy DP11 seeks to ensure better provision of public access to rivers which will have minor positive effects on SA objective 2.5: Healthy living. Policy DP11 is likely to have minor positive effects on SA objective 3.4: Landscape/townscape and SA objective 3.5: Heritage as it requires development proposals along rivers and watercourses 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

6.256 This policy is expected to have a significant positive effect on SA objective 3.4: Landscape/townscape, as its primary aim is to preserve the openness and character of North Somerset's Green Belt through clear restrictions on inappropriate development and design requirements which minimise visual and physical impacts. The policy also supports the safeguarding of rural character by addressing issues such as bulk, height, location, and lighting. It will also have a minor positive effect on SA objective 3.5: Heritage as it will help to preserve and enhance the setting of heritage assets and the historic character of settlements.

6.257 Mixed minor effects may occur in relation to SA objective 2.1: Housing and SA objective 3.1: Renewable energy. The policy does not preclude new housing or renewable energy in the Green Belt but limits their scale and requires the demonstration of very special circumstances. Redevelopment of previously developed land is supported where it does not increase impacts on openness, can deliver environmental improvements, and is sustainably located, which could enable some housing delivery and improvements to local environments. However, these opportunities are tightly constrained and therefore housing and renewable energy contributions are likely to be limited.

6.258 The policy is also expected to have a minor positive effect against SA objective 3.3: Reduce car use, as redevelopment and infilling of previously developed sites must be sustainably located, well related to existing settlements, and provide safe and convenient access for walking, cycling, and public transport.

DP13: Environmental Pollution, Living Conditions, Human Health and Safety

6.259 Significant positive effects are expected in relation to SA objective 3.2: Flooding and water and SA objective 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

6.260 The likely effects of the transport policies are presented in Table 6.26 below and are described below the table.

Table 6.26: 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	+	++	++	++	++	+/-	+/-
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

6.261 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 objective 2.5: Healthy living and SA objective 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

6.262 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, including those set out in schedule 7 of the Local Plan, and so are likely to have significant positive effects on SA objective 2.5: Healthy living and SA objective 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

6.263 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

6.264 The likely effects of the economic development policies are presented in Table 6.27 below and are described below the table.

Table 6.27: 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	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 23]

6.265 The approach to safeguarding employment sites is expected to have significant positive effects on SA objective 1.1: Access to jobs and SA objective 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

6.266 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.

6.267 Policy DP22 includes requirements for developments for visitor attractions to be of a high quality of design with resulting no unacceptable 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 objective 2.4: Community cohesion, SA objective 3.4: Landscape/townscape, SA objective 3.5: Heritage and SA objective 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 objective 2.5: Healthy living, SA objective 3.1: Renewable energy and SA objective 3.3: Reduce car use.

DP24: Town Centres, DP25: District Centres and DP26: Local Centres

6.268 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 objective 1.1: Access to jobs and SA objective 1.2: Economic wellbeing. The larger towns in North Somerset contain the highest concentrations of business in the district 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 objective 1.1: Access to jobs and SA objective 1.2: Economic wellbeing are likely to be significant.

6.269 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 objective 1.3: Optimal use of land and SA objective 2.1: Housing.

6.270 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. Policy DP24 in particular sets out detailed principles for each of the four main towns, supporting enhancements to public realm, active frontages, connectivity and cultural and leisure uses which will strengthen the attractiveness of these centres. 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 objective 2.4: Community cohesion and SA objective 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.

6.271 Of the three policies considered, only Policy DP24 expressly addresses the aesthetic qualities required of new development, requiring that development enhances the character of town centres and the identity and heritage of individual elements of these centres. The updated policy also includes specific locally tailored design and place-making principles for each town, such as emphasising connections between Weston-super-Mare's seafront and High Street, strengthening historic character in Nailsea, promoting green pedestrian and cycle corridors in Portishead, and improving active frontages and the quality of the town centre environment in Clevedon. Minor positive effects are therefore recorded in relation to SA objective 3.4: Landscape/townscape and SA objective 3.5: Heritage.

DP27: Primary Shopping Areas

6.272 Policy DP27 is expected to support the vitality and viability of the primary shopping areas in Weston-super-Mare, Clevedon, Nailsea and Portishead, thereby sustaining the economic role of these centres and associated job provision. By prioritising Class E(a) uses and only supporting other uses where they generate significant footfall, maintain active frontages, and complement the retail function of the area, the policy is likely to promote economic activity and accessibility to a range of employment opportunities. As such, minor positive effects are identified in relation to SA objective 1.1: Access to jobs and SA objective 1.2: Economic wellbeing.

6.273 The policy is also expected to promote optimal use of land within town centre locations by supporting complementary uses that contribute positively to centre vitality while avoiding over-concentration of non-retail uses and inappropriate residential conversions. This will help safeguard primary shopping areas as commercial hubs, resulting in a minor positive effect on SA objective 1.3: Optimal use of land.

6.274 Given that the policy will reinforce the role of town centres as locations for accessible services, including retail and associated complementary uses, significant positive effects are identified in relation to SA objective 2.3: Access to facilities. Supporting a vibrant town centre environment is also likely to encourage social interaction and strengthen community cohesion, with a minor positive effect expected on SA objective 2.4: Community cohesion.

6.275 By seeking to sustain active frontages, maintain retail continuity and encourage footfall, the policy is likely to enhance the attractiveness and accessibility of retail and leisure provision in town centres. This is expected to provide more opportunities for active travel modes such as walking and cycling, supporting public health and reducing reliance on private vehicles. Therefore, minor positive effects are expected in relation to SA objective 2.5: Healthy living and SA objective 3.3: Reduce car use.

6.276 In requiring developments to contribute positively to the vitality and vibrancy of shopping areas, maintain an active frontage and avoid inappropriate breaks in retail continuity, the policy is likely to support the character and visual attractiveness of townscapes. This is considered to result in a minor positive effect in relation to SA objective 3.4: Landscape/townscape. Similarly, by protecting the active and historic role of primary shopping areas, the policy may also provide benefits to the setting of heritage assets located within or adjacent to town centres. Accordingly, a minor positive effect is identified on SA objective 3.5: Heritage.

DP28: Retail Parks and DP29: Sequential Approach for Town Centre Uses

6.277 Policies DP28 and DP29 will help to direct the majority of retail development to primary shopping areas with retail park locations only to be considered where it is demonstrated that there are no sequentially preferable locations inside designated centres or edge of centre locations. The specific sequential approach is set out through Policy DP29. It is likely that these policies will encourage the economic growth of the district in 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 objective 1.1: Access to jobs and SA objective 1.2: Economic wellbeing. The positive effect in relation to SA objective 1.2: Economic wellbeing 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: Access to jobs is combined with a minor negative effect.

6.278 The general support for retail service provision and protection for existing centres as the most accessible destinations in the district which contribute to social integration means that a minor positive effect is expected in relation to SA objective 2.3: Access to facilities, SA objective 2.4: Community cohesion and SA objective 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 because 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 objective 2.3: Access to facilities, SA objective 2.4: Community cohesion and SA objective 2.5: Healthy living. 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 objective 3.4: Landscape/townscape and SA objective 3.5: Heritage.

DP30: Control of Non-Mineral Development and DP31: Mineral Working Exploration, Extraction and Processing

6.279 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 objective 2.5: Healthy living, SA objective 3.2: Flooding, SA objective 3.3: Reduce car use, SA objective 3.4: Landscape/townscape, SA objective 3.5: Heritage and SA objective 3.6: Biodiversity.

DP32: Waste Management Facilities and DP33: Disposal of Waste by Landfill or Land Raise

6.280 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

6.281 The likely effects of the natural and historic environment policies are presented in Table 6.28 below and are described below the table

Table 6.28: 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

6.282 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 sites and Policy DP36 requiring that all proposals must demonstrate how BNG will be implemented and monitored.

6.283 Minor positive effects on SA objective 3.4: Landscape/townscape and SA objective 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.

6.284 Significant positive effects on SA objective 2.4: Community cohesion and SA objective 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 objective 2.4: Community cohesion and SA objective 2.5: Healthy living are identified for these policies.

6.285 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.

6.286 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: Flooding and water quality are therefore also likely for these policies.

DP38: Landscape and DP39: Mendip Hills National Landscape

6.287 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 National Landscape, 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: Heritage is likely for Policy DP39 as the protection of undesignated green space and the Mendip Hills National Landscape 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.

6.288 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 keys areas of open space in towns and the countryside within North Somerset, that provide opportunities for meeting and recreation.

6.289 Policy DP39 requires proposals to consider the economic well-being of the Mendip Hills National Landscape 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

6.290 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.

6.291 Conservation areas and the listed buildings within them form a significant part of the character of towns within the district, while Registered 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

6.292 The likely effects of the life prospects policies are presented in Table 6.29 below and are described below the table.

Table 6.29: Likely SA effects of the life prospects and policies

SA objective	DP43	DP45	DP46	DP47	DP48	DP49	DP50	DP51	DP52
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	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
2.3: Access to facilities	0	0	0	+	0	0	++	++	++
2.4: Community cohesion	+	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
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	+	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 and Rural Exception Schemes

6.293 The approach to affordable housing delivery will have significant positive effects on SA objective 2.1: Housing and SA objective 2.2: Affordable housing, due to the policy's focus on housing delivery. A minor positive effect may also occur on SA objective 2.4: Community cohesion as the policy supports community-led developments and the delivery of affordable housing will enable a wider range of people, including younger people and families, to remain living in their local communities.

DP45: Residential Space Standards, DP46: Housing Type and Mix and DP47: Older Person Accommodation

6.294 These policies will all have significant positive effects on SA objective 2.1: Housing and SA objective 2.2: Affordable housing, as the policy requirements will increase the overall quality and accessibility of new housing (including affordable housing) in North Somerset. Policy DP47 will have minor positive effects on SA objective 2.3: Access to facilities, SA objective 2.4: Community cohesion and SA objective 2.5: Healthy lives as the policy will ensure that elderly people can live in locations that are accessible to community facilities and therefore to participate actively in their local communities. Policy DP46 is also likely to have a minor positive effect on SA objective 2.4 due to its support for community-led development of a suitable scale and mix appropriate to the location and community needs.

DP48: Residential Annexes

6.295 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

6.296 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

6.297 These policies are expected to have significant positive effects on SA objective 2.3: Access to facilities and SA objective 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.

Gypsies, Travellers and Travelling Showpeople policy

DP44: Gypsies, Travellers and Travelling Showpeople

6.298 Policy DP44 sets out the allocations for sites to meet the needs of Gypsies and Travellers and Travelling Show People included in the Local Plan. Each allocation

was initially appraised on a ‘policy off’ basis in Chapter 5 of this SA Report, using the site assessment criteria outlined in Appendix D.

6.299 The overall effects of the policy are presented in the first row of Table 6.30, representing an overview of the effects of the full list of site allocations. Justification for the effects identified is then provided below the table.

6.300 For the individual site allocations in Policy DP44 where site-specific requirements have not been identified in Schedule 8 of the Local Plan, the effects presented are the ‘policy off’ effects, taken from Chapter 5. For the sites where site-specific requirements have been identified in the Local Plan, these have been taken into account and have resulted in some updates being made to the effects brought forward from Chapter 5. For clarity, any changes from the ‘policy off’ effects are underlined. These sites are indicated by an asterisk (*).

Table 6.30: Likely SA effects of Policy DP44

Policy	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	SHLAA ref.
Policy DP44	+	+	++/--?	0	0	+	--/+	+	+	0	0	+/-	+/-?	0?	-?	

Site allocations listed in Schedule 8 of the Local Plan

Site ID	Site name	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	SHLAA ref.
SA_ID_177*	Land to the north of Moorland Park and south of the A370	+	+	++	0	0	0	--	0	+	0	±	+	?	0	--?	HE2010142 (partially)
SA_ID_178*	Land to the west of Heathfield Park, south of A370	+	+	++	0	0	++	--	0	+	0	-	+	?	0	-?	HE2010143

6.301 Minor positive effects are expected for SA objectives 1.1: Access to jobs and 1.2: Economic wellbeing because the policy steers sites towards locations close to existing settlements, services and public transport and requires safe access, making it easier for residents to reach jobs, training and services.

6.302 The two allocations are on previously developed land, which will support regeneration and more efficient use of land. Policy DP44 also gives preference to brownfield sites and states that sites are inappropriate in the Green Belt, further reinforcing a positive approach to optimal land use. However, longer-term provision is to be identified within strategic greenfield locations that largely comprise Grade 3 agricultural land. Therefore, mixed significant positive and uncertain significant negative effects are identified for SA objective 1.3: Optimal use of land.

6.303 Although the policy does not include requirements regarding affordable housing, site SA_ID_178 and Wolvershill Strategic Location are both located in an area within the 10% or 20% most deprived in England in terms of Barriers to Housing and Services IMD domain. A minor positive effect is therefore identified for SA objective 2.2: Affordable/specialist housing.

6.304 The policy outlines how proposals will need to be well-positioned with respect to local services, facilities and public transport. However, the policy-off assessments indicate poor access to centres for the two site allocations, in addition to the two Strategic Locations. Therefore, a mixed significant negative and minor positive effect is expected for SA objective 2.3: Access to facilities.

6.305 Schedule 8 requires appropriate flood mitigation for sites SA_ID_177 and SA_ID_178. This will aid in mitigating flood risk, particularly for site SA_ID_178 which is within Flood Zone 3. Overall, a negligible effect is identified for SA objective 3.2: Flooding and water quality.

6.306 A mixed minor positive and minor negative effects is expected in relation to SA objective 3.3: Reduce car as while the policy requires sites to be close to public transport and 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.

6.307 An uncertain mixed minor positive and minor negative effect is likely in relation to SA objective 3.4: Landscape/townscape as the policy requires consideration to be given to impacts on local character and identifies a need for screening to be applied to help limit visual impact. However, Wolvershill Strategic Location lies within 500m of the National Landscape and so its policy-off assessment effect is assessed as

significant negative. This may be mitigated by the policy requirements, though the extent of this is dependent on specific development design.

6.308 While Policy DP44 does not set heritage-specific requirements, measures to consider local character and apply screening help to avoid or reduce harm to the historic environment. However, both of the Strategic Locations have been assessed as ‘amber’ (Wolvershill) and 'red' (Woodspring) respectively in relation to potential effects on setting. Therefore, an uncertain negligible effect is identified for SA objective 3.5: Heritage, as the negative effects for the Strategic Locations may be mitigated by the policy requirements, though the extent of this is dependent of specific development design.

6.309 The two allocations and Strategic Locations are close to internationally or nationally designated biodiversity or geodiversity sites and/or within zone B or C for the North Somerset and Mendip Bats SAC, resulting in negative effects. Policy D44 does not contain any requirements that will aid in protecting and/or enhancing biodiversity, therefore an uncertain minor negative effect is expected for SA objective 3.6: Biodiversity. This is uncertain as the magnitude of this effect will vary by location.

Countryside policies

6.310 The likely effects of the countryside policies are presented in Table 6.31 below and are described below the table.

Table 6.31: 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

6.311 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 1.3: Optimal use of land.

6.312 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.

6.313 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 SA objective 3.1: Renewable energy.

6.314 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

6.315 Minor positive effects on SA objective 1.1: Access to jobs and SA objective 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.

6.316 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.

6.317 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.

6.318 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 are safe and would not contribute to increased flood risk locally or elsewhere, or pollution of nearby watercourses.

6.319 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.

6.320 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

6.321 Minor positive effects on SA objective 1.1: Access to jobs and SA objective 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.

6.322 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.

6.323 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.

6.324 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.

6.325 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.

6.326 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 policies

6.327 The likely effects of the delivery policies are presented in Table 6.32 below and are described below the table.

Table 6.32: Likely SA effects of the delivery policies

SA objective	DP63: Infrastructure delivery and development contributions	DP64: Adoption of open space and green infrastructure
1.1: Access to jobs	0	0
1.2: Economic wellbeing	0	0
1.3: Optimal use of land	0	0
1.4: Infrastructure	++	0
2.1: Housing	0	0
2.2: Affordable housing	0	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	0
3.5: Heritage	0	0
3.6: Biodiversity	+?	+

Policy DP63: Infrastructure Delivery and Development Contributions

6.328 This policy is expected to have significant positive effects on SA objective 1.4: Infrastructure and SA objective 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 more sustainable and balanced communities, with provision in line with projected needs and standards of new residential development. Minor positive effects are also expected in relation to SA objective 2.5: Healthy living and SA objective 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 could occur in relation to 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 SA objective 3.2: Flooding and water quality and SA objective 3.6: Biodiversity. These effects are uncertain.

Policy DP64: Adoption of Open Space and Green Infrastructure

6.329 This policy's overall aim is to encourage developers to effectively implement, manage and fund open space and green infrastructure (GI). As a result, it is expected to have a significant positive effect on SA objective 3.6: Biodiversity as it will provide and secure maintenance of habitats to support local wildlife and nature. It will also have a significant positive effect against SA objective 2.5: Healthy living and a minor positive effect on SA objective 3.2: Flooding and water quality as the policy ensures that new public open space and GI is accessible in association with developments of 10 or more dwellings which will provide communities with spaces to improve their mental and physical wellbeing and health. Increased GI which is maintained over long-term time frames will also reduce the risk of fluvial and surface water flooding due to greater permeable land cover.

Cumulative effects (geographical)

6.330 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.

6.331 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)

6.332 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. Most of the site allocations made in the Local Plan are within a reasonable distance of some or all of these services and facilities. 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.

6.333 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. This specifically includes site allocations to the east of Weston-super-Mare and at Parklands Village. In addition, new development could exacerbate the risk of flooding facing existing development, as a result of greenfield land being developed. Sites proposed on the western side of Weston-super-Mare have potential for adverse effects relating to the Severn Estuary SPA, SAC and Ramsar site and almost all site allocations in Weston-super-Mare and the wider area 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 and the wider area fall mostly within the settlement boundary with reduced potential for adverse effects relating to landscape. While 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, there are a limited number and scale of site allocations close to this designation which reduces the cumulative negative impact. The smaller sizes of Bleadon, Hutton and Locking and the inclusion of potential site allocations 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 National Landscape 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. This and the overall scale of growth proposed through site allocations in these locations limits the cumulative negative effect.

Portishead

6.334 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.

6.335 Parts of the eastern area of Portishead fall within Flood Zones 2 and 3, including the Wyndham Way broad location proposed for allocation. 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 proposed site allocations at Portishead are within or adjacent to 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. Most of the proposed site allocations 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

6.336 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 most of the proposed site allocations are currently beyond the existing built up areas of these settlements, they are notable for their potential sustainability benefits. Most are located close to the railway station. Despite this, 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 specific policy for these settlements to address this issue.

6.337 In comparison with much of the rest of the 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 site allocations to heritage assets such as Backwell West Town and Nailsea Kingshill Conservation Areas.

Clevedon

6.338 Clevedon is also one of the largest settlements in the plan area, providing good access to jobs, 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 site allocations at the town are 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.

6.339 The south western parts of Clevedon fall within Flood Zones 2 and 3 and all of the proposed site allocations fall within these locations meaning there is potential for increased flood risk to affect residents and site users. The overall scale of development proposed will limit the effect. Only one site allocation at the town 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. All of the site allocations lie within the existing developed area, meaning there is reduced potential for cumulative negative impacts relating to landscape. The location of one proposed site allocation in the Clevedon Triangle Conservation Areas, however, means there is some potential for adverse effects relating to this heritage asset. The cumulative effects however will be limited.

Remaining Broad Locations in the district

6.340 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. Whilst 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-super-Mare 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.

6.341 Most of the settlements in the remaining Broad Locations are unconstrained by areas of higher flood risk (Flood Zones 2 and 3). Importantly, whilst 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 and Kenn Moors and Biddle Street, Yatton SSSIs given these sites' relatively close proximity to the settlements.

6.342 There is potential for cumulative adverse effects in relation to the setting of the Mendip Hills National Landscape 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 allocations, 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 site allocations 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.

6.343 There is potential for landscape impacts in relation to the strategic location at Wolvershill (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.

6.344 It is notable that Churchill/Langford contains a Conservation Area, with the designation of two site allocations having potential to have cumulative impacts, albeit relatively limited, 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.

Cumulative effects by SA objective

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

6.345 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 the Local Plan through Policy SP10: Transport.

6.346 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

6.347 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 (60 ha) to respond to the most up to date evidence.

6.348 The Local Plan also includes policies (notably Policy LP8: 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 LP12: Bristol Airport and LP14: Royal Portbury Dock. The Local Plan also details allocations for education facilities in the plan area (Policy LP6: 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.

6.349 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, maximises re-use of previously developed (brownfield) land and protects the rural economy

6.350 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 Wolvershill. Notable areas of higher value agricultural soils (Grade 2 and higher) may be lost to development at sites to the south of Nailsea and around Backwell.

6.351 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, 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.

6.352 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

6.353 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 with presently less developed locations. The delivery of large-scale development at Wolvershill (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 LP6: Educational, sporting, leisure, and community use allocations and SP10: Transport.

6.354 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

6.355 The spatial strategy supports the delivery of a diverse range of dwellings in a variety of tenures and sizes 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 23,700 dwellings over the plan period. This includes large strategic sites to the south east of Weston-super-Mare at Wolvershill, to the south west of Bristol at Woodspring, in Nailsea and Backwell and in Pill and Easton-in-Gordano. Of the sites allocated for development, the larger sites are expected to make the most positive contribution to housing delivery in the district.

6.356 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. This is supported by the more detailed requirements of Policy DP46: Housing type and mix and Policy DP47: Older persons accommodation. Any residential development within the district is required to meet Policy DP1: High Quality Design to ensure that it is designed to integrate 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.

6.357 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

6.358 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.

6.359 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 and 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 National Landscape, to make affordable housing provision. This must be at least 38% on greenfield sites and 20% on previously developed land. Policy DP46: Housing type and mix requires a minimum of 5% of all new dwellings in developments of 10 or more dwellings to meet Building Regulations standards for accessible and adaptable homes. Policy DP47: Older persons accommodation seeks to ensure a sufficient supply and range of housing to meet the needs of older people.

6.360 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

6.361 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 in or close to 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 there. The strategic sites at Wolvershill and Woodspring will each include a new local centre. 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.

6.362 Policies that seek to protect the town centre locations in the district (notably Policy DP29: 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.

6.363 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

6.364 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 housing and employment in the plan area. However, it is expected that the spatial strategy for the district (Policy SP3) will help to limit the magnitude of these effects by locating the majority of growth closest the largest 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 that is 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 in the district (most notably LP7: Settlement boundaries) are considered likely to further promote the benefits identified. It is also important to support the vitality and 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.

6.365 Policies which most directly ensure the delivery of new and the protection of existing services and facilities which 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.

6.366 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

6.367 The delivery of a high proportion of the new housing development closest to the largest settlements in 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 settlements 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 that Bristol 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.

6.368 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 and limited public transport services.

6.369 The Local Plan includes site allocations 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 in locations that are well related to the residents they will serve. It also supports the delivery of facilities of this type in tandem with population growth. Existing provision of facilities for health and wellbeing 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.

6.370 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

6.371 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.

6.372 New development should incorporate the use of renewable energy through building design. This is supported by 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.

6.373 Proposals for large scale renewable energy generation will be supported when the criteria in Policy DP7: Renewable and low carbon energy are met. Development proposals, where possible, should connect to existing heat networks.

6.374 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

6.375 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 (SPZs) (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.

6.376 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 contribution that Green Infrastructure can make to enhancing natural drainage.

6.377 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)

6.378 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 by 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.

6.379 Policy SP1: Sustainable development requires new development proposals to demonstrate how they will prioritise active travel and public transport over car use. 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 addressing 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.

6.380 Policy DP5: Climate change adaptation and resilience requires major development to not result in a detrimental impact 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 prioritises more sustainable forms of transport as set out in Policy DP15: Active and sustainable transport. This policy also includes support for use of electric vehicles as part of the hierarchical approach to promoting more sustainable modes of transport.

6.381 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 locations at Wolvershill and Woodspring will support the creation of accessible walking and cycling routes linking the new development with local facilities. The Wolvershill allocation also requires linkages with three M5 crossing points, two of which are for cars. New developments, residential and employment, allocated within the Local Plan have the potential to increase car usage when located outside existing settlement boundaries and away from existing public transport.

6.382 Overall, a cumulative mixed minor positive and minor negative effect is 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

6.383 The southern part of the district contains part of the Mendip Hills National Landscape. Furthermore, the landscape sensitivity work undertaken for North Somerset identifies that the land surrounding many of the settlements in the plan area is potentially sensitive to development. The majority of the development proposed through the Local Plan is to be focussed at the larger settlements away from the National Landscape, 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 National Landscape. Development at the strategic location at Wolvershill (Policy LP1: Strategic location: Wolvershill (north of Banwell)) is noted to have potential implications related to the setting of the National Landscape, however policy requirements are included for development which seek to mitigate this issue. Furthermore, the plan includes the release of some Green Belt land (Policy LP9: 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 LP16: Preferred area for mineral working – land at Hyatts Wood Farm, south of Stancombe Quarry, LP17: Area of search for minerals working – land at Downside Farm, south of Freemans Quarry and LP18: Minerals Safeguarding Area for carboniferous limestone) which could result in disruption to local character.

6.384 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 National Landscape (Policy DP39: Mendip Hills National Landscape). There is also a requirement included in the policy to maintain important gaps in the plan area between settlements (Policy LP10: Strategic Gaps) as part of the approach to preserve 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.

6.385 Overall, a cumulative significant negative and minor positive 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

6.386 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 in or close to these areas. Furthermore, considering the most substantial areas for focussed growth, the strategic locations set out for development (Policy LP1: Strategic location: Wolvershill (north of Banwell), Policy LP2: Strategic location: Woodspring (south west of Bristol), Policy LP3: Strategic location: Nailsea and Backwell and Policy LP4: Strategic location: Pill and Easton-in-Gordano) have 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 LP16: Preferred area for mineral working – land at Hyatts Wood Farm, south of Stancombe Quarry and LP17: Area of search for minerals working – land at Downside Farm, south of Freemans Quarry.

6.387 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 DP42: Historic Parks and Gardens.

6.388 Overall, a cumulative mixed significant negative and minor positive 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

6.389 In general, it is expected that the scale of new development in North Somerset proposed through the Local Plan 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 (23,700 homes and 60ha 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.

6.390 The district contains 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.

6.391 However, 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, woodlands and hedges.

6.392 The Local Plan has been subject to a separate Habitats Regulations Assessment (HRA) which considers the potential for 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.

6.393 Overall, a cumulative mixed minor negative effect is expected in relation to biodiversity. These effects are considered to be long-term and permanent

Table 6.33: Cumulative effects of the Pre-submission Local Plan

SA objective	Cumulative effect
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	++
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	-

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Table 6.34: Summary of the likely SA effects of the policies in the Pre-submission North Somerset Local Plan

SA objective	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	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	-	-	-	-

SA objective	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
LP18: Minerals Safeguarding Area for Carboniferous Limestone	+/-	+	0	0	0	0	0	0	0	0	0	-	-	-	-
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

SA objective	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
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 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

SA objective	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
DP63: Infrastructure Delivery and Development Contributions	0	0	0	++	0	0	++	+	+	+?	+?	+	0	0	+?
DP64: Adoption of Open Space and Green Infrastructure	0	0	0	0	0	0	0	0	++	0	+	0	0	0	+

How environmental and sustainability considerations have been integrated into the new North Somerset Local Plan

The Sustainability Appraisal has been conducted in such a way that it meets the requirements of the SEA Regulations 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.

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 environmental, social 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 March 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

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.

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

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

The Local Plan sets the spatial vision of the place that North Somerset will become by 2041, 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 the 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.

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

The Local Plan sets out to meet North Somerset's evidence-based housing needs over the 2026–2041 period. At the Preferred Options stage, the housing figure was based on the Government's previous standard method, which identified a need for 1,347 dwellings per annum, equating to 20,205 homes over the plan period. However, following changes to national planning policy and the standard method introduced in the December 2024 update to the NPPF, the housing need has been recalculated. The updated methodology identifies a revised requirement of 1,580 dwellings per annum for North Somerset, resulting in a total of 23,700 homes to be planned for over the 15-year period.

The Local Housing Need Assessment (LHNA) has been prepared in accordance with the NPPF and uses the Government's standard method for calculating housing need. Based on the latest inputs, including updated dwelling stock estimates and affordability ratios, the assessment identifies a requirement for 1,580 dwellings per annum, equating to 23,700 homes over the 2026–2041 Local Plan period. This figure forms the basis of the housing provision set out in the Pre-submission Local Plan.

The level of employment growth planned for is also based on the evidence. The Local Plan seeks to support a strong and resilient economy by making provision for identified needs while also providing flexibility and choice to accommodate future opportunities.

Following the Preferred Options consultation, the evidence base relating to the employment requirement was updated using revised economic forecasts, as set out in the North Somerset Employment Sites and Premises Requirements Evidence (Hardisty Jones Associates, 2023) and the March 2025 update. This assessed economic forecasts across a range of sectors using data from Cambridge Econometrics and Oxford Economics. The assessment modelled the corresponding demand for employment land and premises across the range of business land typologies in North Somerset and across the West of England.

Over the period 2025–2040, the updated Labour Market Balance scenario identifies a requirement for 66ha of employment land in North Somerset.

A total of 72.8ha of employment land is identified in the Pre-submission Local Plan, providing some additional supply. This provides some allowance for the uncertainties regarding the take-up of employment land — 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.

Distribution

The Regulation 19 Local Plan applies a spatial strategy that directs development to the most sustainable and accessible locations across North Somerset. The strategy provides the overarching framework for distributing growth, ensuring that new development supports existing communities, makes efficient use of infrastructure and services, and promotes sustainable travel patterns. The spatial strategy has evolved through successive stages of plan-making, informed by earlier consultations and SA work which assessed a range of spatial options and their relative performance against sustainability objectives. This process confirmed that focussing development around the main towns and sustainable villages provides the most balanced and deliverable pattern of growth.

In accordance with Policy SP3, the majority of growth is directed to the district's main towns and urban areas, where there is a concentration of jobs, services and public transport opportunities. The principal settlement of Weston-super-Mare accommodates the largest share of growth, supported by the Wolvershill Strategic Location to the east of the town. Strategic-scale development is also proposed at Nailsea and Backwell, together with the Wyndham Way broad location and other allocations at Portishead, providing further growth within the main urban areas. Additional development is proposed at Clevedon, contributing to a balanced distribution of housing across the towns.

Beyond the towns, growth is directed to the larger villages where development can help meet local needs and maintain rural vitality. This includes the Pill and Easton-in-Gordano Strategic Location, alongside allocations at Congresbury, Yatton, and higher category villages. The plan also proposes targeted Green Belt release at Nailsea and Backwell, Pill and Easton-in-Gordano, and around the edge of Bristol within the Woodspring Strategic Location, where exceptional circumstances have been identified to support the delivery of sustainable development.

Overall, this spatial strategy establishes a clear and sequential approach to growth, focusing development firstly within or adjacent to the main towns, then at sustainable villages, and finally through limited Green Belt release where justified. This distribution provides a balanced pattern of development across North Somerset and forms the basis for the assessment of the plan within this SA.

Other key policy objectives and issues

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

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 Table 7.1 overleaf sets out suggested indicators for monitoring the potential sustainability effects of the Local Plan.

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 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.

Table 7.1: 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	■ 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	■ 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.

SA objective	Indicator
	■ 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.
1.3: Promote the optimal use of land which supports regeneration, maximises re-use of previously developed (brownfield) land and protects the rural economy	■ 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	■ 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	■ 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.

SA objective	Indicator
	■ Quantum of new self-build housing. ■ 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	■ 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	■ 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	■ 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	■ Life Expectancy. ■ Percentage of people who regularly take 30 minutes exercise more than three times a week.

SA objective	Indicator
	■ 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	■ 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	■ 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
	■ Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds. ■ Number of developments in Source Protection Zones.
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)	■ 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.
3.4: Minimise impact on and where appropriate enhance sensitive landscapes	■ 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	■ 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
	■ Number of actions taken in response to breach of listed building control.
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	■ 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 North Somerset's Pre-submission Plan has been undertaken to accord with current best practice and 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.

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 economic growth in North Somerset. The plan seeks to achieve a balance between housing development and employment generation which will help ensure 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 alongside the Pre-submission Plan.

LUC

October 2025

Appendix A

Consultation comments received in relation to SA work completed to date

SA Scoping Report

A.1 The SA Scoping Report (March 2020) was consulted upon by the three statutory bodies between March and April 2020, in addition to the public as part of the consultation on the 'Pre-commencement Document'. The tables below set out a summary of the comments received on the SA Scoping Report and the Council's responses to these, which were published in the final SA Scoping Report (July 2020) that accompanied the 'Challenges for the Future' consultation between July and September 2020.

Table A.1: Comments from statutory consultees on the SA Scoping Report.

Respondent: Environmental Agency

Comment	Officer response
1. 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.	Noted. This will be included in the new SFRA when finalised.
2. 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.	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.	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.	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.	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.	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.	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.	Noted.
The theme of ‘making efficient use of land’ should include reference to PPS23 as a source document.	PPS23 replaced by NPPF.
Flood Risk A Strategic Flood Risk Assessment Level 1 is currently being updated to include climate change which is supported.	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.	Noted.

Comment	Officer response
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.	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.	New Green Infrastructure strategy will reflect this. Added detail to objective 3.6 to greater reflect biodiversity net gain.

Respondent: Natural England. All comments were discussed with Natural England on 26 May 2020.

Comment	Officer response
1. 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 solution to protect key nature 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.	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.
2. Is any significant economic, social or environmental data missing or misrepresented?	Noted.

Comment	Officer response
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.	
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.	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.	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.	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 National Landscape. 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.	We are committed to fulfil the Duty to cooperate role by working with neighbouring authorities.
3. 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 adaption and mitigation, ideally identifying where natural solutions to managing threats and risks may be more cost-effective than hard engineering projects.	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.

Comment	Officer response
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.	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.
4. 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.	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 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 an SPD.	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 National Landscape can arise from development outside, but in the setting of the National Landscape, 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 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.	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	New Green Infrastructure Strategy 2020 will address this.

Comment	Officer response
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.	
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.	Have reviewed the table and some limited changes have been made.
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?	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.	Noted.

Respondent: Historic England

Comment	Officer response
1. 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.	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/	Reference now included in review of plans, policies and programmes.
3. Are there any additional sustainability issues within North Somerset that need to be considered in the development of the New Local Plan document?	A heritage topic paper has been produced and will inform the Local Plan.

Comment	Officer response
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.	
NSC has prepared Conservation Area Appraisals to consider the condition, risks and opportunities faced by the area's significant historic places. Are they useful references to inform the sustainability issues?	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.	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.	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 table below).	Adjustments have been made to the key sustainability issues to reflect these comments.
5. Is 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 table below).	Objective 3.5 has been re-worded to reflect these comments.

Table A.2:Amendments recommended by Historic England (key sustainability issues) to the SA Scoping Report

Key issue	Objective	Scale of challenge	Likely evolution of the issue without the Local Plan	Potential role of the North Somerset Local Plan
Heritage protection OR **Protection and enhancement of North Somerset's heritage assets**	**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	The district has many listed buildings, archaeological sites and conservation areas. Many heritage assets are undesignated. 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	**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.	Heritage Assets inc 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

Key issue	Objective	Scale of challenge	Likely evolution of the issue without the Local Plan	Potential role of the North Somerset Local Plan
	social, economic, and environmental objectives are realised.	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.		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; Promote heritage based tourism.

Table A.3: Amendments recommended by Historic England (SA framework and decision making criteria) to the SA Scoping Report

SA objective	Decision-making criteria (SA will look for…) Positive effect (+/++) – development with access to multiple bus routes	Decision-making criteria (SA will look for…) Negative effect (-/--) – development outside cycling network	Suggested scoring criteria/indicator(s)	Relevant SEA topic
3.5 Minimise impact and where appropriate enhance treasured heritage assets and Conservation 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 any affected heritage asset, historic townscape or landscape.	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.	Heritage advice likely to be needed on the following: [++] enhances heritage assets [+] minor positive effect is likely overall on the heritage asset [0] site has 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	Cultural Heritage

Table A.4:Comments from other organisations and individuals on the SA Scoping Report

These comments have been taken from representations made on the North Somerset Local Plan Pre-commencement Document consultation. Only comments that explicitly refer to the SA Scoping Report have been detailed below; all other general comments have been considered through the pre-commencement consultation response.

Bristol Airport

Comment	Officer response
1. 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.	Noted – documents referred to have been included in the review of plans, policies and programmes.
2. 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 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.	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.	Noted. Update to baseline section to reflect a more balanced approach to the airport expansion.
3. 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.	Noted. Bristol Airport's economic and employment role is featured under the theme 'Economic Prosperity'. No regeneration benefits are however identified in this instance.
4. 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.	The addition of another objective is not supported as it will be just for the benefit of the airport.

Comment	Officer response
■ 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.	
5. 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.	Noted.

Mendip Hilsl AONB Unit

Comment	Officer response
1. 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. 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 ".	Noted in the review of plans, policies and programmes.
2. 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.	Noted.
3. 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.	Such considerations will be taken into account when assessing strategic sites.

Church Commissioners for England

Comment	Officer response
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	Site-specific assessments will not be considered at this stage of the Sustainable Appraisal.

Comment	Officer response
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.	
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.	Noted.

Bloor Homes SW Ltd (Land at Banwell, Churchill and Portishead)

Comment	Officer response
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. 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.	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.	Further consultation will take place along with the Options Document.

L&Q Estates

Comment	Officer response
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	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.

Comment	Officer response
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 at 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.	

Flax Bourton Parish Council

Comment	Officer response
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.	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	Officer response
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.	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. 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.	Noted.

Hallam Land Management Ltd

Comment	Officer response
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. **1. Have all relevant plans and programmes ben referenced?** 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.	Noted.
2. 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.	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.
3. 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.	Noted.
4. 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 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	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	Officer response
capacity thresholds. This allows a fair and realistic comparison between sites of all scales in terms of their accessibility to key services.	
5. 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.	Noted.

Parish Councils Airport Association

Comment	Officer response
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.	Noted.

Harrow Estates

Comment	Officer response
1. Have all relevant plans and programmes been referred? No comments.	Noted.
2. 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.	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 is 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".	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".	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	Officer response
3. 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.	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.	Noted.
4. 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.	Noted and amended SA objectives to reflect these comments (2.3).
5. 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.	A call for sites consultation will be launched in tandem with the 'Challenges' consultation.

Lands Improvement and Barratt Homes (Bristol) Ltd

Comment	Officer response
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. **3. Are there any additional sustainability issues within North Somerset that need to be considered in the development of the new Local Plan?** 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.	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.

Comment	Officer response
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.1 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.	
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.	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.
4. Do you agree with the proposed Sustainability Appraisal Framework? We are generally supportive of the Sustainability Appraisal Framework and, following on from out 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.	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	Officer response
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.	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	Officer response
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 National Landscape 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.	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	Officer response
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".	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.

Comment	Officer response
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”.	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.

SA Interim Report

A.2 The SA Interim 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.3 The consultation took place between November and December 2020. The table below sets out a summary of the comments received on the Interim SA Report and the SA team's responses to these comments.

Table A.5: Consultee comments received on the SA Interim Report

Comments received from statutory consultees

Consultee name	Summary of comment	SA Team's response/action taken
Natural England	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 National Landscape, 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 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.	Noted.

Comments received from developers, resident's groups and individual responders on the SA framework objectives included

Consultee name	Summary of comment	SA Team's response/action taken
SA1.1: Ensure a range of job opportunities are easily accessible without having to use a car	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 these 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.	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.
SA1.3: Provides opportunities to improve economic wellbeing and reduce inequalities	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.	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.
SA1.5: Promote development which requires a deliverable level of high	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.	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

Consultee name	Summary of comment	SA Team's response/action taken
quality and sustainable infrastructure	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.	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.
SA2.1: Boost delivery and meet the housing need identified within the plan period	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.	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.
SA2.2: Deliver affordable or specialist housing where it is most needed	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.	The Indices of Deprivation (Barriers to Housing and Services domain) have been used as a proxy to identify areas that may have particular needs.
SA2.4: Enhancing community cohesion and community facilities provision	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.	The SA assessment criteria for this objective consider he 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.
SA3.2: 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	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.	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.
SA3.3: Reduce the need to travel by car	It is unclear how this differs from objectives 1.1 and 2.3.	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.
SA3.4: Minimise impact on and where appropriate enhance treasured	Over-reliance on the Landscape Sensitivity Assessment should be avoided.	This SA assessment criteria include the National Landscape, as well as those landscapes of high sensitivity to housing development as defined in the Landscape Sensitivity Assessment (LSA). The LSA

Consultee name	Summary of comment	SA Team's response/action taken
landscapes/townscape such as the Mendip Hills National Landscape	The only appropriate assessment is to identify those areas subject to Conservation Area and National Landscape designations (as per the Objective). It isn't clear at this stage how the scoring has been determined.	provides an equal basis for assessing the landscape sensitivity around settlements and is therefore one appropriate measure.
SA3.5: To conserve and enhance historic places, heritage assets and their settings	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.	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.
SA3.6: Protect and where possible enhance Biodiversity, Geodiversity and Green Infrastructure, particularly with respect to protected habitats and species	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.	Noted. The Interim SA Report was undertake at a very high-level. Site specific appraisal work has been included in this iteration of the SA Report.
-	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.	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.
-	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.	Noted.
-	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.	Noted and this will be taken into account within further stages of the SA.
-	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.	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.
-	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.	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.
-	Some consultees have provided alternative sustainability assessments of individual places.	These are noted.
-	Comments received on the accessibility criteria, listed in Appendix 2:	The accessibility criteria have been reviewed for this stage of SA. See the accessibility criteria included in Table D.2 for detail of the updates made.

Consultee name	Summary of comment	SA Team's response/action taken
	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	

Preferred Options SA Report

A.4 The Preferred Options SA Report (January 2022), which accompanied the Council's Preferred Options Local Plan, was consulted upon between March and April 2022. The table below sets out a summary of the comments received on the Preferred Options SA Report and LUC's responses to these comments.

Table A.6: Consultee comments received on the Preferred Options SA Report

Respondent	Comment	LUC's response
Ref SA1 Alistair Macdonald, Blue Fox Planning (for Wring Family Trust)	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; ■ 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.	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.
Ref SA2 Amanda Grundy, Natural England	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. 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**	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 have now been taken into account in the SA.

Respondent	Comment	LUC's response
	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:** ■ 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.	
Ref SA3 A Penna, Barratt	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.	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.

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Ref SA4 Bidwells and Johnson (Youngwood Lane)	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. 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.	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.
Ref SA5 Birnbeck Conservation Group	Support for Sustainable Development Objectives 3.4 to 3.6 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.	The wording of the SA objective is considered to be appropriate.
Ref SA6 Bridget Petty	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	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.

Respondent	Comment	LUC's response
	with a climate 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). ■ 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.	
Ref SA7 Cat	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 Biodiversity and wildlife habitats, not only of priority species, must be included as an important The 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 & green infrastructure and allow its	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.

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	adaptation to climate change. Particularly with respect to protected habitats and species. This also needs to be implemented.	
Ref SA8 Congresbury Parish Council	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.	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.
Ref SA9 David J, Johnson Partners	There are no details of if or how a sustainability appraisal will be conducted or how claims of sustainability will be validated.	The SA Report for the Preferred Options Local Plan was published for consultation alongside that version of the Local Plan during the consultation period.
Ref SA10 Pill & Easton-in- Gordano Parish Council	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 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.	Noted, no action required.
Ref SA11 FP	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.	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.
Ref SA12 Harrow Estates	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	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.

Respondent	Comment	LUC's response
	proposals for the site is included to demonstrate the potential for the site to be delivered in a sustainable manner. Specific comments received on the land being promoted Harrow Estates at Failand under Reference HE2010107 are set out below: **SA 1.1 (+/+, ++/++)** ■ 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. **SA 1.3 (--/?, ++)** ■ The proposals seek to make best use of land while respecting character and the environment on land of lower agricultural value. **SA 1.4 (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. **SA 2.1 (0, ++)** ■ The site is not required to deliver significant upfront infrastructure and can be delivered in an early part of the plan period. **SA 2.2 (+, ++)** ■ 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. **SA 2.3 (--, ++)** ■ 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. **SA 2.4 (+, ++)** ■ 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. **SA 2.5 (+, ++)** ■ 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 addition, new	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**

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	facilities will be provided including a new car park at Ashton Hill Plantation to increase access to the countryside for walking and cycling. **SA 3.1 (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. **SA 3.2 (0, ++)** ■ The site is not in a flood zone and the proposals would not result in flood risk elsewhere. **SA 3.3 (+, ++)** ■ An assessment has been undertaken to consider the number of jobs that lie within average commute times for the South West per gram of CO2 (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. **SA 3.4 (--, +)** ■ 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. **SA 3.5 (?, +)** ■ 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. **SA 3.6 (-, ++)** ■ 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: ▪ 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.	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. **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.

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		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.
Ref SA13 Ian Jewson	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 required by Paragraph 35 of the NPPF. As drafted the plan does not	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.

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	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.	
Ref SA14 Jan Murray, Churchill & Langford Resident's Action Group	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.	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.
Ref SA15 J Ashley, Yatton and Congresbury Wildlife Action Group	Response supports the contents of the plan document.	Noted, no action required.
Ref SA16 J Howard	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.	Noted.
Ref SA17 Jilly May	Response supports all Sustainable development objectives.	Noted, no action required.
Ref SA18 John L	Response supports all Sustainable development objectives.	Noted, no action required.
Ref SA19 JP Wilkinson	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.	Noted. SA objective 3.1 is considered to be appropriate.

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Ref SA20 Magna Housing	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.	Noted. SA objective 2.1 is considered to be appropriate.
Ref SA21 MLC	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?	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.
Ref SA22 Nash Partnership	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.	Noted, no action required.
Ref SA23 Nick Matthews, Savills	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.	Noted, no action required.
Ref SA24 South West Housing Association Planning Consortium	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".	Noted, no action required.

Respondent	Comment	LUC's response
Ref SA25 St Modwen Properties Ltd	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.	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.
Ref SA26 Susan Hibberd	In favour of the contents of the plan.	Noted, no action required.
Ref SA27 Tegan	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 (https://onlinelibrary.wiley.com/doi/10.1002/ece3.8282). 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.	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.
Ref SA28 Tim	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.	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.

Respondent	Comment	LUC's response
	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.	
Ref SA29 Winford Parish Council	Questions why there is no specific mention of protecting the Green Belt.	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.
Ref SA30 W Warden	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. 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’.	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’.

Pre-submission Plan 2039 SA Report

A.5 The Pre-submission Plan 2039 SA Report (November 2023), which accompanied the Council's Pre-submission Plan 2039, was consulted upon from 27 November to 22 January 2024. The table below sets out a summary of the comments received on the Pre-submission Plan 2039 SA Report and LUC's responses to these comments.

Table A.7: Consultee comments received on the Pre-submission Plan 2039 SA Report

Consultee	Comment (summarised as appropriate)	LUC's response
Backwell Parish Council and Backwell Residents Association	■ SA doesn't adequately recognise the role of Bristol and the opportunities this provides for development to be delivered in highly sustainable locations which meet the objectives of the SA. Spatial strategy fails to respond to the findings of the SA which recommends a strategy based on urban focus (Approach 2).	The physical relationship that North Somerset has to Bristol is recognised in Chapter 1, of the SA report. Further explanation on the relationship, and the strategic significance of Bristol, is outlined through the Baseline Information that is presented through Appendix C. The significance of Bristol is also recognised through the SA framework and through specific objectives (such as 1.1 and 1.2 that are related to accessibility to employment, education and training). The remainder of the comments relate to the contents of the Local Plan itself. The Council has, however, outlined its reasoning for the allocation of development sites through Appendix E. The Council's decisions follow the findings of the SA Report, other evidence base documents, and consultation comments received during the preparation of the Local Plan. The Council has used the SA report to inform its spatial strategy.
Aston & Co	■ Not clear how Natural England's concerns are addressed. The SA should, where appropriate, provide higher scores for GB development that will reduce the cumulative effects on nature, SACs etc. Then it becomes a planning judgement on how to respond to the resulting SA score outputs. ■ We note that Natural England recommended reference to BNG data for monitoring performance of the plan as it emerges (SA, page 415 final bullet). We agree and suggest that BNG data for promoted land should also be considered in the SA scoring. ■ SA Objective SA1, accessibility, no account is taken of the re-opening of the Metro West rail link from Portishead to Bristol, a flagship NSC project with a major potential effect. The draft plan also does not recognise and score (within the SA) accessibility to the councils Active Travel Route (greenway) already open between Brean, Weston and nearing completion to Clevedon. The final leg of this the Gordano Greenway is noted in the proposals map to safeguard the route and is also included within the Portishead Neighbourhood Plan yet in the SA no weight is afforded to these important projects. ■ SA Objective 1.4, Infrastructure delivery, has been scored '0' negligible across the board on the basis that "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.". That may be the case on some sites, but not all. Where promoters and developers have engaged with the front-loaded plan process, invested time and resource, and made that	The SA findings for site options are based on the criteria set out in the SA report. Whether a site is in the Green Belt does not influence the effects identified through the SA. Data on BNG is not available for all site options; therefore, it has not been taken into account in the SA as this could result in inconsistencies and skew the findings. Rail-related infrastructure is outlined in Appendix C. The text has been updated to mark the opening of the Portway Park and Ride in July 2023, although this is located in the administrative area of Bristol City Centre. The transport accessibility section also acknowledges the approval of the Bristol to Portishead railway line, as part of Phase 1 of the MetroWest railway project. Timescales for delivery have yet to be defined and will be dependent on the availability of funding. Should funding become available, the line would be expected to become operational during the latter half of the plan period. Existing cycling routes were considered as part of the appraisal in support of SA objective 2.5. The Pier to Pier Way, that provides a connection between Weston-super-Mare and Clevedon, has recently been completed. The route, which includes quiet roads and traffic-free sections, will help to support the traffic needs of commuters, leisure users and tourists. The Gordano Greenway is included in Schedule 7 of the Pre-submission Local Plan (November 2023), and this will provide a strategic cycle route between Clevedon and Portishead. However, funding and the timescales for delivery have yet to be defined. The SA considers all site options on a consistent basis. Information about infrastructure that could be provided within particular sites is only taken into account in so far as this is reflected in the wording of relevant policies within the emerging Local Plan. It has not been possible to distinguish between sites in the SA which are considered to be available for early delivery due to a lack of consistent quantitative data on this issue for all site options. The deliverability of site options is one of the wider planning matters to be considered by the Council when deciding which sites to allocate. It is also not considered possible to robustly differentiate between the sites through the strategic level SA in terms of which will be more able to provide affordable housing, on the basis of the site size and location alone. SA objective 3.2 is considered to be reasonable in its scope. While water quality and flood risk are separate issues to some extent, they are connected and individual SA objectives for every sub-topic

Consultee	Comment (summarised as appropriate)	LUC's response
	available to NSC it should be taken into account. An SA that scores all sites equally on infrastructure contribution is premature or incomplete. ■ SA Objective 2.1, 'boosting housing delivery, to meet housing need', has been scored as '0' across all sites. Given that NSC has under not delivered 4,001 homes against the extant plan, that successive inspectors have encourage identification of more land for development and flexibility at the main settlement boundaries (policy CS31), then sites where robust evidence of availability, and early delivery must surely be scored positively. Not doing so on this fundamental SA criteria makes no sense and creates a plan incapable of being found 'sound'. Failure to address this point would continue to fail the NPPF requirement and let down the silent majority who do not engage in plan making yet suffer due to the continuing housing crisis. ■ SA objective 2.2 deliver AH where most needed, this scoring conflicts head on with the Viability Assessment, which suggests the draft AH targets for brownfield and greenfield will be challenging, and particularly so in areas of greatest deprivation/need as values are consequently low. Greenfield sites 50-500 on the edge of the major towns are considered least risk and most likely to deliver AH. An alternative solution is required to meet AH demand, and the SA scoring must be reviewed, or as drafted, it is currently unsound. ■ SA objective 2.5 Achieve healthy living opportunities – Site HE20124 scores low yet it is adjacent and within a near level walk/cycle to the second largest town with a huge range of facilities, it can resolve a pinch point and help deliver the Gordano Greenway, a strategic Active Travel objective, can enhance the Gordano Round PROW etc. The assessment criteria needs to be reviewed. ■ SA objective 3.2 Flood and water quality – these are two important issues, but an SA should separate them because the consequences and solutions are significantly different. Currently the measure is unsound. SA Objective 3.6: Protect and where possible enhance Biodiversity – we do not agree with the scoring for HE20124. In the NSC March 2018 EIA scoping response, Natural England concludes the site is capable of development with no significant effects that cannot be satisfactorily mitigated. The Landmark Practice have completed a Phase 1 ecological survey, a full season of site ecological survey	would result in an excessively long and complex SA framework. The site assessment criteria allow for both issues to be considered within the SA objective. The SA considers all site options on a consistent basis. Information about infrastructure that could be provided within particular sites is only taken into account in so far as this is reflected in the wording of relevant policies within the emerging Local Plan. The site assessment criteria for SA objective 2.5 have been applied consistently for the site options and are considered appropriate. The SA is a strategic level assessment and the site assessment criteria, including in relation to SA objective 3.6, reflect that. The criteria are based on information that is available consistently for all sites.

Consultee	Comment (summarised as appropriate)	LUC's response
	work, an updated phase 1 survey, and a Biodiversity Net Gain review that informed the production of a high-level master plan/vision document. All information has been submitted into the forward plan process in support of the allocation of this site.	
Edenstone Homes	Page 12 of the PsP provides a list of the objectives included in the SA and includes the housing objective of 'boost delivery'. This appears to downplay the Government's objective set out at paragraph 60 of the framework which states that the supply of homes should be "significantly" boosted.	The point is noted; however, this would not affect the fundamental meaning of the SA objective.
Gleeson Land	The Sustainability Appraisal (SA), in its support for the Reg 19 plan, is flawed. It confirms that the two options, which deliver baseline sites plus all SHLAA potential (options 5, 6 & 7 – para 4.32 / page 126 of the SA) deliver significant positive effects in terms of boosting housing delivery and meeting housing need (SA objective 2.1) with mainly positive effects in terms of the remaining SA objectives, and little difference between all 7 options where negative effects are identified (see SA Table 4.5). This provides evidential support for a higher housing requirement. In this context, it is concerning that, with respect to the summary of likely cumulative effects of the Pre-submission North Somerset Plan (SA Non- Technical Summary Table 1.3) the SA erroneously reports the highest positive effect of '++ Significant positive effect likely' with respect to objective 2.1 and 2.2 (boosting housing delivery and meeting need and delivering affordable housing where it is most needed). This is erroneous because the Reg 19 Plan does not meet the SM LHN and fails to meet any of the unmet need arising from Bristol. Thus, it cannot achieve the highest positive score in this respect as it fails to deliver on NPPF para 11 b); "strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas." In conclusion, the evidence base does not support a constraints-led reduction to the housing requirement in the plan (below the SM LHN and excluding any contribution to meeting the unmet need from Bristol) and does not support the failure to allocate additional land for development, as set out in tor&co's response to Schedule 1.	The SA identifies a cumulative significant positive effect on housing due to the scale of housing development provided for through the Local Plan and the extent that this will meet identified local needs. While a higher housing figure could compound that positive effect, there is no effect identified in the SA beyond 'significant positive' and once the significance threshold has been breached, which it is considered to do so in relation to this objective, there is no further 'more positive' effect that can be identified.
L&Q Estates	■ Pill Green performs comparably to some sites that are allocated. ■ Land at Pill Green, previously assessed as HE201090 is shown to have been provided a new site reference as HE2015. HE2015	The Council's reasons for not allocating the site at Pill Green are detailed in Appendix E of the November 2023 SA report. The Council took the decision to appraise the site as residential, not mixed-use, as it concluded that the location was only needed for residential development in line with the spatial strategy and that employment land would be provided elsewhere. Part of the site has since been allocated, as detailed in Appendix E of this iteration (October 2025) of the SA Report.

Consultee	Comment (summarised as appropriate)	LUC's response
	is only assessed as residential site within tables and not mixed-use as it should and has been within proformas published. ■ Land at Wolvershill (LUC_135) isn't in an area of deprivation so score for that site against SA 2.2 is wrong and should be the same as the Pill Green site. ■ Assumption for SA objective 2.1 (housing) isn't appropriate and the one used in the South Glos SA should be used instead. Criticises approach to further SA of strategic options – should include proformas and mapping to show all reasonable options are considered. Doesn't say why options are selected/rejected.	According to the ONS data that was used in the appraisal, land at Wolvershill (LUC_135 in the November 2023 SA Report and SA_ID_101 in this SA Report) is aligned to the 2nd decile in England in terms of Barriers to Housing and Services IMD domain). The appraisal score of significant positive against SA objective 2.2 is therefore considered to be accurate. The assessment criterion for SA objective 2.1 is considered to be appropriate. Every SA framework and set of site assessment criteria is developed to be locally specific. Chapter 4 appraises the performance of 16 different areas against four difference approaches, namely: retain Green Belt; urban focus; transport corridors; and greater dispersal. As paragraph 4.3 explains, a number of places and locations were identified to inform the appraisal, with the Strategic Housing Land Availability Assessment (SHLAA) providing support concerning potential locations and capacities. The chapter explains that the appraisal was undertaken at a high strategic level to help inform strategic option choice. Chapter 5 considers the merit of specific site options under a 'policy off' approach.
Land Value Alliances (LVA)	SA conclusions show that it would be more appropriate to release more GB and have more growth in the larger towns – agree with that and can't see how the decision has been made to take a different approach. The plan strategy proposes that the large majority (circa 67%) of the new housing supply that it puts forward is located either in service villages or at Wolvershill (North of Banwell) so we do not see how this clear sustainability goal, and something the SA concludes should be done, is achieved.	The SA identifies the merits of directing growth to the most sustainable locations, where services and facilities are more readily available. Appendix E presents the Council's rationale for the site options it has chosen to allocate, and those it has not.
Mac Mic Group (Land east of Flax Bourton)	The SA does not consider the insufficient plan period or provided an assessment of reasonable alternatives for including the minimum plan period contrary to national policy. Reasonable alternatives have also not been considered for the proposed housing requirement, including a housing requirement which reflects the minimum need identified by national policy. Suggests there are flaws and inconsistencies in the SA relating to land to the west and east of Backwell. ■ SA2.5 Land East of Backwell is assessed as +/-- (Minor positive effect likely / Significant negative effect likely) as it is considered that the Site lies within 720m of at least two types of facility that are likely to support health and well-being, including a cycling route, an indoor / outdoor leisure facility, an open space site and a public right of way. The SA of West Backwell concludes that the Site scores ++ (Significant positive effect likely) however the commentary considers that the Site is 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 and / or the Site is of a scale (very large or large, see SA Table B.3) that potential development would deliver significant new green infrastructure and connectivity.	The statement in Chapter 6 explains why the quantum of housing allowed for in the Local Plan has been taken forward. Land east of Flax Bourton has been appraised as HE2062. The site option relating to East Backwell is appraised under HE202012 (which now includes HE201061). The effect recorded for HE2062 was an error and in fact the site receives a minor positive effect in relation to SA2.5, as it is within 720m of at least two amenities. HE202012 has been appraised as having a significant positive score against this same objective. The appraisal scores aligned with SA2.5 are based upon the mapping of relevant infrastructure, as outlined in Appendix D. The appraisal takes a 'policy off' approach. While it is accepted that some appropriate mitigation could be applied in the form of green infrastructure to offset losses, these types of mitigation were not the focus of Chapter 5.. The period of the North Somerset Pre-submission Local Plan has been revised to cover the period 2026 to 2041. Text in support of Policy SP8: Housing outlines the intention of the Local Plan to secure the delivery of the housing need within North Somerset over the plan period. The text in support of Policy SP8 outlines how this figure of housing supply is considered reasonable.

Consultee	Comment (summarised as appropriate)	LUC's response
	■ SA3.5 – the SA scores west Backwell an 'amber' attracting a negative SA score (-) in relation to the potential effects on the setting whereby Grove Farm itself is Grade II Listed. The land at East Backwell, whilst in proximity of historic assets, is afforded a 'red' and a Major Negative (--) score. Whilst the adopted North Somerset and Mendip Bat SAC Supplementary Planning Document confirms that West Backwell lies in the Zone A consultation zone, the Site affords the same negative SA Score for criteria SA3.6 (Protect and enhance biodiversity) as East Backwell which is within bat consultation Zone B or C.	
Rubix Strategic Limited	The SA Does not appraise the sustainability effects of the proposed insufficient plan period, let alone consider any reasonable alternatives including the minimum plan period required by national policy. The SA does not consider any reasonable alternative to the proposed housing requirement including a housing requirement which reflects the minimum need identified by national policy.	The Pre-submission Local Plan of October 2025 presents a revised plan period of 2026 to 2041. The statement in Chapter 6 explains why the quantum of housing allowed for in the Local Plan has been taken forward.
The Wring Family Trust	Broadly support the SA but consider that it underplays the sustainability credentials of the site Land North of Colliters Way.	Noted. The site has been appraised in accordance with the site assessment criteria detailed in the SA report.
Verto Homes	The SA is flawed in its support for the Regulation 19 Local Plan. It confirms that the two options, which deliver baseline sites plus all SHLAA potential (options 5, 6 & 7 – para 4.32 / page 126 of the SA) deliver significant positive effects in terms of boosting housing delivery and meeting housing need (SA objective 2.1) with mainly positive effects in terms of the remaining SA objectives, and little difference between all 7 options where negative effects are identified (see SA Table 4.5). This provides evidential support for a higher housing requirement. In this context, it is concerning that, with respect to the summary of likely cumulative effects of the Pre-submission North Somerset Plan (SA Non- Technical Summary Table 1.3) the SA erroneously reports the highest positive effect of '++ Significant positive effect likely' with respect to objective 2.1 and 2.2 (boosting housing delivery and meeting need and delivering affordable housing where it is most needed). This is erroneous because the Reg 19 Plan does not meet the SM LHN and fails to meet any of the unmet need arising from Bristol. Thus, it cannot achieve the highest positive score in this respect as it fails to deliver on NPPF para 11 b); "strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas."	The SA identifies a cumulative significant positive effect on housing due to the scale of housing development provided for through the Local Plan. While a higher housing figure could compound that positive effect, there is no effect identified in the SA beyond 'significant positive' and once the significance threshold has been reached, which it is considered to do so in relation to this objective, there is no further 'more positive' effect that can be identified.

Consultee	Comment (summarised as appropriate)	LUC's response
	In conclusion, the evidence base does not support a constraints-led reduction to the housing requirement in the plan (below the SM LHN and excluding any contribution to meeting the unmet need from Bristol) and does not support the failure to allocate additional land for development.	
Bloor Homes South West and Aston & Co Ltd	Disagrees with the SA findings in relation to this site and provides a comparison highlighting perceived inconsistencies.	The SA of this site options has been undertaken consistently with other sites, using the methodology detailed in Appendix D
Robert Hitchins Limited	Objection that the site is not allocated and is excluded from the settlement boundary. Presents alternative SA views.	Appendix E provides a full account of the Council's decisions regarding which sites to allocate in the Pre-submission Local Plan.
Autograph Homes	Supportive of SA's site assessment. Down plays flood risk.	The support for the general observations of the SA is accepted. The data used to assess flood risk was provided via the Environment Agency but is acknowledged that data is regularly being updated. While the consideration of site options takes a policy off approach, it is recognised that more detailed information will need to be provided should an option be allocated and a planning application be submitted. This additional information will need to provide an up to date account of flood risk and clearly outline the type of mitigation to be applied at each site.
Sarah Cox	General objection against level of growth. The SA is mentioned in this argument, but no specific points raised.	The respondent raises concerns about the scale of growth being pursued through the plan, rather than the approach of the SA.
GroupWest for Alvis and Bennett	A report by Pegasus (31 pages) presents a site assessment of Land at Greenways Farm, Worle (page 20).	As noted above, the SA uses a specific methodology with a consistent set of criteria. The consultee's appraisal is not consistent with this methodology.
The Brookside Partnership	A report advocates the merits of the site to seek its allocation. Additional detail is provided to underpin the SA report.	As noted above, the SA uses a specific methodology with a consistent set of criteria. The consultee's appraisal is not consistent with this methodology.
Barratt Bristol	A report provides an alternative SA of the omission site using evidence compiled by the promoter.	As noted above, the SA uses a specific methodology with a consistent set of criteria being applied to the appraisal of each site. The consultee's appraisal is not consistent with this methodology.
Historic England (R Torkildsen)	The objection refers to how the Sustainability Appraisal (SA) states, at page 538, that it has relied on the Council's heritage assessments to inform its own assessment against the SA Objective – To conserve and enhance historic assets, heritage assets and their settings. As the Council's heritage evidence is limited, is the SA able to reasonably test the likely significant effects. Historic England consider the plan to be unsound as a result.	The comments of Historic England are acknowledged. While the Council accepts the value of visiting and appraising each option, resource constraints meant this was not possible given the number of site options that are considered through the plan. While visits have been made to certain sites, namely those that are most closely aligned with the Council's spatial strategy, the SA is clear where effects are 'unknown'. This judgement is not intended to either downplay or over emphasise impacts on heritage but is a clear message that further evaluation will be needed. For the site options that have been allocated, additional information will need to be submitted with any forthcoming planning application. The Council's heritage team will be able to contribute detailed comments at this stage. The comments of Historic England will also be sought.
Bloor Homes South West and Aston & Co Ltd	The submitted report raises objections on the basis of there being alleged inconsistencies in how the promoted site has been assessed. The objection claims that adverse effects have been overstated by the Sustainability Appraisal. Table 5.1 outlines alternative scores, as provided by the planning consultant (Turley). The objection report refers to how reference should have been made to the re-opening of the Portishead Passenger Rail Line (with a suggestion this might be operating within two years).	The SA of sites has been undertaken consistently using the criteria set out in Appendix D. The re-opening of a rail line to Portishead is now planned. However, the SA is undertaken on the basis of the baseline situation, and it would not be appropriate to take into account infrastructure that has not yet been delivered. Green Belt has not been factored into the SA since this is a policy-linked designation.

Consultee	Comment (summarised as appropriate)	LUC's response
	Green Belt should be a consideration within the SA.	
Taylor Wimpey - Yanley Lane	An objection report is submitted by Savills. The objection makes the point that, "for a strategic site which will be delivered alongside considerable infrastructure, a 'policy on' analysis makes a significant difference to the assessment. Indeed, the infrastructure to be provided will substantially enhance the sustainability of the location, resulting in an improved score against a number of the SA objectives". The objection report (at page 27) provides a re-evaluation of the Yanley Lane site against the objectives of the SA, as informed by analysis provided by Savills.	The appraisal of site options through Chapter 5 takes a policy off approach and provides an appraisal based on the features and characteristics of the site. Where a site option has translated into an allocation, the SA adopts a policy on approach (e.g. at Wolvershill). SA criteria 2.4 and 2.5 do make an allowance for site size and appraisal scores are generated where site capacity is known. This consideration of site size is outlined through Appendix D. The consultee's re-evaluation of Yanley Lane (HE20110) is noted.
Crest Nicholson Partnerships and Strategic Land	An objection report is submitted by Savills. Table 1, on page 11, re-assesses land at Poplar Farm against the sustainability objectives.	The consultee's own re-evaluation of Poplar Farm (HE203006) is noted. As noted above, the SA uses a consistent set of criteria which are linked to the SA objectives that are responsive to the sustainability challenges facing North Somerset. The appraisal uses set criteria with these being linked to data and GIS analysis.

Appendix B
Review of relevant plans, policies and programmes

International plans and programmes of most relevance to the Local Plan [See reference **24**]

B.1 Declaration on Climate, Relief, Recovery and Peace (COP28 Declaration) (2023) – international commitment to address the complex challenges posed by climate change, particularly in the most vulnerable regions. Although non-binding and outside the formal UNFCCC negotiations, this declaration unites the concerns and proposed solutions of countries and institutions across humanitarian, development, climate, and peace sectors. It aims to urgently enhance climate resilience in vulnerable communities that are most affected by climate-related conflicts and crises.

B.2 Convention on Biological Diversity (2022) – COP15 Kunming-Montreal adopted the "Kunming-Montreal Global Biodiversity Framework" (GBF), including four goals and 23 targets for achievement by 2030.

B.3 The Glasgow Pact (UN Framework Convention on Climate Change (2021) – nations adopted the Glasgow Climate Pact. The package of decisions consists of a range of agreed items, including strengthened efforts to build resilience to climate change, to curb greenhouse gas emissions and to provide the necessary finance for both. Nations reaffirmed their duty to fulfil the pledge of providing $100 billion annually from developed to developing countries, and they collectively agreed to work to reduce the gap between existing emission reduction plans and what is required to reduce emissions. They also agreed to phase down unabated coal power and inefficient subsidies for fossil fuels.

B.4 United Nations Declaration on Forests and Land Use (COP26 Declaration) (2021) – international commitment to halt and reverse forest loss and land degradation by 2030 while delivering sustainable development and promoting an inclusive rural transformation.

B.5 The Intergovernmental Panel on Climate Change, Special Report: Global Warming of 1.5oC (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.

B.6 The 2030 Agenda for Sustainable Development (2015) – adopted by all United Nations Member States, provides a shared blueprint for peace and prosperity for people and the planet and includes 17 Sustainable Development Goals (SDGs), designed to achieve a better and more sustainable future for all.

B.7 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.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 The European Habitats Directive (2009) – requires maintenance of all species of naturally occurring birds in the wild state in the European territory at a level which corresponds in particular to ecological, scientific, and cultural requirements, while taking account of economic and recreational requirements.

B.10 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.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 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.13 International Convention on Biological Diversity (1992) – international commitment to biodiversity conservation through national strategies and action plans.

B.14 The European Habitats Directive (1992) – together with the Birds Directive (2009), sets the standard for nature conservation across the EU and enables all 27 Member States to work together within the same strong legislative framework in order to protect the most vulnerable species and habitat types across their entire natural range within the EU. It also established the Natura 2000 network.

B.15 The Valletta Treaty (1992), formerly the European Convention on the Protection of the Archaeological Heritage (Revisited) – aims to protect the European archaeological heritage "as a source of European collective memory and as an instrument for historical and scientific study".

B.16 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.17 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.18 International Convention on Wetlands (Ramsar Convention) (1976) – international agreement with the aim of conserving and managing the use of wetlands and their resources.

B.19 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.20 The Trans-European Networks (TEN) – 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 to the Local Plan

Climate change adaption and mitigation

B.21 Clean Energy Industries Sector Plan (2025) – the Government's strategic initiative, under the Modern Industrial Strategy, to position the nation as a global leader in frontier clean energy technologies by 2035. The plan sets out an ambition to double investment across key clean energy industries, such as wind (onshore,

offshore, floating), nuclear fission, fusion, hydrogen, carbon capture, usage and storage (CCUS), greenhouse gas removals, and heat pumps, to over £30 billion per year, while continuing to support other vital technologies like solar, long-duration energy storage and bioenergy. It aims to catalyse private sector engagement by deploying targeted public investment, including more than £8.3 billion through Great British Energy and Great British Energy-Nuclear up to 2029 and a Clean Energy Supply Chain Fund, and by reducing barriers to investment, thereby providing industry certainty and encouraging deployment and innovation.

B.22 The Hydrogen Update to the Market (2025) – provides a detailed overview of the UK's hydrogen sector progress in the first half of 2025 and outlines forthcoming opportunities as part of the government's Clean Energy Superpower and Growth Missions. It reports substantial milestones, including the shortlist of 27 projects advancing to Hydrogen Allocation Round 2 (HAR 2), with HAR 3 and HAR 4 scheduled from 2026 and 2028 respectively; HAR 1 winners have begun construction, unlocking over 700 skilled jobs across industrial regions. Significant investment commitments include over £500 million allocated towards developing the first regional hydrogen transport and storage network, aiming for operation by 2031, supported by a forthcoming Hydrogen to Power Business Model in 2026. The report highlights plans to abolish Climate Change Levy charges on electricity used in hydrogen electrolysis, regulatory and sector development initiatives, including skills and infrastructure planning, and signals the intent to publish a comprehensive UK Hydrogen Strategy in autumn 2025.

B.23 The Onshore Wind Strategy (2025) – presents the country's first dedicated strategy to accelerate onshore wind deployment as a key component of its Clean Power 2030 mission. The strategy sets a target of deploying 27-29 GW of onshore wind capacity across Great Britain by 2030, significantly increasing from existing capacity of over 16 GW, and backed by over 40 actions to tackle barriers such as planning delays, aviation and defence conflicts, grid access, and community engagement. New measures include the creation of an Onshore Wind Council to oversee implementation, potential expansion of the Clean Industry Bonus to support UK-based supply chains, workforce and skills development initiatives, and a programme to repower ageing turbines while smoothing the consenting and survey process for new projects. The strategy also outlines mechanisms to ensure community benefit through up to £70 million annually (£5,000 per MW) in local investment, while projecting creation of up to 45,000 direct and indirect jobs by 2030. The overarching aim is to deliver affordable, home grown renewable energy, reduce reliance on volatile gas markets, and bolster energy security through rapid onshore wind expansion.

B.24 The Clean Power 2030 Action Plan (2024) – aims to secure a fully clean electricity system by 2030, enhancing energy security, reducing fossil fuel reliance, and cutting emissions. It focuses on expanding renewables, improving grid infrastructure, accelerating planning, and fostering investment through Great British Energy. Flexible energy solutions like battery storage and hydrogen aim to support stability, while regulatory reforms aim to lower consumer bills. With £40 billion in annual investment, the plan aims to drive economic growth, job creation, and long-term sustainability, as well as position the UK as a leader in renewable energy and advancing the net-zero transition.

B.25 The Policy Statement on Onshore Wind (2024) – outlines a commitment to double onshore wind energy capacity by 2030. To achieve this, the policy removes previous planning restrictions specific to onshore wind projects in England, placing them on equal footing with other energy developments within the NPPF. This change aims to boost Britain's energy independence, reduce energy bills, support high-skilled jobs, and address the climate crisis. The government also plans to consult on incorporating large onshore wind proposals into the Nationally Significant Infrastructure Project regime to expedite their approval process.

B.26 Met Office, State of the UK Climate (2024) – the tenth in the annual series of reports that provide a summary of the UK weather and climate through the calendar year 2023, 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.27 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.28 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.

B.29 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.30 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 CO2 from biomass while producing low-carbon energy.

B.31 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.32 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.33 Powering up Britain includes four key areas of action:

- Decarbonising electricity generation;
- Improving energy efficiency;
- Electrifying transport; and
- Developing low-carbon heating.

B.34 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
- Consulting on revised energy National Policy Statements which underline the national need for new energy infrastructure with the intention of expediting planning processes.

B.35 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.
- 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.36 The Department for Business, Energy and 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 aims 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 plant to consult on developing partnerships with a limited number of supportive communities who wish to 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.37 A.24 HM Government, The National Flood and Coastal Erosion Risk Management Strategy for England (2022) – sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities. The strategic aims and objectives of the strategy are to:

- Manage the risk to people and their property;
- Facilitate decision-making and action at the appropriate level – individual, community or Local Authority, river catchment, coastal cell or national; and
- Achieve environmental, social and economic benefits, consistent with the principles of sustainable development.

B.38 HM Government, UK Climate Change Risk Assessment 2022 (2022) – outlines the UK Government and devolved administrations' position on the key climate change risks and opportunities that the UK faces today. The risk assessment considers sixty-one UK-wide climate risks and opportunities cutting across multiple sectors of the economy and prioritises the following eight risk areas for action in the next two years:

- risks to the viability and diversity of terrestrial and freshwater habitats and species from multiple hazards
- risks to soil health from increased flooding and drought
- risks to natural carbon stores and sequestration from multiple hazards
- risks to crops, livestock and commercial trees from multiple climate hazards
- risks to supply of food, goods and vital services due to climate-related collapse of supply chains and distribution networks
- risks to people and the economy from climate-related failure of the power system

- risks to human health, wellbeing and productivity from increased exposure to heat in homes and other buildings
- multiple risks to the UK from climate change impacts overseas

B.39 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. The Environment Act will deliver:

- Long-term targets to improve air quality biodiversity, water, and waste reduction and resource efficiency.
- A target on ambient PM2.5 concentrations.
- A target to halt the decline of nature by 2030.
- Environmental Improvement Plans, including interim targets.
- A cycle of environmental monitoring and reporting.
- Environmental Principles embedded in domestic policy making.
- Office for Environmental Protection to uphold environmental law.

B.40 HM Government, The Net Zero Strategy: Build Back Greener (2021) – sets out policies and proposals for decarbonising all sectors of the UK economy to meet net zero targets by 2050. It sets out strategies to keep the UK on track with carbon budgets, outlines the National Determined Contribution (NDC) and sets out the vision for a decarbonised economy in 2050. Its focus includes:

- Policies and proposals for reducing emissions across the economy in key sectors (power, fuel supply and hydrogen, industry, heat and buildings, transport, natural gas and waste).
- Policies and proposals for supporting transition across the economy through innovation, green investment, green jobs, embedding net-zero in Government, local climate action, empowering people and businesses, and international leadership and collaboration.

B.41 Department for Energy Security and Net Zero and Department for Business, Energy and Industrial Strategy, The Industrial Decarbonisation Strategy (2021) – aims to support existing industry to decarbonise and encourage the growth of new, low carbon industries to protect and create skilled jobs and businesses in the UK encouraging long-term investment in home-grown decarbonisation technology. The strategy builds in the Prime Minister's 10 Point Plan for a Green Industrial Revolution and sets out the Government's vision for building a competitive, greener future for the manufacturing and construction sector and is part of the Government's path to net

zero by 2050. The strategy aims to reduce emissions by two-thirds in just 15 years and support up to 80,000 jobs over the next thirty years and includes measures to produce 20 terawatt hours of the UK industry's energy supply from low carbon alternatives by 2030. It also aims to introduce new rules on measuring the energy and carbon performance of the UK's largest commercial and industrial buildings, providing potential savings to businesses of around £2 billion per year in energy costs in 2030 and aiming to reduce annual carbon emissions by over 2 million tonnes – approximately 10% of their current emissions. Other key commitments within the Strategy include:

- The use of carbon pricing to drive changes in industry to focus on emissions in business and investment decisions.
- To establish a policy framework to accelerate the switch from fossil fuels to low carbon alternatives such as hydrogen, electricity, or biomass.
- New product standards, enabling manufacturers to clearly distinguish their products from high carbon competitors.
- To ensure the land planning regime is fit for building low carbon infrastructure.
- Support the skills transition so that the UK workforce benefits from the creation of new green jobs.
- An expectation that at least 3 megatons of CO2 is captured within industry per year by 2030.
- That by 2050, there will be zero avoidable waste of materials across heavy industries.

B.42 Department for Business, Energy & Industrial Strategy, The Heat and Buildings Strategy (2021) – sets out the Government's plan to significantly cut carbon emissions from the UK's 30 million homes and workplaces. This strategy aims to provide a clear direction of travel for the 2020s, set out the strategic decisions that need to be taken this decade, and demonstrate how the UK plans to meet its carbon targets and remain on track for net zero by 2050. Key aims of the strategy include:

- Reduce direct emissions from public sector buildings by 75% against a 2017 baseline by the end of carbon budget 6.
- Significantly reduce energy consumption of commercial, and industrial buildings by 2030.
- Phase out the installation of new natural gas boilers beyond 2035.

- Significantly grow the supply chain for heat pumps to 2028: from installing around 35,000 hydronic heat pumps a year to a minimum market capacity of 600,000 per year by 2028.
- Reduce the costs of installing a heat pump by at least 25-50% by 2025 and to ensure heat pumps are no more expensive to buy and run than gas boilers by 2030.
- Achieve 30-fold increase in heat pumps manufactured and sold within the UK by the end of the decade.
- Grow the market for heat pumps notably via a £450 million Boiler Upgrade Scheme to support households who want to switch with £5,000 grants.
- Improve heat pump appeal by continuing to invest in research and innovation, with the £60 million Net Zero Innovation Portfolio 'Heat Pump Ready' Programme supporting the development of innovation across the sector.
- Ensure all new buildings in England are ready for Net Zero from 2025. To enable this, new standards will be introduced through legislation to ensure new homes and buildings will be fitted with low-carbon heating and high levels of energy efficiency.
- Establish large-scale trials of hydrogen for heating, including a neighbourhood trial by 2023.
- Ensure as many fuel poor homes in England, as reasonably practicable, achieve a minimum energy efficiency rating of band C by the end of 2030.
- Support social housing, low income and fuel poor households via boosting funding for the Social Housing Decarbonisation Fund and Home Upgrade Grant, which aim to improve the energy performance of low income households' homes, support low carbon heat installations and build the green retrofitting sector to benefit all homeowners.
- Scale up low-carbon heat network deployment and to enable local areas to deploy heat network zoning – Heat Network Transformation Programme of £338 million (over 2022/23 to 2024/25).

B.43 Department for Energy Security and Net Zero, The UK Hydrogen Strategy (2021) – sets out the approach to developing a substantial low carbon hydrogen sector in the UK and to meet the ambition for 5GW of low carbon hydrogen production capacity by 2030. The Strategy outlines the role of hydrogen in meeting net zero targets, the existing opportunity within the UK, a strategic framework, a roadmap for the economy, and the UK Government's commitments for a hydrogen economy.

B.44 HM Government, The Energy Performance of Buildings Regulations (2021) – seeks 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 performance and minimum requirements for energy performance, reported through Energy Performance Certificates and Display Energy Certificates.

B.45 Defra, Waste Management Plan for England (2021) – sets out the measures for England to work towards a zero waste economy.

B.46 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.47 Department for Business, Energy and Industrial Strategy, The Energy White Paper: Powering Our Net Zero Future (2020) – builds on the Prime Minister's Ten point plan for a green industrial revolution. The white paper addresses the transformation of the UKs energy system, promoting high-skilled jobs and clean, resilient economic growth during its transition to net-zero emissions by 2050. Key aims of the paper include:

- Supporting green jobs – the Government aims to support up to 220,000 jobs in the next 10 years.
- Transforming the energy system – to transform its electricity grid for net-zero, the white paper highlights how this will involve changing the way the country heats its homes, how people travel, doubling the electricity use, and harnessing renewable energy supplies.
- Keeping bills affordable – the Government aims to do this by making the energy retail market "truly competitive". This will include offering people a method of switching to a cheaper energy tariff and testing automatically switching consumers to fairer deals to tackle "loyalty penalties".

- Generating emission-free electricity by 2050 – the Government aims to have "overwhelmingly decarbonised power" in the 2030s in order to generate emission-free electricity by 2050.
- Establishing UK Emissions Trading Scheme – the Government aims to establish a UK Emissions Trading Scheme (UK ETS) from 1 January 2021 to replace the current EU ETS at the end of the Brexit Transition Period.
- Exploring new nuclear financing options – the Government is continuing to explore a range of financing options for new nuclear with developers including the Regulated Asset Base (RAB) funding model.
- Further commitments to offshore wind – the white paper lays out plans to scale up its offshore wind fleet to 40 gigawatts (GW) by 2030, including 1GW of floating wind, enough to power every home in the country.
- Carbon capture and storage investments – including £1bn worth of investments in state-of-the-art CCS in four industrial clusters by 2030. With four low-carbon clusters set up by 2030, and at least one fully net-zero cluster by 2040.
- Kick-starting the hydrogen economy – the Government plans to work with industry to aim for 5GW of production by 2030, backed up by a new £240m net-zero Hydrogen Fund for low-carbon hydrogen production.
- Investing in electric vehicle charge points – the Government plans to invest £1.3bn to accelerate the rollout of charge points for electric vehicles as well as up to £1bn to support the electrification of cars.
- Supporting the lowest paid with their bills – the Government aims to support those with lower incomes through a £6.7bn package of measures that could save families in old inefficient homes up to £400.
- Moving away from fossil fuel boilers – the Government aims, by the mid-2030s, for all newly installed heating systems to be low-carbon or to be appliances that it is confident can be converted to a clean fuel supply.
- Supporting North Sea oil and gas transition – the white paper notes the importance of supporting the North Sea oil and gas transition for the people and communities most affected by the move away from fossil fuels. The Government aims to achieve this by ensuring that the expertise of the oil and gas sector be drawn on in developing CCS and hydrogen production to provide new green jobs for the future.

B.48 HM Treasury, National Infrastructure Strategy: Fairer, Faster, Greener (2020) – sets out plans to transform UK infrastructure in order to level up the country, strengthen the Union and achieve net zero emissions by 2050. This will be enabled

by clear support for private investment and through a comprehensive set of reforms to the way infrastructure is delivered.

B.49 Climate Change Committee, The Sixth Carbon Budget Report (2020) – based on an extensive programme of analysis, consultation and consideration by the Committee and its staff, the report builds on the evidence published last year for their Net Zero advice. Their recommended pathway requires a 78% reduction in UK territorial emissions between 1990 and 2035. In effect, bringing forward the UK's previous 80% target by nearly 15 years.

B.50 HM Government, The Waste (Circular Economy) Regulations (2020) – seeks 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.51 Climate Change Committee, Net Zero – The UK's Contribution to Stopping Global Warming (2019) – responds to a request from the Governments of the UK, Wales and Scotland, asking the Committee to reassess the UK's long-term emissions targets. Our new emissions scenarios draw on ten new research projects, three expert advisory groups, and reviews of the work of the IPCC and others. The report's key findings are that:

- The Committee on Climate Change recommends a new emissions target for the UK: net-zero greenhouse gases by 2050.
- In Scotland, we recommend a net-zero date of 2045, reflecting Scotland's greater relative capacity to remove emissions than the UK as a whole.
- In Wales, we recommend a 95% reduction in greenhouse gases by 2050.

B.52 Defra, The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the Country Resilient to a Changing Climate (2018) – sets out visions for the following sectors:

- People and the Built Environment – "to promote the development of a healthy, equitable and resilient population, well placed to reduce the harmful health impacts of climate change...buildings and places (including built heritage) and the people who live and work in them are resilient and organisations in the built

environment sector have an increased capacity to address the risks and make the most of the opportunities of a changing climate."

- Infrastructure – "an infrastructure network that is resilient to today's natural hazards and prepared for the future changing climate."
- Natural Environment – "the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides."
- Business and Industry – "UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change."
- Local Government – "Local Government plays a central role in leading and supporting local places to become more resilient to a range of future risks and to be prepared for the opportunities from a changing climate."

B.53 Our Waste, Our Resources: A Strategy for England (2018) – aims to increase resource productivity and eliminate avoidable waste by 2050. The Strategy sets out key targets which include: a 50% recycling rate for household waste by 2020, a 75% recycling rate for packaging by 2030, 65% recycling rate for municipal solid waste by 2035 and municipal waste to landfill 10% or less by 2035.

B.54 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.

B.55 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.56 Department of Energy and Climate Change, The Energy Efficiency Strategy: The Energy Efficiency Opportunity in the UK (2012) – aims to realise the wider energy efficiency potential that is available in the UK economy by maximising the potential of existing dwellings by implementing 21st century energy management initiatives on 19th century homes.

B.57 HM Government, The Flood and Water Management Act 2010 and The Flood and Water (Amendment etc.) (EU Exit) Regulations 2019 – set out measures to ensure that risk from all sources of flooding is managed more effectively. This includes incorporating greater resilience measures into the design of new buildings; utilising the environment in order to reduce flooding; identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere; rolling back development in coastal areas to avoid damage from flooding or coastal erosion; and creating sustainable drainage systems (SuDS).

B.58 HM Government, The UK Low Carbon Transition Plan: National Strategy for Climate and Energy (2009) – sets out a five-point plan to tackle climate change. The points are as follows: protecting the public from immediate risk, preparing for the future, limiting the severity of future climate change through a new international climate agreement, building a low carbon UK and supporting individuals, communities and businesses to play their part.

B.59 HM Government, The UK Renewable Energy Strategy (2009) – sets out the ways in which we will tackle climate change by reducing our CO2 emissions through the generation of a renewable electricity, heat and transport technologies.

B.60 HM Government, The Climate Change Act 2008 – sets targets for UK greenhouse gas emission reductions of at least 100% by 2050, against a 1990 baseline (this was previously 80% but was updated to a net zero target in June 2019).

B.61 HM Government, The Planning and Energy Act 2008 – enables local planning authorities to set requirements for carbon reduction and renewable energy provision. It should be noted that while the Housing Standards Review proposed to repeal some of these provisions, at the time of writing there have been no amendments to the Planning and Energy Act.

Health and well-being

B.62 Ministry of Housing, Communities and Local Government, Planning Policy for Traveller Sites (2024) – 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.63 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.64 Natural England, Green Infrastructure Framework (2023) – seeks to increase the amount of green cover to 40% in urban residential areas. The Green Infrastructure Framework provides a structure to analyse where greenspace in urban environments is needed most. It aims to support equitable access to greenspace across the country, with an overarching target for everyone being able to reach good quality greenspace in their local area. From parks to green roofs, and increased tree cover, the Green Infrastructure Framework will make a significant contribution to nature recovery by embedding nature into new developments. Increasing the extent and connectivity of nature-rich habitats will also help increase wildlife populations, build resilience to the impacts of climate change, and ensure our cities are habitable for the future.

B.65 Department for Levelling Up, Housing and Communities and Homes Office, Anti-Social Behaviour Action Plan (2023) – sets out a comprehensive strategy to combat anti-social behaviour (ASB) and restore public confidence in community safety. The plan emphasises a zero-tolerance approach and introduces several key measures, including increasing the use of hotspot policing and enforcement, and changing laws and systems to take a zero-tolerance approach to anti-social behaviour.

B.66 Homes England, The Homes England Strategic Plan 2023 to 2028 (2023) – sets out a vision to drive regeneration and housing delivery, to ensure that more homes are built in areas of greatest need, to improve affordability, and make a more resilient and diverse housing market.

B.67 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.68 Environment Agency, The State of Environment: Health, People and the Environment (2021) – focuses on the relationship between human health and people's access to and connection with a clean, high quality natural environment. It presents information on England's environment, and people's exposure to environmental pollutants, flooding and climate change in relation to human health. It highlights environmental inequalities that contribute to differences in health outcomes for people in England.

B.69 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.

B.70 HM Government, Build Back Better: Our Plan for Health and Social Care (2021) – sets out the Government's new plan for health and social care. It provides an overview of how this plan will tackle the electives backlog in the NHS and put the NHS on a sustainable footing. It sets out details of the plan for adult social care in England, including a cap on social care costs and how financial assistance will work for those without substantial assets. It covers wider support that the Government will provide for the social care system, and how the Government will improve the integration of health and social care. It explains the Government's plan to introduce a new Health and Social Care Levy.

B.71 HM Government, The COVID-19 Mental Health and Wellbeing Recovery Action Plan (2021) – sets out the Government's plan to prevent, mitigate and respond to the mental health impacts of the pandemic during 2021 and 2022. Its main objectives are to support the general population to take action and look after their own mental wellbeing; to take action to address factors which play a crucial role in shaping mental health and wellbeing outcomes; and, to support services to meet the need for specialist support.

B.72 Ministry of Housing, Communities and Local Government, The Charter for Social Housing Residents: Social Housing White Paper (2020) – sets out the Government's actions to ensure residents in social housing are safe, listened to, live in good quality homes and have access to redress when things go wrong.

B.73 Public Health England, Using the Planning System to Promote Healthy Weight Environments (2020), Addendum (2021) – provides a framework and starting point for local authorities to clearly set out in local planning guidance how best to achieve healthy weight environments based on local evidence and needs, by focusing on environments that enable healthier eating and help promote more physical activity as the default. The Addendum provides updates on the implications for planning for a healthier food environment, specifically on the hot food takeaways retail uses, and

sets out recommended actions in light of changes to the Use Class Order (UCO) in England from 1 September 2020.

B.74 Public Health England, PHE Strategy 2020-25 (2019) – 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.75 Homes England, The Homes England Strategic Plan 2018 to 2023 (2018) – sets out a vision to ensure more homes are built in areas of greatest need, to improve affordability, and make a more resilient and diverse housing market.

B.76 Ministry of Housing, Communities and Local Government, The Housing White Paper (Fixing our broken housing market) (2017) – sets out ways to address the shortfall in affordable homes and boost housing supply. The white paper focuses on the following:

- Planning for the right homes in the right places – Higher densities in appropriate areas, protecting the Green Belt while making more land available for housing by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements.
- Building homes faster – Improved speed of planning cases, ensuring infrastructure is provided and supporting developers to build out more quickly.
- Diversifying the Market – Backing small and medium-sized house builders, custom-build, institutional investors, new contractors, housing associations.
- Helping people now – supporting home ownership and providing affordable housing for all types of people, including the most vulnerable.

B.77 Department for Communities and Local Government, The Technical Housing Standards – Nationally Described Space Standard (2015) – sets out the Government's new nationally described space standard. The standard deals with internal space within new dwellings and sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy, as well as floor areas and dimensions for key parts of the home.

B.78 UK Parliament, The Select Committee on Public Service and Demographic Change Report Ready for Ageing? (2013) – warns that society is underprepared for the ageing population. The report states "longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises". The report highlights the under provision of specialist housing for older people and the need to plan for the housing needs of the older population as well as younger people.

B.79 Institute of Health Equity, Fair Society, Healthy Lives (2011) – investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is "overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities".

B.80 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.81 Department of Health and Social Care, Healthy Lives, Healthy People: Our Strategy for Public Health in England (2010) – sets out how the Government's approach to public health challenges will:

- Protect the population from health threats – led by central Government, with a strong system to the frontline;
- Empower local leadership and encourage wide responsibility across society to improve everyone's health and wellbeing and tackle the wider factors that influence it;
- Focus on key outcomes, doing what works to deliver them, with transparency of outcomes to enable accountability through a proposed new public health outcomes framework;
- Reflect the Government's core values of freedom, fairness and responsibility by strengthening self-esteem, confidence and personal responsibility; positively promoting healthy behaviours and lifestyles; and adapting the environment to make healthy choices easier; and
- Balance the freedoms of individuals and organisations with the need to avoid harm to others, use a 'ladder' of interventions to determine the least intrusive approach necessary to achieve the desired effect and aim to make voluntary approaches work before resorting to regulation.

B.82 HM Government, The Environmental Noise (England) Regulations 2006 – applies to environmental noise, mainly from transport. The regulations require regular noise mapping and action planning for road, rail and aviation noise and noise in large urban areas. They also require Noise Action Plans based on the maps for road and rail noise and noise in large urban areas. The Action Plans identify Important Areas (areas exposed to the highest levels of noise) and suggest ways the relevant authorities can reduce these. Major airports and those which affect large urban areas are also required to produce and publish their own Noise Action Plans separately. The Regulations do not apply to noise from domestic activities such as noise created

by neighbours; at workplaces; inside means of transport; or military activities in military areas.

Environment (biodiversity/geodiversity, landscape and soils)

B.83 The Climate and Nature Bill (2024) – is a proposed piece of legislation aimed at addressing the climate and ecological crises by setting legally binding targets to limit global heating and restore nature. It seeks to ensure that the UK does its fair share in reducing greenhouse gas emissions in line with the most up-to-date science, aiming to keep global temperature rises below 1.5°C. The bill also emphasises protecting and restoring biodiversity, requiring the government to develop and implement a strategy for nature recovery. A key aspect is the inclusion of a citizens' assembly to guide decision-making, ensuring public involvement in shaping climate and nature policies. The bill proposes stricter accountability measures, obliging the government to take action beyond existing net-zero commitments and biodiversity targets. It has gained support from environmental groups, scientists, and some MPs, though it has not yet been passed into law.

B.84 Department for Environment, Food and Rural Affairs, The Environmental Improvement Plan 2023 for England is the first revision of the 25YEP (2023) – builds on the 25YEP vision with a new plan setting out how we will work with landowners, communities and businesses to deliver each of our goals for improving the environment, matched with interim targets to measure progress. Taking these actions will help us restore nature, reduce environmental pollution, and increase the prosperity of our country. To achieve its vision, the 25YEP set out 10 goals. We have used those 10 goals set out in the 25YEP as the basis for this document: setting out the progress made against all 10, the specific targets and commitments made in relation to each goal, and our plan to continue to deliver these targets and the overarching goals. The environmental goals are:

- Goal 1: Thriving plants and wildlife
- Goal 2: Clean air
- Goal 3: Clean and plentiful water
- Goal 4: Managing exposure to chemicals and pesticides
- Goal 5: Maximise our resources, minimise our waste
- Goal 6: Using resources from nature sustainably
- Goal 7: Mitigating and adapting to climate change
- Goal 8: Reduced risk of harm from environmental hazards

- Goal 9: Enhancing biosecurity
- Goal 10: Enhanced beauty, heritage, and engagement with the natural environment

B.85 Defra, The Waste Prevention Programme for England: Maximising Resources, Minimising Waste (2023) – sets out Government's priorities for managing resources and waste, in line with the resources and waste strategy for England.

B.86 Defra, 25 Year Environment Plan: Progress Reports (2023) – 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.87 Environment Agency, Working with Nature (2022) – discusses the importance of nature in providing ecosystem services and presents recent and historical trends in biodiversity. It outlines some of the main pressures affecting England's habitats, wildlife and ecosystems: land use; climate change; pollution; invasive non-native species; and hydrological change.

B.88 Department for Environment, Food and Rural Affairs, Establishing the Best Available Techniques for the UK (UK BAT) (2022) – sets out a new framework that aims to improve industrial emissions and protect the environment through the introduction of a UK BAT regime. It aims to set up a new structure of governance with a new independent body in the form of Standards Council and the Regulators Group, consisting of Government officials and expert regulators from all UK nations. It aims to also establish a new UK Air Quality Governance Group to oversee the work of the Standards Council and the delivery of the requirements under this new framework. It is anticipated that the BATC for the first four industry sectors will be published in the second half of 2023.

B.89 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. Biodiversity elements in the Act include:

- Strengthened biodiversity duty. Both onsite and offsite enhancements must be maintained for at least 30 years after completion of a development.
- Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity
- Local Nature Recovery Strategies to support a Nature Recovery Network.
- Duty upon Local Authorities to consult on street tree felling.
- Strengthen woodland protection enforcement measures.

- Conservation Covenants.
- Protected Site Strategies and Species Conservation Strategies to support the design and delivery of strategic approaches to deliver better outcomes for nature.
- Prohibit larger UK businesses from using commodities associated with wide-scale deforestation.
- Requires regulated businesses to establish a system of due diligence for each regulated commodity used in their supply chain, requires regulated businesses to report on their due diligence, introduces a due diligence enforcement system.

B.90 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.91 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.92 HM Government, The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 – protects biodiversity through the conservation of natural habitats and species of wild fauna and flora, including birds. The Regulations lay down rules for the protection, management and exploitation of such habitats and species, including how adverse effects on such habitats and species should be avoided, minimised and reported.

B.93 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.94 HM Government, The Environmental Damage (Prevention and Remediation) (England) Regulations 2015 – wide-ranging Government regulations that can potentially apply to many businesses. The regulations oblige those who create environmental damage, whether by water pollution, adversely affecting protected species or sites of special scientific interest (SSSIs), or by land pollution that causes risks to human health, to not only cease the damage, but also to implement a wide variety of remedial measures to restore affected areas.

B.95 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.

B.96 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.97 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.98 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.

B.99 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.100 Defra, England Biodiversity Strategy Climate Change Adaptation Principles (2008) – sets out principles to guide adaptation to climate change. The principles are take practical action now, maintain and increase ecological resilience, accommodate change, integrate action across all sectors and develop knowledge and plan strategically. The precautionary principle underpin all of these. Natural Environment and Rural Communities Act 2006.

B.101 HM Government, The Natural Environment and Rural Communities Act 2006 – places a duty on public bodies to conserve biodiversity.

B.102 HM Government, Wildlife and Countryside Act 1981 – enacted primarily to implement the Birds Directive and Bern Convention in Great Britain. The Act received royal assent on 30 October 1981 and was brought into force in incremental steps. It is supplemented by the Wildlife and Countryside (Service of Notices) Act 1985, which relates to notices served under the 1981 Act. The act contains four parts and 17 schedules, which cover:

- Part 1: Wildlife (includes protection of birds, animals and plants; and measures to prevent the establishment of non-native species which may be detrimental to native wildlife).
- Part 2: Nature conservation, the countryside and National Parks (including the designation of protected areas).
- Part 3: Public rights of way.
- Part 4: Miscellaneous provisions of the act.

B.103 The National Parks and Access to the Countryside Act (1949) – an Act of Parliament to make provision for National Parks and the establishment of a National Parks Commission; to confer on the Nature Conservancy and local authorities' powers for the establishment and maintenance of nature reserves; to make further provision for the recording, creation, maintenance and improvement of public paths and for securing access to open country.

Historic environment

B.104 Historic England, Corporate Plan 2023-2026 (2023) – 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.105 Department for Digital, Culture Media and Sport, The Heritage Alliance, Heritage (2020) – sets out the historic environment sector's plan for its priorities between 2015 and 2020.

B.106 The Heritage Statement (2017) – sets out how the Government will support the heritage sector and help it to protect and care for our heritage and historic environment, in order to maximise the economic and social impact of heritage and to ensure that everyone can enjoy and benefit from it.

B.107 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.

B.108 HM Government, The Government's Statement on the Historic Environment for England (2010) – sets out the Government's vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life. Includes reference to promoting the role of the historic environment within the Government's response to climate change and the wider sustainable development agenda.

B.109 HM Government, The Planning (Listed Buildings and Conservation Areas) Act 1990 – an Act of Parliament that changed the laws for granting of planning permission for building works, with a particular focus on listed buildings and conservation areas.

B.110 HM Government, The Ancient Monuments and Archaeological Areas Act 1979 – a law passed by the UK Government to protect the archaeological heritage of England and Wales and Scotland. Under this Act, the Secretary of State has a duty to compile and maintain a schedule of ancient monuments of national importance, in order to help preserve them. It also creates criminal offences for unauthorised works to, or damage of, these monuments.

B.111 HM Government, The Historic Buildings and Ancient Monuments Act 1953 – an Act of Parliament that makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

Water and air

B.112 The National Framework for Water Resources 2025: Water for Growth, Nature and a Resilient Future (2025) – provides a strategic blueprint for managing England's long-term water needs. It emphasises the twin imperatives of securing resilient water supplies to support housing, energy, food production, economic growth, and a thriving natural environment, while safeguarding ecosystems through sustainable abstraction and nature-based solutions. The Framework projects significant pressures on water resources driven by climate change, population growth, and emerging industrial demands, forecasting a shortfall of up to 5 billion litres per day by 2055. It calls for integrated, multi-sector planning across national, regional, and local levels, combining demand management (such as leakage reduction and efficiency improvements) with development of new infrastructure and environmental enhancements.

B.113 Defra, Plan for Water: Our Integrated Plan for Delivering Clean and Plentiful Water (2023) – sets out actions to transform the management of the water system, deliver cleaner water for nature and people, and secure a plentiful water supply. The plan also sets out measures to address sources of pollution, and boost water supplies through more investment, tighter regulation, and more effective enforcement.

B.114 Defra, 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.115 CIEEM, National Chalk Streams Strategy (2021) – built around the "trinity of ecological health": water quantity, water quality and habitat quality and included 30+ recommendations to Defra, the Environment Agency, Natural England, the water companies, NGOs and stakeholders.

B.116 Environment Agency, Managing Water Abstraction (2021) – comprises the overarching document for managing water resources in England and Wales and links together the abstraction licensing strategies

B.117 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:

- Resource efficiency, producer responsibility, and the management, enforcement and regulation of waste;
- Local air quality management frameworks and the recall of motor vehicles etc; and
- Plans and proposals for water resources, drainage and sewerage management, storm overflows, water quality and land drainage.

B.118 Environment Agency, Meeting Our Future Water Needs: A National Framework for Water Resources (2020) – sets the strategic direction for long term regional water resources planning. The framework is built on a shared vision to:

- leave the environment in a better state than we found it
- improve the nation's resilience to drought and minimise interruptions to all water users.

B.119 HM Government, The Waste (Circular Economy) (Amendment) Regulations (2020) – seeks 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.120 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.

B.121 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.122 HM Government, Our Waste, Our Resources: A Strategy for England (2018) – aims to increase resource productivity and eliminate avoidable waste by 2050. The Strategy sets out key targets which include: a 50% recycling rate for household waste by 2020, a 75% recycling rate for packaging by 2030, 65% recycling rate for municipal solid waste by 2035 and municipal waste to landfill 10% or less by 2035.

B.123 Environment Agency, The Environment Agency's Approach for Groundwater Protection (2018) – contains position statements which provide information about the Environment Agency's approach to managing and protecting groundwater. They detail how the Environment Agency delivers Government policy for groundwater and adopts a risk-based approach where legislation allows. Many of the approaches set out in the position statements are not statutory but may be included in, or referenced by, statutory guidance and legislation.

B.124 Defra, The UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations (2017) – sets out the Government's ambition and actions for delivering a better environment and cleaner air, including £1 billion investment in ultra-low emission vehicles, a £290 million National Productivity Investment Fund, a £11 million Air Quality Grant Fund and £255 million Implementation Fund to help Local Authorities to prepare Air Quality Action Plans and improve air quality, an £89 million Green Bus Fund, £1.2 billion Cycling and Walking Investment Strategy and £100 million to help improve air quality on the National road network.

B.125 Environment Agency, Drought Response: Our Framework for England (2017) – tells you how drought affects England and how the Environment Agency works with Government, water companies and others to manage the effects on people, business and the environment. It aims to ensure consistency in the way we co-ordinate drought management across England. It sets out:

- how drought affects different parts of England
- who is involved in managing drought and how we work together
- how we and others take action to manage drought
- how we monitor and measure the impacts of drought to advise senior management and Government on the prospects and possible action
- how we report on drought and communicate with others

B.126 HM Government, The Water Supply (Water Quality) Regulations 2016 – focus on the quality of water for drinking, washing, cooking and food preparation, and for food production. Their purpose is to protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring it is wholesome and clean.

B.127 HM Government, The Environmental Permitting (England and Wales) Regulations (2016) – streamline the legislative system for industrial and waste installations into a single permitting structure for those activities which have the potential to cause harm to human health or the environment. They set out how to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment and human health.

B.128 HM Government, The Air Quality Standards (Amendment) Regulations 2016 – sets out limits on concentrations of outdoor air pollutants that impact public health, most notably particulate matter (PM10 and PM2.5) and nitrogen dioxide (NO2). It also sets out the procedure and requirements for the designation of Air Quality Management Areas (AQMAs).

B.129 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.130 HM Government, The National Policy Statement for Waste Water (2012) – sets out Government policy for the provision of major waste water infrastructure. The policy set out in this NPS is, for the most part, intended to make existing policy and practice in consenting nationally significant waste water infrastructure clearer and more transparent.

B.131 HM Government, Flood and Water Management Act 2010 and The Floods and Water (Amendment etc.) (EU Exit) Regulations 2019 – set out measures to ensure that risk from all sources of flooding is managed more effectively. This includes incorporating greater resilience measures into the design of new buildings; utilising the environment in order to reduce flooding; identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere; rolling back development in coastal areas to avoid damage from flooding or coastal erosion; and creating sustainable drainage systems (SuDS).

B.132 HM Government, The Groundwater (England and Wales) Regulations 2009 – legislation on pollution of groundwater. The legislation provides rules for the granting

by the Environment Agency of a permit under these Regulations, consent under section 91(8) of the Water Resources Act 1991 and (with exceptions) an environmental permit under the Environmental Permitting (England and Wales) Regulations. In addition, the Regulations create an offence of discharge of a hazardous substance or non-hazardous pollutant without a permit, provide for powers of enforcement of the Environment Agency and prescribe penalties for offences committed under these Regulations.

B.133 HM Government, Future Water: The Government's Water Strategy for England (2008) – sets out how the Government wants the water sector to look by 2030, providing an outline of steps which need to be taken to get there. These steps include improving the supply of water; agreeing on important new infrastructure such as reservoirs; proposals to time limit abstraction licences; and reducing leakage. The document also states that pollution to rivers will be tackled, whilst discharge from sewers will be reduced.

B.134 Defra, The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007) – sets out a way forward for work and planning on air quality issues by setting out the air quality standards and objectives to be achieved. It introduces a new policy framework for tackling fine particles and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. The objectives of the Strategy are to:

- Further improve air quality in the UK from today and long term.
- Provide benefits to health quality of life and the environment.

B.135 HM Government, The Environmental Noise Regulations (2006) – applies to environmental noise, mainly from transport. The regulations require regular noise mapping and action planning for road, rail and aviation noise and noise in large urban areas. They also require Noise Action Plans based on the maps for road and rail noise and noise in large urban areas. The Action Plans identify Important Areas (areas exposed to the highest levels of noise) and suggest ways the relevant authorities can reduce these. Major airports and those which affect large urban areas are also required to produce and publish their own Noise Action Plans separately. The Regulations do not apply to noise from domestic activities such as noise created by neighbours; at workplaces; inside means of transport; or military activities in military areas.

B.136 HM Government, The Urban Waste Water Treatment (England and Wales) (Amendment) Regulations 2003 – protects the environment from the adverse effects of urban wastewater discharges and certain industrial sectors, notably domestic and

industrial wastewater. The regulations require the collection of wastewater and specifies how different types of wastewater should be treated, disposed and reused.

B.137 HM Government, Environmental Protection Act 1990 – makes provision for the improved control of pollution to the air, water and land by regulating the management of waste and the control of emissions. Seeks to ensure that decisions pertaining to the environment are made in an integrated manner, in collaboration with appropriate authorities, non-governmental organisations and other persons.

Economic growth

B.138 Infrastructure: A 10 Year Strategy (2025) – sets out an integrated plan to transform economic, housing and social infrastructure over the next decade. It commits to at least £725 billion in public investment, supplemented by private financing via carefully targeted public-private partnership models and a new National Wealth Fund. The strategy introduces multiyear capital budgets (initially five-year, reviewed biennially) and establishes the National Infrastructure and Service Transformation Authority (NISTA) to unify planning, improve project delivery, assure major schemes, and coordinate a transparent Infrastructure Pipeline launched in July 2025. It aims to boost growth, align infrastructure with government missions, including housing, clean energy, public services and net zero, reduce planning delays, build institutional capacity, support supply chains and skills development, and provide stability and clarity to investors.

B.139 The UK's Modern Industrial Strategy (2025) – outlines a 10 year plan to boost business investment and elevate the UK's performance in eight designated growth driving sectors: advanced manufacturing; clean energy industries; creative industries; defence; digital and technologies; financial services; life sciences; and professional & business services. The strategy aims to provide long term stability and certainty to encourage both domestic and international investment, through sector plans, streamlined regulation, enhanced access to finance, including via the National Wealth Fund and British Business Bank, and by accelerating grid connections and infrastructure delivery. It includes regional and place-based initiatives, with targeted support for city regions, industrial clusters and Industrial Strategy Zones to drive inclusive growth across the UK . The strategy is also supported by a robust monitoring framework overseen by a newly established Industrial Strategy Advisory Council, and embeds vocabulary around long-termism, pro-business engagement, competition policy, skills development and innovation.

B.140 The Plan for Change (2024) – outlines the UK Government's framework for long-term policy delivery across five priority areas: economic growth, healthcare, public safety, opportunity, and clean energy. It sets out specific targets within this

Parliament, underpinned by aims to ensure economic stability, reform public services, and implement a more mission-focused approach to governance.

B.141 UK Parliament, The 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.142 HM Treasury, The Growth Plan 2022 (2022) – makes growth the Government's central economic mission, setting a target of reaching a 2.5% trend rate. Sustainable growth will lead to higher wages, greater opportunities and provide sustainable funding for public services. The Chancellor of the Exchequer's "growth plan" contained a raft of significant tax measures, with major changes being announced for both individuals and businesses.

B.143 HM Treasury, Build Back Better: Our Plan for Growth (2021) – 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.144 Defra, The Agricultural Transition Plan 2021 to 2024 (2020) – aims to drive competitiveness, increase productivity, reduce carbon emissions, and generate fairer returns across the agricultural industry. The Transition Plan introduces several new schemes to improve the environment, animal health and welfare, and farm resilience and productivity (e.g., grants will be available for sustainable farming practices, creating habitats for nature recovery and making landscape-scale changes such as establishing new woodland and other ecosystem services).

B.145 HM Government, The Agriculture Act 2020 – sets out how farmers and land managers in England will be rewarded in the future with public money for "public goods" – such as better air and water quality, thriving wildlife, soil health, or measures to reduce flooding and tackle the effects of climate change, under the Environmental Land Management Scheme. The Act will help farmers to stay competitive, increase productivity, invest in new technology and seek a fairer return from the marketplace.

B.146 HM Government, UK Industrial Strategy: Building a Britain Fit for the Future (2018) – lays down a vision and foundations for a transformed economy. Areas including artificial intelligence and big data; clean growth; the future of mobility; and

meeting the needs of an ageing society are identified as the four ‘Grand Challenges’ of the future.

B.147 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.

B.148 Infrastructure and Projects Authority, National Infrastructure Delivery Plan 2016-2021 (2016) – brings together the Government’s plans for economic infrastructure over this five year period with those to support delivery of housing and social infrastructure.

Transport

B.149 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.150 Secretary for Transport, The 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.151 Department for Transport, Future of Freight Plan (2022) – the vision is to create a freight and logistics sector that is cost-efficient, reliable resilient, environmentally sustainable and valued by society. It identifies the main challenges, objectives and actions that need to be taken in the following 5 priority areas:

- National Freight Network (NFN)
- Enabling the transition to net zero
- Planning
- People and skills

Data and technology

B.152 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 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.153 HM Government, 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.154 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.155 HM Government, The Environmental Noise (England) Regulations 2006 – applies to environmental noise, mainly from transport. The regulations require regular noise mapping and action planning for road, rail and aviation noise and noise in large urban areas. They also require Noise Action Plans based on the maps for road and rail noise and noise in large urban areas. The Action Plans identify Important Areas (areas exposed to the highest levels of noise) and suggest ways the relevant authorities can reduce these. Major airports and those which affect large urban areas are also required to produce and publish their own Noise Action Plans separately. The Regulations do not apply to noise from domestic activities such as noise created

by neighbours; at workplaces; inside means of transport; or military activities in military areas.

B.156 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.157 Department for Transport, Transport Investment Strategy (2017) – sets out four objectives that the strategy aims to achieve:

- Create a more reliable, less congested, and better connected transport network that works for the users who rely on it;
- Build a stronger, more balanced economy by enhancing productivity and responding to local growth priorities;
- Enhance our global competitiveness by making Britain a more attractive place to trade and invest; and
- Support the creation of new housing.

B.158 Highways England, The Highways England Sustainable Development Strategy and Action Plan (2017) – designed to communicate the company's approach and priorities for sustainable development to its key stakeholders. Highways England aims to ensure its action in the future will further reduce the impact of its activities seeking a long-term and sustainable benefit to the environment and the communities it serves. The action plan describes how Highways England will progress the aspirations of their Sustainable Development and Environment Strategies. It describes actions that will enable the company to deliver sustainable development and to help protect and improve the environment.

B.159 Department for Transport, Airports: The Government's View Summary Document – Moving Britain Ahead (2016) – supports the construction of a new runway at Heathrow airport to provide strategic and economic benefits to the UK, offering the best deal for passengers and increasing the number of UK airports connected to Heathrow.

B.160 Department for Transport, Door to Door: A Strategy for Improving Sustainable Transport Integration (2013) – Focuses on four core areas which need to be addressed so that people can be confident in choosing greener modes of transport. There are as follows:

- Accurate, accessible and reliable information about different transport options.
- Convenient and affordable tickets.
- Regular and straightforward connections at all stages of the journey and between different modes of transport.
- Safe and comfortable transport facilities.

B.161 The strategy also includes details on how the Government is using behavioural change methods to reduce or remove barriers to the use of sustainable transport and working closely with stakeholders to deliver a better-connected transport system.

B.162 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.163 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 to the Local Plan

B.164 West of England Joint Local Transport Plan 2020–2036 – sets out actions needed to mitigate climate change and poor air quality arising from transport, supporting inclusive growth and improving accessibility.

B.165 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.166 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.167 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.168 West of England Strategic Economic Plan 2015-2030 (2014) – creates 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.

B.169 Bristol Avon Catchment Partnership – Water Level Management Plans 2022-2027 (2022) – identifies opportunity areas where catchment management interventions could help improve the water environment and enhance multiple ecosystem services.

B.170 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.171 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.172 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.173 Somerset's Future Transport Plan (2011) – sets out the 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.174 Biodiversity SPD (2024) – provides guidance on how developers, planners and consultants in North Somerset are expected to protect biodiversity. It includes existing natural environment and biodiversity policies, spatial maps where and when biodiversity needs to be protected in North Somerset and how to build measurable biodiversity net gain and the network recovery network into developments.

B.175 North Somerset Council Housing Strategy 2022-2027 (2022) – 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.176 North Somerset Empowering Communities Strategy and Action Plan 2022–2024 (2022) – outlines the Council's commitment to fostering strong, resilient communities by empowering residents and local organisations. The strategy focuses on enhancing community engagement, supporting local initiatives, and promoting collaboration between the Council and community stakeholders. Key actions include supporting development of the North Somerset Virtual Community Hub and leading the development of a Cost of Living Crisis Action Plan (in progress) to support North Somerset residents.

B.177 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.178 North Somerset Council Green Infrastructure Strategy (2021) – 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.179 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.180 North Somerset Joint Health and Wellbeing Strategy 2021-2024 (2021) – 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.181 North Somerset Joint Green Infrastructure Strategy (2021) – the strategy sets out the GI network in North Somerset and provides a framework for GI improvements for both people and wildlife. In particular, the strategy seeks to:

- protect and enhance the Green Infrastructure network within North Somerset
- form a vital contribution to the council's vision for: 'An open, fairer, greener North Somerset'

- support the Council's declaration of a climate and nature emergency in 2019 and 2020

B.182 North Somerset Council Active Travel Strategy 2020-2030 (2020) – 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.183 North Somerset Visitor Economy Action Plan (2020) – the plan seeks to increase visitor spending and support the retention of this income within the economy, to benefit local employment, businesses and communities. In particular, the Plan seeks to provide:

- 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.

B.184 North Somerset Climate Emergency Strategy and Action (2019) – sets out key principles to mitigate climate change including becoming a carbon neutral council, increased energy efficiency and renewable energy generation and reduce emissions from transport.

B.185 Mendip Hills National Landscape Mendip Hills AONB Management Plan 2019-2024 (2019) – sets out to:

- Promote appropriate management to ensure that the distinctive Mendip Hills National 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 National Landscape ; and
- Increase awareness of the benefits of supporting local products and services that help conserve and enhance the landscape.

B.186 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.187 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.188 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.189 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.190 North Somerset Climate Local Commitment 2013-18 (2013) – the Council signed up to the Local Government Associations Climate Local Commitment in 2013 to demonstrate its commitment to action on Climate Change.

B.191 Affordable Housing SPD (2013) – sets out to advise applicants on how the Council applies its affordable housing policies to help ensure delivery.

B.192 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.193 North Somerset Sustainable Community Strategy 2008–2026 (2008) – provides a vision for the district: to be a distinctive place with vibrant, sustainable communities where everyone fulfils their potential.

B.194 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.195 North Somerset 10-year Strategy for Heritage, Arts and Culture 2020-2030 (2019) – sets out to promote participation and quality placemaking, to grow and retain talent, build capacity of local heritage, arts and cultural organisations and raise the profile of North Somerset.

B.196 Great Weston Heritage Action Zone (2017) – 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.197 The Local Plans for the local authority areas surrounding North Somerset and strategic plans at county level which could potentially contribute to in-combination effects with the North Somerset Pre-submission Plan 2040 are outlined below.

Bristol City Council

B.198 Bristol City Council's Local Plan comprises the Core Strategy (2011), Site Allocations and Development Management Policies Local Plan (2014) and Bristol Central Area Plan (2015), in addition to the West of England Joint Waste Core Strategy (2011). The Core Strategy sets out plans for development within the city for a 15 to 20 year period, providing for around 60,000m2 of additional employment space, ten hectares of new industrial and warehousing land and provision of 8,000 homes in South Bristol; 150,000m2 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 sets out 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 includes specific policies for development within the central area of Bristol.

B.199 Bristol City Council has been in the process of updating the existing Local Plan and submitted the new Local Plan for Examination on 25 April 2024. The new Local Plan aims to deliver at least 1,925 new homes per year until 2040, totalling 30,800 homes, including a minimum of 12,000 affordable homes over the plan period. Housing distribution includes 6,000 new homes in Bristol City Centre, 3,000 in East Bristol, and 4,000 in South Bristol, with 3,500 of these in Central Bedminster. North Bristol will see an additional 1,800 homes, while 150 hectares of land will remain reserved for industry across 18 industry and distribution areas.

B.200 The plan also supports new workspace development, including 164,000m² of net additional office floorspace, 164,000m² of new industry and distribution space, and 61 hectares of new development allocations.

Bath and North East Somerset Council

B.201 Bath and North East Somerset Council's Local Plan comprises the Core Strategy (2014), Placemaking Plan (2017) and Local Plan Partial Update (2023). The Core Strategy and Placemaking Plan incorporating the Local Plan Partial Update makes provision for a total of 12,960 dwellings and 10,300 new jobs over the plan period. Housing distribution includes 7,020 homes in Bath, 2,150 in Keynsham, and 2,470 in Somer Valley. The plan also promotes economic growth by ensuring job creation across various sectors and supporting local businesses.

B.202 Bath and North East Somerset Council has been in the process of updating the existing Local Plan. As a result of changes to national planning policy, they are resetting their Local Plan. They recently published a document entitled 'Re-setting the Bath and North East Somerset Local Plan and the district-wide Spatial Strategy' which updates and re-launches their new Local Plan and includes some spatial strategy approaches.

West of England Mayoral Combined Authority

B.203 The Mayoral Combined Authority was set up in 2017 and covers the City of Bristol, Bath and North East Somerset and South Gloucestershire. Their Local Development Scheme (2023-2027) outlines plans to prepare a new Local Plan. The Mayoral Combined Authority is required to and started work on a Spatial Development Strategy (SDS) that sets out a spatial strategy for growth to meet the need for homes and jobs across the West of England Mayoral Combined Authority area over the next 20 years. Work on the SDS was halted in May 2022. In the absence of any indication from the Mayoral Combined Authority 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.

Somerset Council

B.204 Somerset Council was established in April 2023, bringing together the services previously provided by the four district councils in Somerset (Mendip, Sedgemoor, Somerset West and Taunton, and South Somerset), alongside the services provided by Somerset County Council. The former Mendip District and Sedgemoor District neighbour North Somerset.

B.205 Somerset Council will be progressing a Somerset Local Plan, which will replace all of the former district council Local Plans with a new single Local Plan, in addition to a Minerals and Waste Plan.

Mendip

B.206 Mendip's Local Plan comprises a Part I (2014) and Part II (2021), covering the period 2006-2029. The Local Plan Part I sets out strategic and local planning policies for the former Mendip District to 2029, which includes the delivery of 9,635 new homes and 9,400 new jobs. The 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 Local 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.207 Following a Judicial Review into Local Plan Part II, some site allocations (MN1, MN2, MN3, BK1 and NSP1) were removed from Part II in December 2022. As a result, the Council has been considering whether to allocate 505 units consequent to the judgement. Following a Call for Sites and a district-wide review, they consulted on the proposed housing allocations in the former Mendip area in February to April 2024. These proposals (referred to as the 'Limited Update') were submitted for Examination on 30 September 2024.

Sedgemoor

B.208 The Sedgemoor Local Plan 2011 to 2032 (2019) sets out a strategy for delivering growth in the period up until 2032. This includes provision of 13,530 new homes 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 **[See reference** 25**]** 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 221,146 people **[See reference** 26**]**. The district contains an international airport, a deep-sea west coast port, part of the Mendip Hills National Landscape (formerly referred to as an Area of Outstanding Natural Beauty or AONB), 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 district 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) (2023) **[See reference** 27**]** for the West of England area will support the preparation of the Spatial Development Strategy for the West of England Combined Authority and Unitary Authorities of Bath and North East Somerset, Bristol City, North Somerset and South Gloucestershire. The study identifies the most significant concentrations of existing businesses, which are found at Bristol and Bath, and within North Somerset at the major towns of Weston-super-Mare, Clevedon and Portishead. Additionally, the study highlights demand for more flexible and co-working spaces, driven by the COVID-19 pandemic. Small and medium-sized enterprises (SMEs) are increasingly seeking self-contained office suites, possibly reflecting a long-term shift towards localised live-work arrangements. Central and accessible locations remain key for occupier demand. The study notes that with high rents and supply constraints in Bristol and Bath, North Somerset has an opportunity to attract investment post-pandemic. Key areas include the Junction 21 Enterprise Area, which is a growing employment hub with industrial and office spaces, and the centre of Weston-super-Mare, which remains North Somerset's major retail centre and key office location. Demand is also expected to increase for logistics and distribution space in North Somerset across Weston, Portishead, Clevedon and Nailsea. The study also highlights that there is a need for improved public transport provision in the area to improve access to key labour markets.

Employment land

C.8 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 (in ha)

Office	Industrial & R&D	Storage & Distribution	Retail	Total (includes Other)
13.76	25.87	8.14	3.59	60.01

C.9 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** 28**]**.

Labour market

C.10 There were an estimated 105,000 jobs in North Somerset in 2022 **[See reference** 29**]**. The proportion of employees in different types of occupation is set out below in Table C.2.

Table C.2: Employment by occupation (Oct 2023-Sep 2024)

Occupation	North Somerset (%)	Great Britain (%)
1: Managers, directors and senior officials	11.0	11.1
2: Professional occupations	18.7	26.8
3: Associate prof & tech occupations	22.1	15.4
4: Administrative and secretarial occupations	9.0	9.3
5: Skilled trades occupations	9.0	8.7
6: Caring, leisure and other service occupations	10.4	8.3
7: Sales and customer service occupations	7.6	6.1

Occupation	North Somerset (%)	Great Britain (%)
8: Process, plant and machine operatives	5.6	5.5
9: Elementary occupations	6.7	8.8

C.11 Table C.3 provides employment and unemployment rates in North Somerset. The local employment rate (83.9%) remains considerably above the national rate (75.5%). The local unemployment rate (2.7%) remains below the national figure (3.7%)

Table C.3: Employment and unemployment rate [See reference **30**]

For year ending September 2023	North Somerset	South West	Great Britain
Employment rate – aged 16-64 %	83.9	78.9	75.5
Unemployment rate – aged 16-64 %	2.7	2.5	3.7

C.12 Within North Somerset, 86% of residents are economically active. This is higher than both the South West (80.7%) and Great Britain (78.4%).

C.13 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.14 In 2024 the average gross weekly pay for full time employees working in North Somerset was £749.90, an increase on the previous year of £55.90 **[See reference** 31**]**. Currently average earnings for employees across England and Wales are lower, at £729.80.

C.15 The average full-time gross pay for the residents of North Somerset in 2023 was £34,833, an increase of £1,084 since the previous year. This is below the average figure for the South West (£38,397) and Great Britain (£42,373) **[See reference** 32**]**.

Enterprises births and deaths

C.16 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 2023 **[See reference 33]**.

Table C.4: Enterprises births and deaths in 2023

Region	Enterprise Births	Enterprise Deaths	Active Enterprises
England and Wales	292,380	286,885	2,633,695
South West	22,875	22,695	234,175
North Somerset	1,035	1,055	9,590
Region	Enterprise Births	Enterprise Deaths	Active Enterprises

Town centres and retailing

C.17 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 **34**]

Vacancy	Weston-super-Mare	Portishead	Clevedon	Nailsea
Total units	622	136	153	170
Vacant units	90	7	14	26
% of vacant units	14%	5%	9%	15%
Total PRF units	156	76	63	46
Vacant PRF units	18	5	6	8
% of vacant PRF units	12%	7%	10%	17%
% of total units in A1 use	42%	53%	45%	49%

Vacancy	Weston-super-Mare	Portishead	Clevedon	Nailsea
% of total PRF units in A1 use	63%	59%	65%	74%

C.18 In defined retail areas, policy indicators and targets state that the proportion of 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.19 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 (%)	Settlement	Vacancy (%)
Backwell	2%	Pill	13%
Banwell	14%	Queensway (Weston-super-Mare)	7%
Clevedon Hill Road	9%	Winscombe	2%
Congresbury	5%	Worle High Street	2%
Locking Castle (W-s-M)	0%	Wrington	11%
Long Ashton	14%	Yatton	4%

C.20 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-super-Mare), 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.21 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 35]**. 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.22 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.23 The population of North Somerset was 217,400 in 2021 (48.6% male, 51.4% female). By mid-2023, the population had increased further to 221,146 **[See reference** 36**]**. This is an increase of 3,746 since 2021, and 18,055 since the 2011 Census. Table C.7 below sets out population growth in North Somerset from 1991 to 2021 compared to England and Wales.

Table C.7: Population growth 1991-2021

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	203,091 (7.7% increase on 2001)	56.1 million (7.9% increase on 2001)
2021	217,400 (7.0% increase on 2011)	59.6 million (6.2% increase on 2011)

C.24 Table C.8 sets out the proportion of the population in each age group in North Somerset. The elderly are a larger proportion (30.5%) of the population than regionally and nationally (compared to 23.3% for the South West and 19.5% for England and Wales) and the working age population is correspondingly smaller. This also reflected in the higher median age **[See reference** 37**]**.

Table C.8:Population comparisons by age group (2023)

North Somerset

Age	Number	Percent
Total	221,146	100.0

Age	Number	Percent
Aged 0-15	38,828	17.6
Aged 16-64	128,921	58.3
Aged 65 and over	67,551	30.5

Median age (mid-2023 Population Estimates): 45.7

South West

Age	Number	Percent
Total	5,811,259	100.0
Aged 0-15	1,027,830	17.7
Aged 16-64	3,140,903	54.0
Aged 65 and over	1,355,351	23.3

Median age (mid-2023 Population Estimates): 43.9

England and Wales

Age	Number	Percent
Total	60,854,727	100.0
Aged 0-15	11,783,542	19.4
Aged 16-64	33,379,145	54.9
Aged 65 and over	11,865,299	19.5

Median age (mid-2023 Population Estimates): 40.5

Deprivation

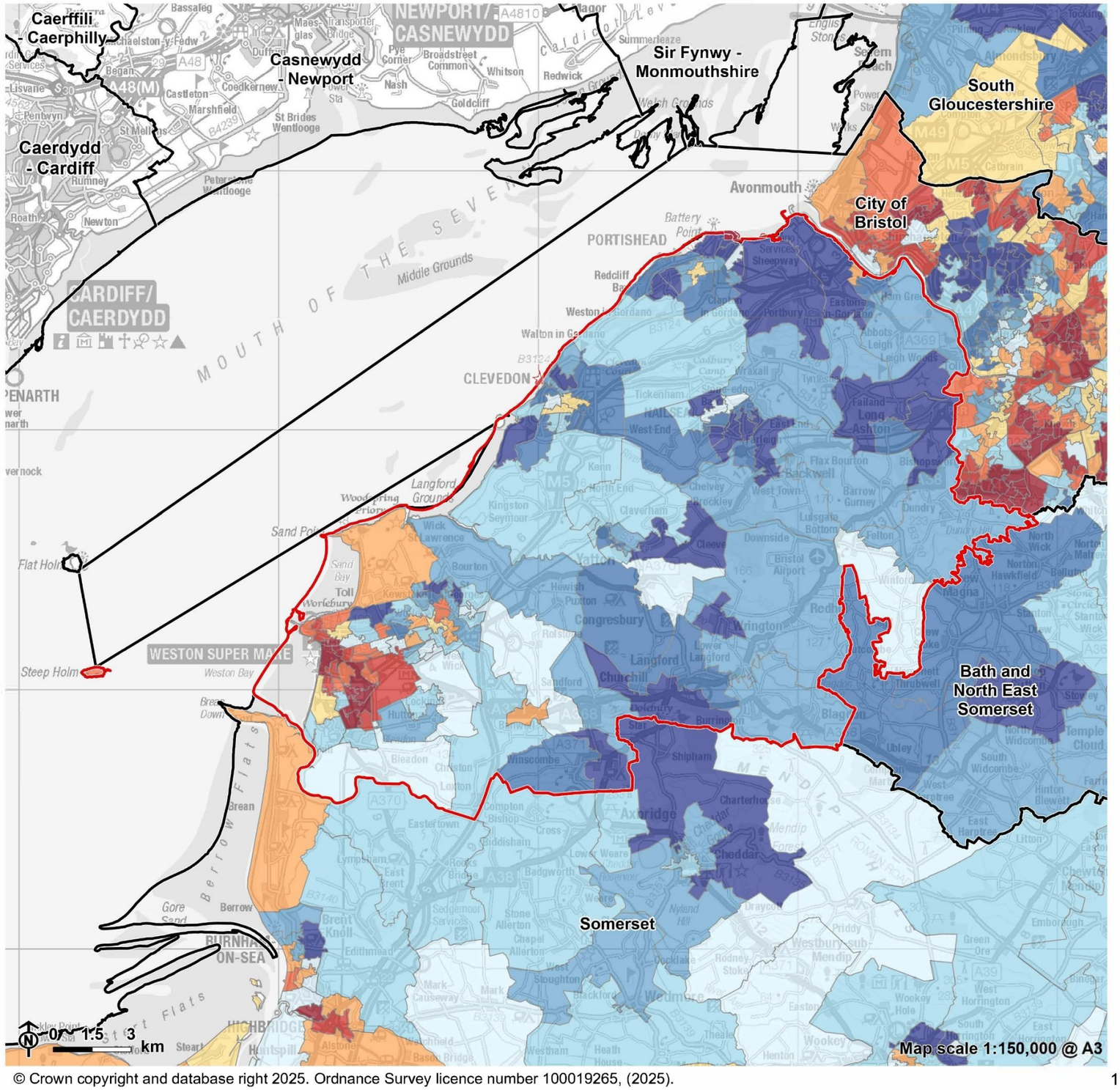
C.25 North Somerset is ranked 221 out of 317 local authorities for overall deprivation, one being the most deprived and 317 being the least deprived. 10% of the population in the district live in the 20% most deprived areas of England. At neighbourhood level, North Somerset contains 135 Lower layer Super Output Areas (LSOAs), eight of which are within the 10% most deprived areas nationally and 25 of which are within the 10% least deprived areas nationally. All eight areas within the 10% most deprived are within Weston-super-Mare. The lowest ranking area in the district (North Somerset 021C in Weston-super-Mare South) falls within the 1% most deprived

areas nationally. The four highest ranking areas, namely 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 1% least deprived, highlighting the range of inequality within the district **[See reference** 38**]**.

C.26 In terms of income deprivation, North Somerset includes eight neighbourhoods that are amongst the 10% most income deprived neighbourhoods in the country, and an additional eight neighbourhoods fall into the 20% 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.27 Higher levels of deprivation relating to the domain ‘barriers to housing and services’ are located towards the western parts of the district away from 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



North Somerset Council: Sustainability Appraisal
North Somerset Council

Figure C.1: Index of Multiple Deprivation

- North Somerset boundary
- Neighbouring local authority

Index of Multiple Deprivation Score

- 1 (most deprived)
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10 (least deprived)

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Housing

Dwellings, household types and tenure

C.28 At the 2021 Census, there were 94,648 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 of 30.2%.
- 8.9% of households are lone-parent households; nationally the figure is 11.1%.
- 42.5% of households are comprised of couples; nationally the figure is 42.0%.
- 71.6% of the population of North Somerset own their property outright or with a mortgage or a loan, compared to a figure of 61.3% nationally.
- 27.6% of the North Somerset population rent their properties, compared to a figure of 37.6% nationally **[See reference** 39**]**.

C.29 Between 1 April 2023 and 31 March 2024, 775 dwellings were completed in North Somerset. After taking account of the 22 residential units that were lost through conversions, change of use or demolition, the net gain in residential stock was 753 units. This brings the total plan period housing delivery to 15,019 dwellings to date (April 2006 to March 2024), which leaves 5,966 dwellings to be delivered over the remaining five years. 3,112 windfall completions on small sites between 2006 and 2024 have been delivered. The below table shows the residential net completions from 2010 to 2024:

Table C.9: Residential Net Completions 2010-2024 [See reference **40**]

Year	**Residential net completions**
2010/2011	637
2011/2012	515
2012/2013	527
2013/2014	760
2014/2015	674
2015/2016	569
2016/2017	852

Year	**Residential net completions**
2017/2018	863
2018/2019	729
2019/2020	868
2020/2021	966
2021/2022	1,017
2022/2023	976
2023/2024	753

C.30 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 2022 to 2023, 404 new affordable housing units were delivered. This is a significant increase on the previous year (193 affordable housing units), and the most provided in a year **[See reference** 41**]**.

C.31 In terms of housing affordability, the house price to earnings ratio was 8.75 in 2023 for North Somerset, which was above the national average of 8.0 **[See reference** 42**]**. The house price to earnings ratio measures the relationship between median house prices and median annual earnings, indicating how affordable housing is in a given area. A higher ratio means that house prices are high relative to incomes, making homeownership less accessible, while a lower ratio suggests better affordability.

C.32 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. This is set out in the revised NPPF **[See reference** 43**]**, and is much more ambitious than its predecessor. According to the new standard method, North Somerset Council will need to deliver 1,593 per annum (it was previously 1,324 dwellings per annum).

Gypsy, Traveller and Travelling Showpeople accommodation

C.33 The Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) for North Somerset (2022) **[See reference** 44**]** identified that there were 50 Gypsy or Traveller households identified in the district that meet the planning

definition of a Gypsy or Traveller **[See reference** 45**]**. Additionally, there were 12 unknown householders that were considered as part of the assessment that may meet the planning definition and 79 households that do not meet the planning definition. The assessment also identified five Travelling Showpeople households in North Somerset that met the planning definition of a Travelling Showperson.

C.34 The GTAA identifies a need for 40 additional pitches for households that meet the planning definition; nine additional pitches for unknown households, and 65 pitches for households that do not meet the planning definition, over the GTAA period to 2042. There is a need for four additional plots for households that meet the Traveling Showpeople planning definition.

Health

C.35 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 is highlighted by the fact 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** 46**]** . The average female life expectancy in North Somerset is 84.1 years and the average male life expectancy is 80.7 years. This is just above the England's average life expectancy of 83.2 and 79.3 years respectively **[See reference** 47**]**.

C.36 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** 48**]**.

C.37 Within North Somerset, the proportion of adults classified as overweight or obese is 66.3%, slightly higher than the national average of 64.0%. 16.6% of children aged between ten and eleven years old are identified as obese, which is below the regional average of 19.1% and national average of 22.1% **[See reference** 49**]**.

C.38 Admission episodes for alcohol related conditions account for 656 per 100,000 people, which is above the regional and national averages of 489 and 504 per 100,000 people, respectively **[See reference** 50**]**.

C.39 The Joint Strategic Needs Assessment (JSNA) **[See reference** 51**]** 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 perceptions of safety

C.40 There were 16,149 crimes reported in the year ending March 2024 in North Somerset. This is an increase of 1,197 recorded crimes within North Somerset from the March 2023 record **[See reference** 52**]**.

C.41 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 2023 was 122 crimes per 1,000 people **[See reference** 53**]**.

C.42 A survey carried out in 2016 **[See reference** 54**]** 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** 55**]**.

Tourism

C.43 Tourism, whether day visitors or staying visitors, forms a significant part of the North Somerset economy. Some key statistics are provided below:

- 6,391,000 day visits to North Somerset was estimated in 2022;
- The total value of tourism in North Somerset in 2022 was £332,995,000, this includes both day and staying visiting as well as other tourism related spend;
- The total number of actual jobs created by tourism is 5,433 (both full and part time) with the full-time equivalent jobs being 3,716; and
- The total jobs created accounts for 5% of employment in the area **[See reference** 56**]**.

C.44 Key tourist attractions include the various beaches (including Weston, Uphill and Sand Bay) with associated events, the Grand Pier, the Mendip Hills National Landscape, Puxton Park, Noah's Ark Zoo Farm, Clevedon Pier and Tyntesfield. 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.

Leisure, open space and recreation

C.45 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.46 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.47 The local rights of way network of North Somerset extends 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.48 The northern parts of the Mendip Hills National Landscape 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 **[See reference** 57**]**.

Environmental baseline

Climate change and renewable energy

UKCP18 Climate Projections

C.49 The met office released its most up-to-date UK climate projections in August 2022 **[See reference** 58**]**. 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.50 Carbon dioxide is the principal greenhouse gas. North Somerset Council declared a Climate Emergency in early 2019. A Climate Emergency Strategy was published in 2019, while a Climate Emergency Action Plan was published in 2022. These set out the key principles which outline how the Council will address the causes and consequences of climate change and include 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's website **[See reference** 59**]**.

C.51 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 (MtCO2) for the period of 2020 to 2100;
- 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** 60**]**.

C.52 The Department for Business, Energy and Industrial Strategy (BEIS) provides 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 2005 – 2020. However, there was a significant increase in emissions in 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 (2.8t) and Bath and North East Somerset (1.7t) perform more favourably in terms of emissions per capita.

Table C.10: Carbon emissions in North Somerset by sector [See reference **61**]

Year	Industry and commercial	Domestic	Transport	Grand total	Population ('000s, mid-year estimate)	Per capita emissions (t)
2005	372.9	473.0	350.4	1,277.4	194.7	6.3
2006	387.0	477.9	353.2	1,301.4	197.0	6.3
2007	365.5	461.8	359.1	1,267.0	199.5	6.1
2008	359.5	459.8	352.2	1,253.1	200.9	6.0
2009	319.4	418.6	342.1	1,140.8	201.7	5.4
2010	344.3	447.2	330.4	1,194.5	203.0	5.6
2011	317.0	391.6	322.4	1,098.2	203.1	5.2
2012	348.2	424.5	317.7	1,163.3	204.5	5.4
2013	340.7	413.8	313.1	1,134.2	206.2	5.2
2014	297.7	347.8	316.7	1,022.7	208.2	4.4
2015	274.6	338.5	324.4	996.1	209.9	4.5
2016	252.8	320.7	329.4	957.9	211.7	4.3
2017	231.4	301.4	330.2	917.0	212.8	4.2
2018	244.6	296.8	325.4	917.7	213.9	4.2
2019	219.7	287.3	318.7	871.7	215.1	4.0
2020	201.5	281.1	245.5	773.9	217.0	3.6
2021	224.4	281.5	289.8	843.0	217.4	3.9
2022	202.8	247.2	289.6	787.5	219.1	3.6

C.53 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 2023, is detailed in Table C.11 below **[See reference** 62**]**.

Table C.11: Renewable energy generation in North Somerset (for 2023) [See reference **63**]

Type of renewable energy generation	Number of sites	Capacity (MW)	Generation (MWh)
Photovoltaic	10,858	87.3	77,866
Onshore Wind	7	0.045	82
Hydro	2	0.023	[X] **[See reference** 64**]**
Anaerobic Digestion	2	1.1	N/A
Landfill Gas	1	1.6	N/A
Total	10,870	90.068	77,948

C.54 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** 65**]** 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.55 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 and reuse of raw materials, prioritised ahead of recycling **[See reference** 66**]**.

Transport accessibility

Congestion

C.56 In 2022, motor vehicle traffic in North Somerset was 1,572 million miles, an increase from 1,458 million miles in 2021 **[See reference** 67**]**.

C.57 In 2023, estimated traffic flows for all motor vehicles in North Somerset were 1.60 billion vehicle miles **[See reference** 68**]**. Traffic on North Somerset roads has increased by 30.3% between 2000 and 2023 **[See reference** 69**]**.

C.58 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.59 North Somerset is an area where a high proportion of the working population commute out of the area to work. Based on 2021 Census data, 97,486 of North Somerset residents work within the district. This includes 47,633 who work from home and 35,554 who commute locally. 19,523 people travel out of North Somerset for employment. 9,534 residents commute to Bristol for work, followed by 3,647 people to South Gloucestershire and 2,538 people to Sedgemoor for work. In terms of inflow, 14,299 people travel into North Somerset for employment, the largest number coming from Bristol (5,011), followed by Sedgemoor (2,749 people) and South Gloucestershire (2,048 people) **[See reference** 70**]**.

C.60 This data underscores North Somerset's relatively strong local employment base but also the need for a substantial proportion of residents to travel to other locations for work. The district's good connectivity to employment hubs in areas such as Bristol and South Gloucestershire supports the level of out commuting recorded

C.61 Mode of travel to work is predominantly car/van with 50.6% choosing this mode to commute. Over 23.2% of the working age population travel over 10km to work. There has been a noticeable shift towards working from home during and in the aftermath of the COVID-19 pandemic, with 32.6% of the resident population in employment in North Somerset working mainly from home, which is higher than the national average of 31.5%

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 (2021 Census) [See reference **71**]

Transport mode	North Somerset	UK
Car or van (driver)	50.6%	44.5%
Walking	7.0%	7.6%
Working from home	32.6%	31.5%
Public transport	2.5%	5.6%
Car or van (passenger)	3.7%	3.9%
Cycling	1.9%	2.1%
Motorcycle, etc	0.5%	0.5%
Taxi	0.4%	0.7%
Other	0.8%	1.0%

Car ownership

C.63 North Somerset has a large rural area and higher than average car ownership and usage. The 2021 Census identified that 15.0% of households had no car or van compared with 23.3% in England and Wales, and 32.1% had two or more cars/vans compared with 26.2% in England and Wales **[See reference** 72**]**.

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. Additionally, the Portway Park and Ride opened in July 2023 – although it is located in the administrative area of Bristol City Centre. More routes are planned, including a Cribbs Causeway metrobus extension, which opened in Spring 2023 **[See reference** 73**]**.

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, construction of which began in late 2021 **[See reference** 74**]**. There are also improved cycling facilities as well as ongoing promotion of cycling in the area.

Rail travel

C.67 There are five train stations within North Somerset, namely Nailsea and 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** 75**]**. The number of entries and exits made from the five stations in North Somerset continues to increase, with percentage change from 2020/21 to 2021/22 increasing dramatically (154% to 249%) across all five stations. This is due to the end of the COVID-19 pandemic. 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** 76**]**. The Bristol to Portishead railway line has recently been approved, as part of Phase 1 of the MetroWest railway project, which will significantly increase the capacity of rail services. Timescales for delivery have yet to be defined and will be dependent on the availability of funding. Should funding become available, the line would be expected to become operational during the latter half of the plan period.

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** 77**]**. 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** 78**]**.

C.69 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 in 2022, the Planning Inspectorate announced its decision to allow Bristol Airport's appeal to expand its capacity. A final masterplan will be published in early 2025, prior

to a planning application being submitted for infrastructure necessary to support 15 million passengers per annum **[See reference** 79**]**.

C.70 While 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 declared a Nature Emergency in 2020, recognising the need for urgent action to protect and enhance its natural environment **[See reference** 80**]**.

C.72 The district 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 navigating 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.73 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 such notable species of Principal Importance in England include the brown hare and common toad.

C.74 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;
- 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 National Landscape.

C.75 The population of North Somerset is 213,919 (2018 figure), which gives a ratio of one hectare of Local Nature Reserve (LNR) per 734 residents **[See reference** 81**]**. This is well within Natural England's access to natural green space target of one hectare of LNR per 1,000.

C.76 SSSI condition is assessed by Natural England. The table below shows the reported condition of SSSIs in the district

Table C.13: SSI unit condition in North Somerset [See reference **82**]

SSSI	Unit condition
Severn Estuary	■ 92.71% favourable ■ 0.08% unfavourable – recovering ■ 5.54% unfavourable - no change ■ 1.67% unfavourable – declining
Puxton Moor	■ 100% unfavourable – declining

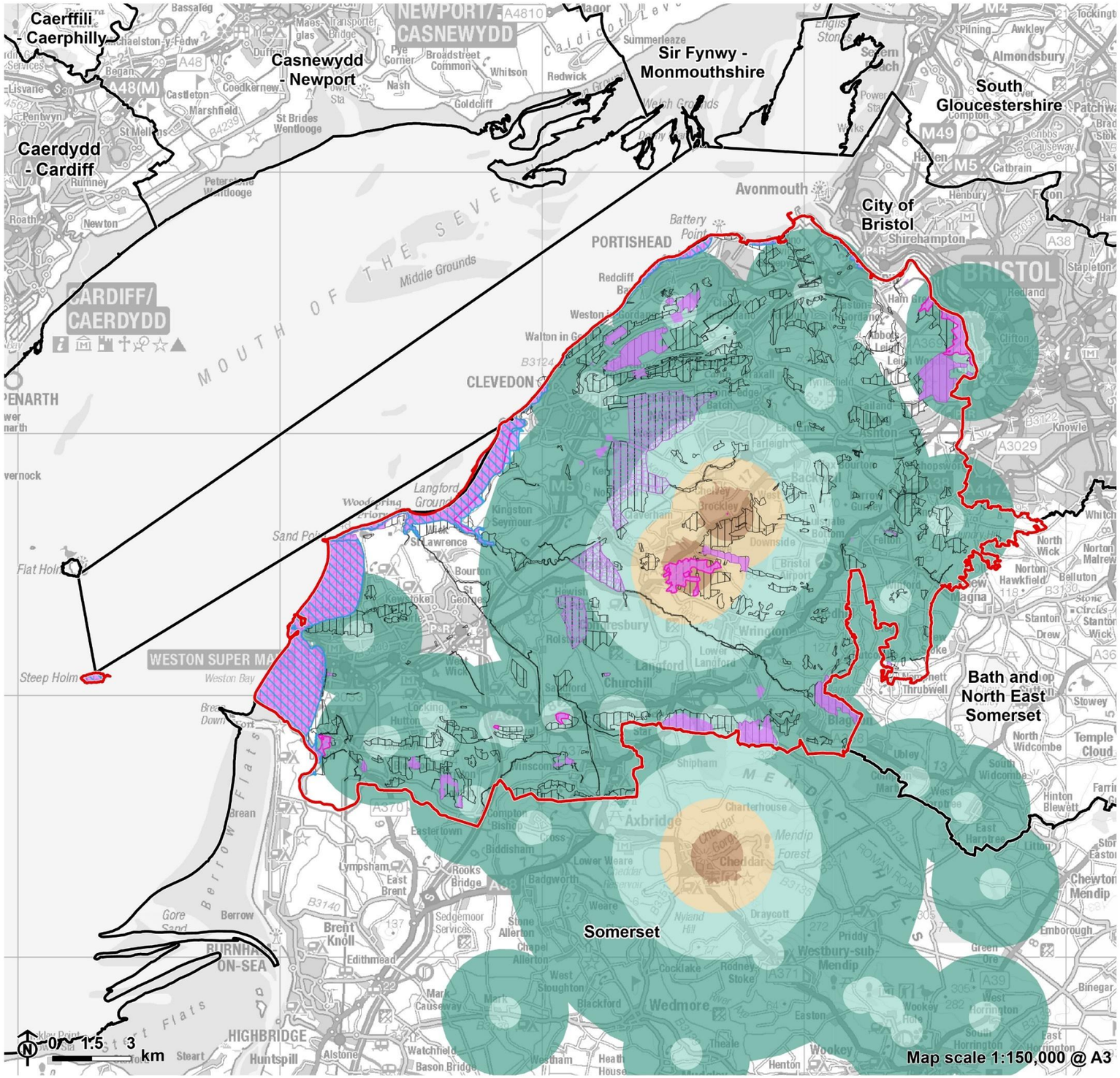
SSSI	Unit condition
Biddle Street, Yatton	■ 100% unfavourable – declining
Tickenham, Nailsea & Kenn Moors	■ 100% unfavourable – declining
Kenn Church, Kenn Pier & Yew Tree Farm	■ 100% favourable
Court Hill	■ 100% favourable
Gordano Valley	■ 35.30% favourable ■ 61.18% unfavourable – recovering ■ 1.61% unfavourable – no change ■ 1.91% unfavourable – declining
Walton Common	■ 100% unfavourable – declining
Weston Big Wood	■ 100% unfavourable – declining
Avon Gorge	■ 46.95% favourable ■ 53.08% unfavourable – recovering
Ashton Court	■ 92.21% favourable ■ 7.79% unfavourable – recovering
Goblin Combe	■ 100% favourable
King's Wood & Urchin Wood	■ 80.08% unfavourable – recovering ■ 19.92% unfavourable – declining
Blagdon Lake	■ 100% favourable
Bourne	■ 100% favourable
Burrington Combe	■ 100% unfavourable – recovering
Dolebury Warren	■ 13.22% favourable ■ 86.78% unfavourable – recovering
Banwell Ochre Caves	■ 100% unfavourable – no change
Max Bog	■ 100% unfavourable - recovering

SSSI	Unit condition
Shiplate Slait	■ 33.40% favourable ■ 19.10% unfavourable – recovering ■ 31.68% unfavourable – no change ■ 15.82% unfavourable – no change
Bleadon Hill	■ 100% favourable

C.77 The West of England Nature Partnership launched the Nature Recovery Network for the West of England in Autumn 2024 **[See reference** 83**]**. The regional strategy sets local priorities for nature recovery and maps 'focus areas' where action to help nature will have the biggest impact. One of these is a single Local Nature Recovery Strategy (LNRS), which covers the unitary authority areas of Bath and North East Somerset, Bristol, South Gloucestershire, and North Somerset. In total, there will be 48 LNRSs, covering the whole of England; joined together, the aim is that they will support delivery of a national Nature Recovery Network.

C.78 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. 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



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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 Sites

North Somerset and Mendip Bats SAC Consultation Zone

- Horseshoe Bat Zone A
- Horseshoe Bat Zone B
- Horseshoe Bat Zone C
- Greater Horseshoe Bat Juvenile Sustenance Zone

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Landscape

C.79 North Somerset has a highly varied landscape and comprises the following National Character Areas (NCA): (1) 118: Bristol, Avon Valleys and Ridges; (2) 106: Severn and Avon Valleys; (3) 141: Mendip Hills; (4) 142: Somerset Levels and Moors; and (5) 143: Mid Somerset Hills **[See reference** 84**]**. The North Somerset Landscape Character Assessment **[See reference** 85**]** was updated in 2018. The main purpose is to document the current status of the North Somerset Landscape.

C.80 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 its designation as a National Landscape (Map 3) for which a Management Plan is produced every five years.

C.81 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 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 National Landscape and NCAs in the district.

Green Belt

C.82 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 maintains the setting of those settlements. The last changes made to the Green Belt were 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 while excluding an area at Court Farm specifically for port related uses **[See reference** 86**]**.

Open spaces

C.83 There are over 40 parks, public open spaces and nature reserves in the authority. There are four areas which are managed to Green Flag Award standard.

- Watchhouse Hill Public Nature Reserve, Pill
- Abbots Pool in Leigh Woods
- Trendlewood Community Park, Nailsea
- Prince Consort Gardens, Weston-super-Mare **[See reference** 87**]**

C.84 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 and Winscombe, Nailsea West End, Wrington and Long Ashton **[See reference** 88**]**.

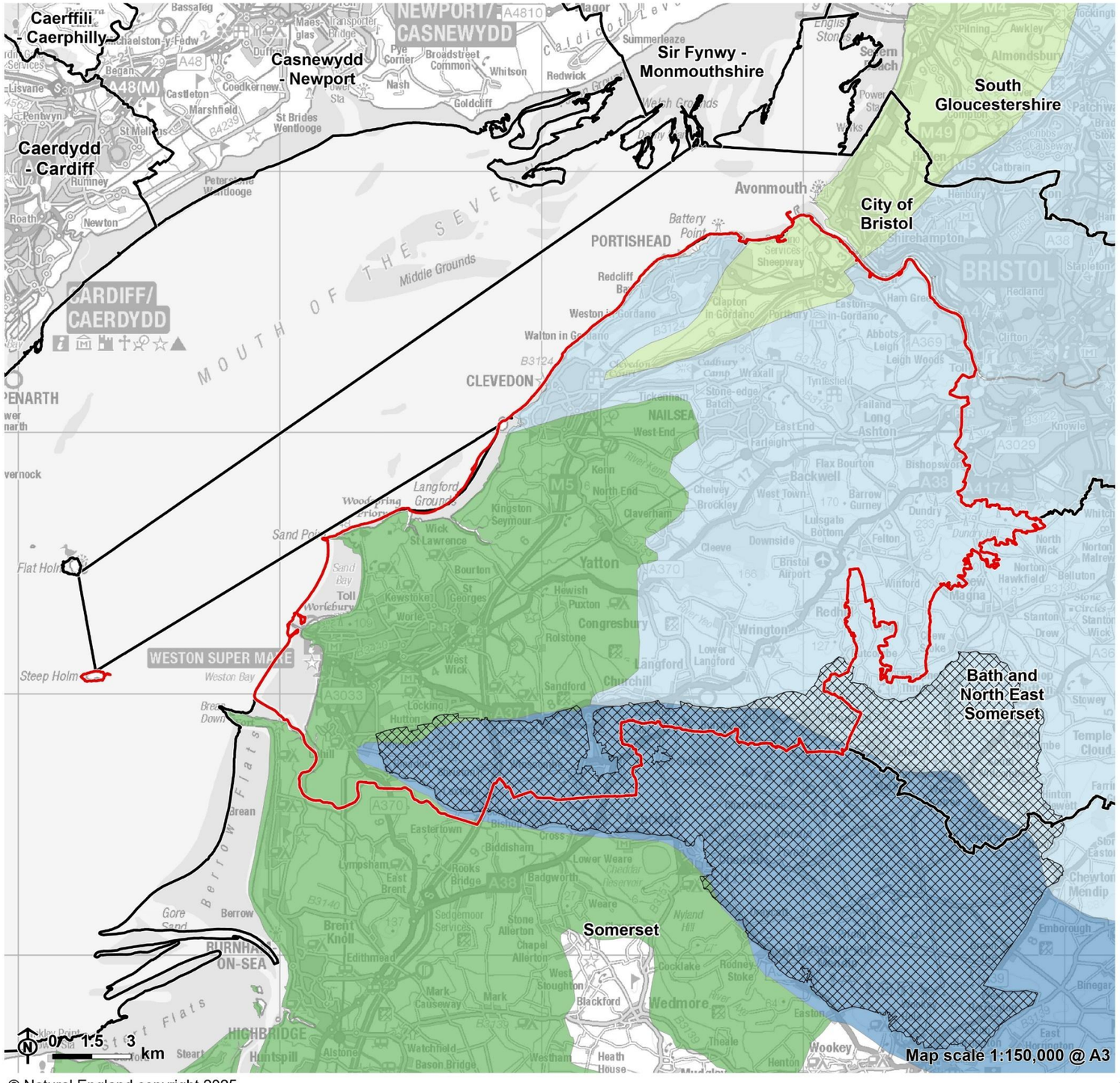
C.85 The locations of open spaces and other leisure facilities in North Somerset are show below in Figure C.4.

Soil

C.86 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.87 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



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North Somerset Council

Figure C.3: Landscape designations

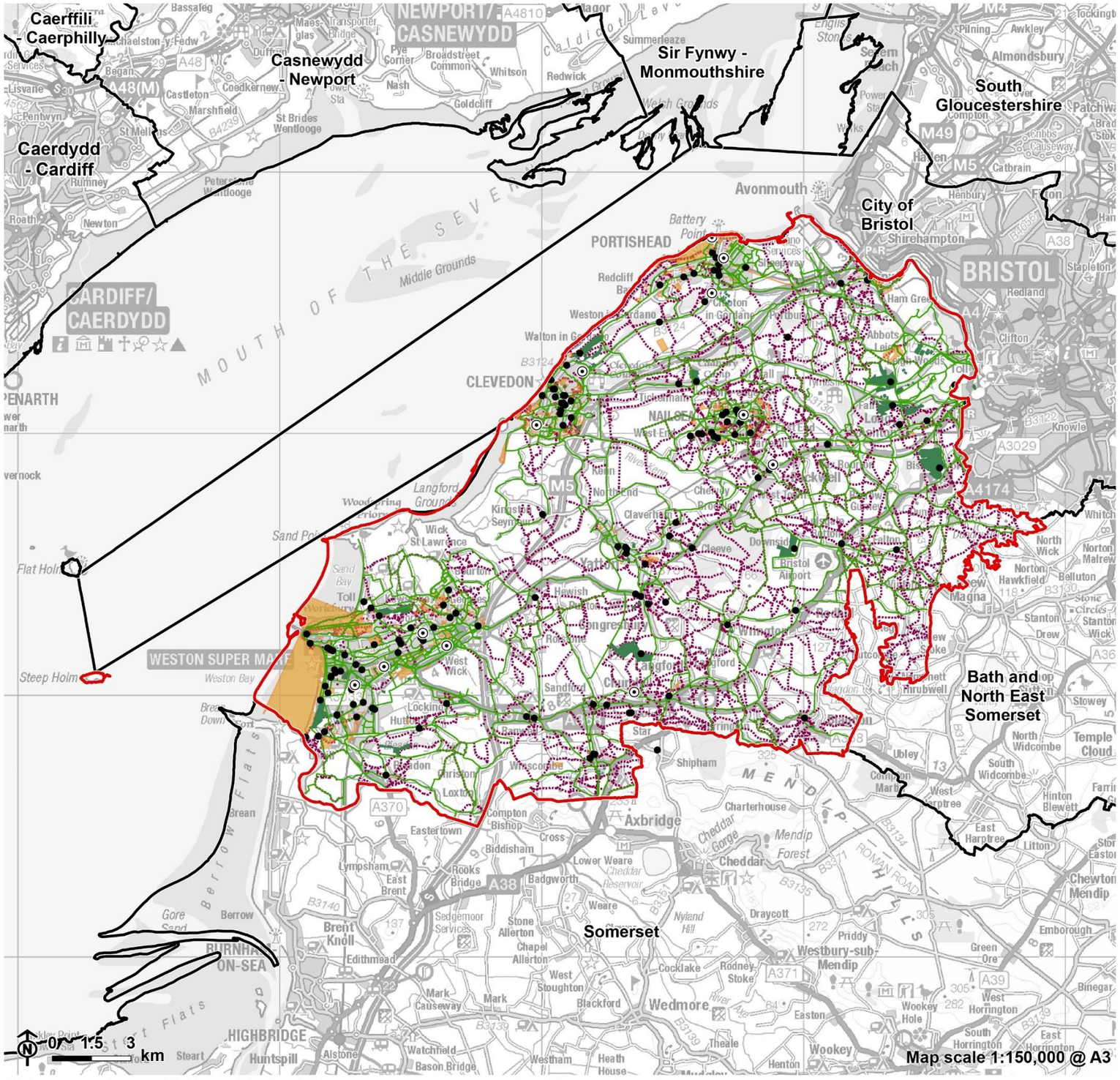
- North Somerset boundary
- Neighbouring local authority
- National Landscape

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



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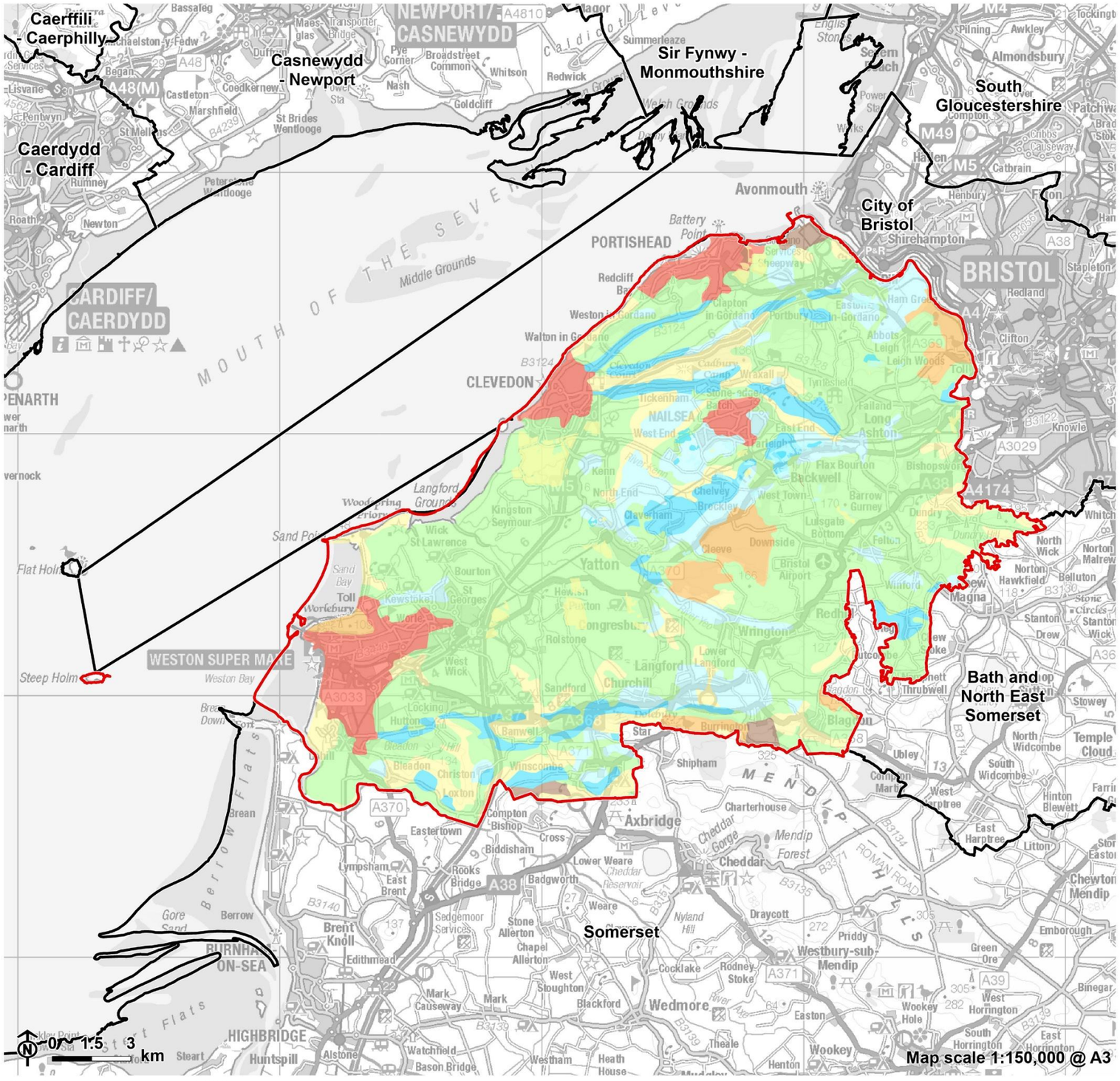
Figure C.4: Recreation facilities and open space

- North Somerset boundary
- Neighbouring local authority
- Active location
- Leisure centre
- Open space
- Cycle route
- Public Right of Way (PRoW)
- Pitches and facilities

North Somerset Council

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Figure C.5: Agricultural Land Classification



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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

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Historic environment

C.88 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.89 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.90 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.91 Nine sites within the district are on the Historic England 'At Risk Register' 2024 **[See reference** 89**]**. Four of the sites are listed buildings, and five are scheduled monuments.

C.92 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)

C.93 The three scheduled monuments at risk are:

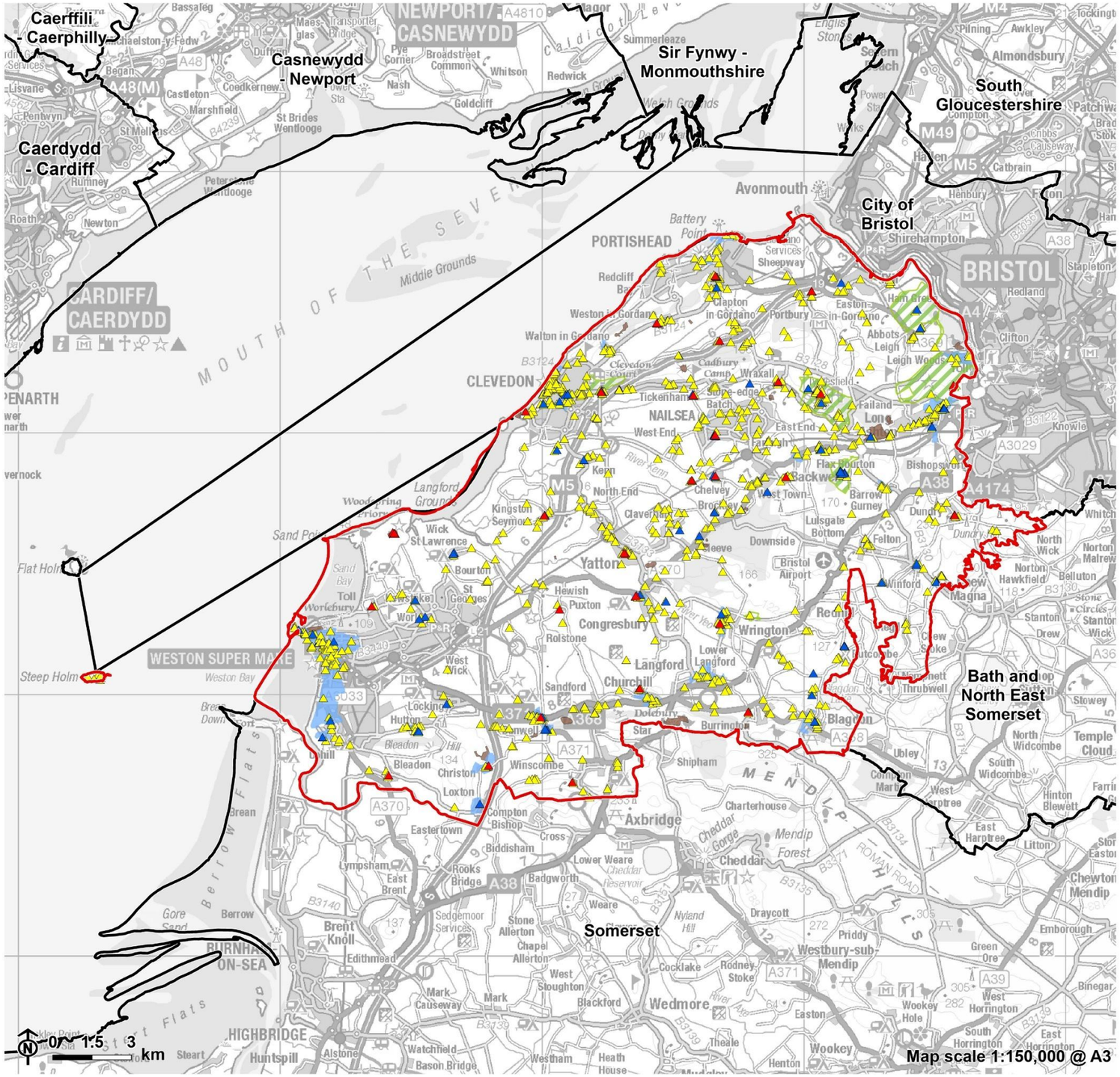
- Slight univallate hillfort, two avenues, saucer barrow, regular aggregate field system and associated earthworks on Walton Common
- Slight univallate hillfort 150m east of Cleeve Court, Cleeve
- Elms Colliery, Nailsea (the buildings are also Grade II listed)

- Worlebury Camp: a large multivallate hillfort on Worlebury Hill, Weston-super-Mare
- Long barrow 350m south west of Cornerpool Farm, Wrington.

C.94 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.95 The distribution of heritage assets in North Somerset is shown below in Figure C.6.

Figure C.6: Historic environment



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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

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The Historic England GIS Data contained in this material was obtained on 09/05/2025 . The most publicly available up to date Historic England GIS Data can be obtained from HistoricEngland.org.uk.

Air quality

C.96 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. There is one AQMAs in Bristol that covers the city centre and parts of the main radial roads, including the M32. It is in close proximity to the boundary the City of Bristol shares with North Somerset.

Water quality

C.97 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.98 The Severn Estuary River Basins Management Plan **[See reference** 90**]** 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.

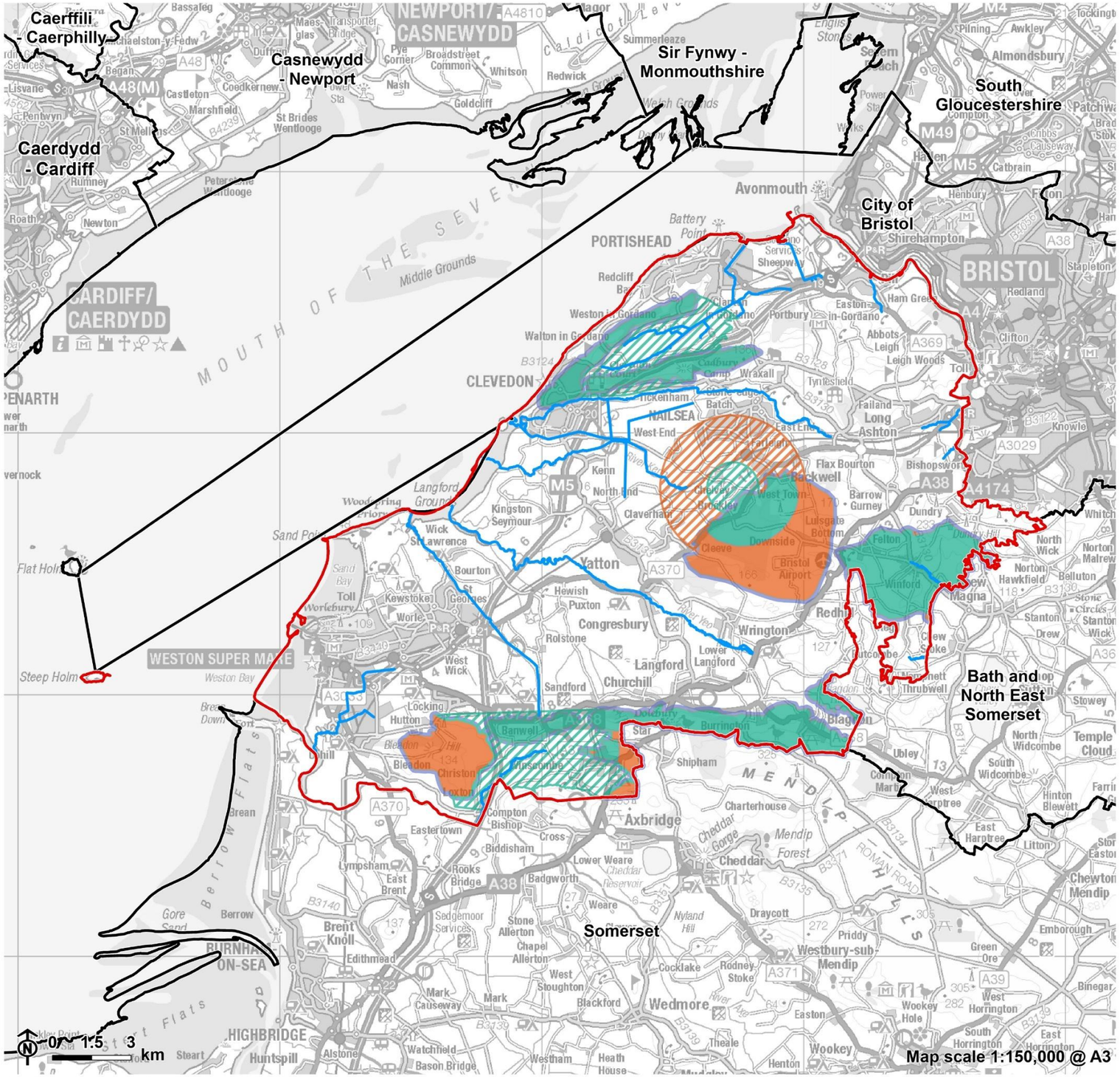
C.99 The updated 2022 Severn River Basin Management Plan **[See reference** 91**]** outlines that the ecological status for 61% of surface waters in the Severn River Basin District are in moderate condition, 18.5% are in good condition, 18.3% are in poor condition, and 2.1% (16 water bodies) are in bad condition.

C.100 The North Somerset Levels and Moors Catchment Project funded by Wessex Water will carry out an integrated restoration project. At present, 250 landowners have been contacted. Advice and small grants have been provided to over 50 farms, support has been provided to 23 farms to ensure access to funding for restoration work, and 21 kilometres of ditch network has been restored **[See reference** 92**]**.

C.101 Avon Wildlife Trust is working with partners and landowners to improve wetland systems, improve biodiversity and address water quality/quantity issues.

C.102 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 trave 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



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Figure C.7: Water quality

- North Somerset boundary
- Neighbouring local authority
- Main rivers

Source Protection Zone (SPZ)

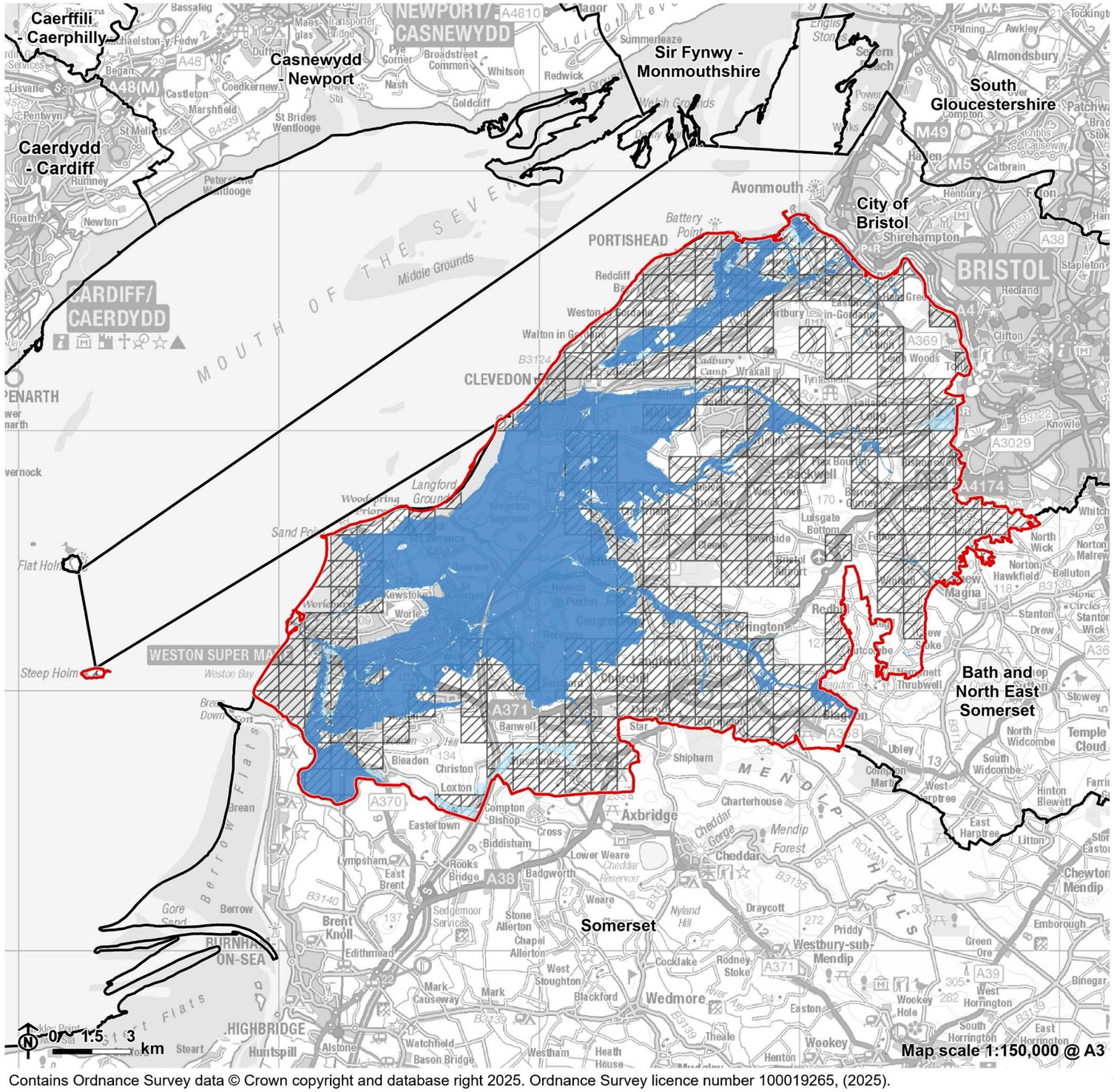
- Inner zone - SPZ1
- 1c
- Outer zone - SPZ2
- 2c
- Total catchment - SPZ3

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Flood risk

C.103 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** 93**]**. As the Lead Local Flood Authority, North Somerset Council has prepared a Local Flood Risk Management Strategy 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

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Green Infrastructure

C.104 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.105 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.106 North Somerset prepared a joint Green Infrastructure in 2021, which reflects the requirements of the 25-Year Environment Plan, the Environment Act and Natural England's Green Infrastructure Framework **[See reference** 94**]**.

Rewilding

C.107 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 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 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

Table D.1: Site assessment criteria

SA objective	Approach to be taken	Effect to be recorded	GIS datasets and other sources of evidence
Objective 1.1: Ensure a range of job opportunities are easily accessible without having to use a car	Effects recorded based on proximity to the Centre of Bristol and Weston-super-Mare and other settlements with importance in terms of employment for the district **[See reference** 95**]**	**Residential sites** [++] site within 2km of Weston-super-Mare or Centre of Bristol [+] site within 2km of Clevedon, Nailsea or Portishead *OR* [+] site within 5km of Weston-super-Mare or Centre of Bristol [0] site within 5km of Clevedon, Nailsea or Portishead but not within 5km of Centre of Bristol or Weston-super-Mare [--] site not within 5km of Weston-super-Mare, Centre of Bristol, Clevedon, Nailsea or Portishead **Employment sites** [++] 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 [+] 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 [0] site located beyond the distances set out above	Boundaries for all settlements in North Somerset and Centre of Bristol
Objective 1.2: Provide opportunities to improve economic wellbeing and reduce inequalities by providing good access to education and training opportunities	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).	**Residential sites** [++] 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) [+] sites with good access to either jobs or training and education (as defined above) but not both [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) [-] sites with reasonable but not good access to one but not both of the above [--] sites lacking reasonable or good access to jobs, training and education (as defined above) **Employment sites** [++] sites larger than 10ha (which are more likely to be provide work-based training opportunities) [+] sites 10ha or smaller	Boundaries for all settlements in North Somerset and Centre of Bristol Primary schools, secondary schools and colleges Size of employment sites

SA objective	Approach to be taken	Effect to be recorded	GIS datasets and other sources of evidence
Objective 1.3: Promote the optimal use of land which supports regeneration, maximises re-use of previously developed (brownfield) land and protects the rural economy	Classification of sites as greenfield or brownfield. GIS layer showing the agricultural land classification.	**All sites** [++] site is classified as brownfield [-] site is classified as greenfield and contains mostly land with an agricultural value of 4-5 or land rated as urban in terms of its agricultural value [--?] site is classified as greenfield and contains mostly land with an agricultural value of 3 [--] site is classified as greenfield and contains land with an agricultural value of 1-2	Classification of sites as greenfield or brownfield Agricultural land classification
Objective 1.4: Promote development which requires a deliverable level of high-quality and sustainable infrastructure	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.	**All sites** All sites are recorded as having a negligible effect [0] in relation to this SA objective.	N/A
Objective 2.1: Boost housing delivery and meet the housing need identified within 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.	**All sites** All sites are recorded as having a negligible effect [0] in relation to this SA objective.	N/A
Objective 2.2: Deliver affordable or specialist housing where it is most needed to meet the needs of North Somerset's population	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.	**Residential sites** [++] 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) [+] 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) [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.	Indices of Multiple Deprivation, Barriers to Housing and Services Domain
Objective 2.3: Achieve reasonable access to a wide range of community,	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	**All sites** [++] site within 720m of a town centre [+] site within 720m of a district centre but not a town centre	Boundaries of town centres, district centres and local centres

SA objective	Approach to be taken	Effect to be recorded	GIS datasets and other sources of evidence
educational, town centre and healthcare facilities	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.	[0] site within 720m of a local centre but not a town or district centre [--] site located more than 720m from a town, district or local centre	
Objective 2.4: Enhance community cohesion and community facilities provision including cultural facilities	Assumption that larger scale developments will have the ability to deliver community facilities that will aid community cohesion.	**Residential sites** [++] site is of a scale (very large or large, see **Table D.3**) 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.3**) which would incorporate substantial new infrastructure to be self-sufficient as a new village or standalone neighbourhood *OR* [++] site is of a scale (very large, see **Table D.3**) which would incorporate substantial new infrastructure to be self-sufficient as a new village or standalone neighbourhood, and is within or directly adjacent to the settlement boundary [+] site is of a scale (at least medium, see **Table D.3**) which supports existing and potentially some new services and facilities [0] site does not meet any of the above criteria **Employment sites** All employment sites are recorded as having a negligible effect [0] in relation to this SA objective.	Boundaries for all settlements in North Somerset Dwelling number
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	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 sites, employees may travel to these locations before or after working hours or during breaks to make use of facilities to the benefit of public health in the plan area. Assumption that larger scale developments will have the ability to deliver new green infrastructure and connectivity.	**All sites** [++] 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 a scale (very large or large, see **Table D.3**) that potential development would deliver significant new green infrastructure and connectivity [+] 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.) [0] site is within 720m of only one of the types of facility listed [--] site is not within 720m of any of the types of facility listed above *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 successfully incorporated into new development and an adverse effect in relation to their use would be short term and negligible.*	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) Dwelling number

SA objective	Approach to be taken	Effect to be recorded	GIS datasets and other sources of evidence
		[--] site contains an open space or an existing outdoor leisure facility which could be lost to development	
Objective 3.1: Reduce carbon emissions by supporting appropriate decentralised renewable energy generation	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.	**All sites** All sites are recorded as having a negligible effect [0] in relation to this SA objective.	N/A
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	Use GIS layers for Strategic Flood Risk Assessment (SFRA) of Tidal, Fluvial, surface water flood risk, groundwater flood risk and Source Protection Zones.	**All sites** [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 [-] >60% of the site is within Flood Zone 2, which will require flood risk mitigation measures *OR* [-] >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* [-] >60% of the site is within an area identified as being >=50% to <75% of at risk of groundwater flooding *OR* [-] >60% of site is within a Source Protection Zone [--] >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* [--] >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* [--] >60% of the site is within an area identified as being >=75% at risk of groundwater flooding **[See reference** 96**]**	Flood Zones Areas at risk from surface water and groundwater flooding Source Protection Zones
Objective 3.3: Reduce the need to travel by car to minimise	Use GIS layers to measure accessibility to sustainable transport nodes.	**All sites** [++] site is within 1.8km of a railway station [+] site is more than 1.8km from a railway station but within 450m of a bus stop and cycle route	Railway stations Bus stops Cycle routes

SA objective	Approach to be taken	Effect to be recorded	GIS datasets and other sources of evidence
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)		[0] site is more than 1.8km from a railway station but within 450m of a bus stop or cycle route [--] site is more than 1.8km from a railway station and 450m from a bus stop and cycle route	
Objective 3.4: Minimise impact on and where appropriate enhance sensitive landscapes	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 National Landscape and its setting.	**All sites** [0] majority of the site has been recorded as having low landscape sensitivity [-] majority of the site has been recorded as having low to medium or medium landscape sensitivity [--] majority of the site has been recorded as having medium to high or high landscape sensitivity and/or the site lies within or is within 500m of the National Landscape [?] likely effect on landscape as a result of development at the site is unknown or uncertain	Boundaries of National Landscape Landscape sensitivity rating
Objective 3.5: To conserve and enhance historic places, heritage assets and their settings	Draw on the 'RAG' rating of the Council's historic environment officers regarding the potential effects of development at site options.	**All sites** [0] site has been assessed as 'green' in relation to potential effects relating to setting [-] site has been assessed as 'amber' in relation to potential effects relating to setting [--] site has been assessed as 'red' in relation to potential effects relating to setting [?] likely effect on heritage assets as a result of development at the site is unknown or uncertain	Council's historic environment ratings
Objective 3.6: Protect and enhance biodiversity, geodiversity and green infrastructure and allow for its adaptation to climate change, particularly with respect to	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.	**All sites** [--] 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 [-] 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*	Biodiversity and geodiversity designations – SSSIs, local wildlife sites and Regionally Important Geological/Geomorphological Sites Priority habitats Mendip Bats SAC Greater Horseshoe Bat Juvenile Sustenance Zone Consultation zones for the North Somerset and Mendip Bats SAC Ancient woodland

SA objective	Approach to be taken	Effect to be recorded	GIS datasets and other sources of evidence
protected habitats and species		[-] site is within consultation zone B or C for the North Somerset and Mendip Bats SAC [0] site is outside of the distances specified above from any internationally, nationally, locally designated biodiversity or geodiversity sites and ancient woodland [?] 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	

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 Chartered Institution of Highways and Transportation found that the average length of a walk journey is one kilometre. The Chartered Institution of Highways and Transportation categorises distances depending upon location and purpose of the trip, and 'desirable', 'acceptable', and 'preferred maximum':

Table D.2: Guide for accessibility assessment used in SA

	Town centres (m)	Commuting/School/ Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1,000	800
Preferred maximum	800	2,000	1,200

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 Chartered Institution 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 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;
- 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

D.5 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.6 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.7 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.

Table D.3: Guide for expected infrastructure/facility provision at sites of varying scales in North Somerset

Scale of Development	Dwelling Number	Infrastructure/Facilities Likely to be Delivered
Very large scale	3001+	e.g. 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/major transport infrastructure delivered through development and case for bid funding.
Large scale	1501-3000	e.g. Primary schools, small local centre/green infrastructure provision – multi-functional and interconnected/transport infrastructure delivered through development and case for bid funding though lower number weakens case for public funding.
Medium scale	501-1500	Primary school(s), play space/improved access, surrounding network.
Small scale	0-500	Play space, immediate site access.

Appendix E

Council's reasons for selecting or rejecting site options

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 Loal Plan

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
HE2010	Backwell Hill Rd	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE201000	Land south of Churchill Green	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201001	Land off Bath Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201005	Moor Lane Tickenham	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201006	Clevedon Rd Nailsea	No	Although not excluded by the SHLAA, the Urban Intensification Interim Report (2021) identified the site as unlikely to be delivered within the plan period due to limited redevelopment potential.
HE201007	Land off Abbots Leigh Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201008	Land south of Southern Chord	No	Site comprises playing pitches and so is not allocated.
HE201010	Land near Winford Manor	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2010105	Bath Road Churchill	Yes	Site has planning permission.
HE2010107	Land around Failand	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2010108	Land at Main Road, Cleeve	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2010109	Sunnyside Rd North	No	Site is too small to be allocated in the Local Plan.
HE2010110	Land at Leigh Court	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2010111	Sites at Parklands Village	Partly	Assessed as suitable through SHLAA and subsequent assessment stages.
HE2010112	Rectory Farm	Yes	Site has planning permission.
HE2010113	Woodside Avenue Oldmixon	Yes	Site has planning permission.
HE2010114	Whitling Street Lower Strode	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2010115	Land off of Banwell Road	No	This site is subject to a hard constraint and was discounted as part of the SHLAA's Baseline Assessment.
HE2010116	Lodwell Farm	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE2010117	Groves Nursery	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE2010118	Land south of Cruickshank Grove	No	This site is subject to a hard constraint and was discounted as part of the SHLAA's Baseline Assessment.
HE2010119	Land north of Dinghurst Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2010120	Land at Brinsea Batch	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2010122	Land south of Church Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2010123	Land to the north of Celtic Way	No	The site was discounted as part of the Further SHLAA Assessment as a result of hard constraints.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
HE2010125	Oxford Plasma Technology North End Road	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE2010126	Land west of Farleigh Green	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2010127	Land between Brinsea Batch and Stock Lane	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2010128	Land North of Harris Lane, Abbots Leigh	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2010129	Land off of Chelvey Batch	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201013	Land off Says Lane	No	The site is outside the settlement boundary with a distinctive rural character providing a clearly defined separation between Churchill and the open countryside.
HE2010131	Land north of Backwell Hill Road	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE2010133	Land south of Winterstoke Hundred Academy	No	Site was proposed as employment in the Locking Parklands Outline.
HE2010134	Land west of Stock Lane	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2010135	Land south of Old Banwell Road	No	Site passed the SHLAA and further constraints assessment; however, flood risk constrains the developable area to the extent that the site is not suitable for allocation.
HE2010137	Land off of St Katherine's School	No	Council owned land potentially used in future for expansion of existing school to mitigate growth in Pill.
HE2010138	Brookside Open Space	No	Current children's playing fields which is needed for the supply in the authority area.
HE2010139	Knightcott Industrial	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201014	Land off Moor Lane	No	Small site somewhat detached from main settlement of Backwell. Also surface water flood risk.
HE2010140	Site South of Nailsea	Yes	The site forms part of a cluster of sites to the south of Nailsea which together form a comprehensive proposed allocation.
HE2010141	BS24. Near M5 and Railway	No	This site is subject to a hard constraint and was discounted as part of the SHLAA's Baseline Assessment.
HE2010142	Land to the north of Moorland Park Gypsy and Traveller Site	Yes (for Gypsy and Traveller use)	This site has been selected to meet an identified need for additional pitches arising from the Gypsy and Traveller site at Moorland Park.
HE2010143	Land Adj to Heathfield Park, Hewish, Somerset,	Yes (for Gypsy and Traveller use)	This site has been selected to meet an identified need for additional pitches arising from the Gypsy and Traveller site at Heathfield.
HE2010144	Kings Field, Moor Road, Banwell	No	This site is subject to a hard constraint and was discounted as part of the SHLAA's Baseline Assessment.
HE2010145	Stone Edge Batch, Tickenham	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2010147	Grand Central	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE2010148	Inn at Yanley	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE201016	Myrtle Farm	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
HE201017	Potters Hill, Felton	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201018	Land between Felton Lane and Parsonage Lane	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201019	Land at Crabtree Lane, Dundry	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201020	Downs Farm, Dundry	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201022	Land north of Greenhill Road	No	This site is subject to a hard constraint and was discounted as part of the SHLAA's Baseline Assessment.
HE201023	Land off Stock Lane	Yes	Site has planning permission.
HE201030	Leighton Crescent	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE201033	Cambridge Batch	Yes	Site has planning permission.
HE201034	Land east of Wolvershill Road	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE201035	Hilliers Lane	Yes	Site has planning permission.
HE201040	Land south of Elborough	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE201041	Land at Downside Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201043	Birds Farm, Winford	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201045	Currells Lane, Felton	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201046	Hill Lane, Tickenham	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201048	Cambridge Batch, Flax Bourton	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201050	Western trade Centre	No	The site was discounted as part of the Further SHLAA Assessment as a result of landscape constraints.
HE201051	Clevedon Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201052	Claremont Crescent	No	Site is too small to be allocated in the Local Plan.
HE201053	Woodview Terrace Wsm	No	Although not excluded by the SHLAA, the Urban Intensification Interim Report (2021) identified the site as unlikely to be delivered within the plan period due to limited redevelopment potential.
HE201055	Eastermead Lane	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE201058	Hutton Moor Lane	No	This site is subject to a hard constraint and was discounted as part of the SHLAA's Baseline Assessment.
HE201062	Caswell Lane	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201065	Land at Ham Green	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE201067	North of Locking	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE201068	Land south of Dark Lane	No	Site within the green belt and within a green setting to the south of Backwell between the village and woodland.
HE201072	North of Brockley Way	No	Well located in relation to a high-category village but disproportionate in scale to the existing settlement.
HE201073	Tyntsfield Springs	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201074	North of Pudding Pie Lane	Partly	Assessed as suitable through SHLAA and subsequent assessment stages.
HE201077	Land north of Congresbury	No	Small site within the green belt and some distance away from the village centre.
HE201080	Land north of Youngwood Lane	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
HE201081	North of New Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201082	East of Lye Cross Farm	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201083	Bakers Lane, Langford	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201086	Land at East of M5	Partly	Assessed as suitable through SHLAA and subsequent assessment stages.
HE201087	Farleigh Fields	Yes	Site has planning permission.
HE201093	Off Churchill Green	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE201094	Manor Farm Crescent Wsm	No	This site is subject to a hard constraint and was discounted as part of the SHLAA's Baseline Assessment.
HE201095	Land off of Brookside	No	The site was discounted as part of the Further SHLAA Assessment as a result of hard constraints.
HE201096	Land north of Jubillee Lane	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE201097	Land at Pill Road	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE201098	Chapel Pill	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2011	Land south of Uncombe Close	No	Preference to retain an open area of land along this southeastern fringe of the village. Backwell has alternative allocation of larger sites.
HE20110	Yanley Lane South West Bristol	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE2012	Yatton Rugby Football Club, North End Road, Yatton	Yes	Site has planning permission.
HE20121	Fullers Lane	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.
HE20122	Land south of A38	No	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	Black Rock, North of Clevedon Road	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20133	South of Cedar Way	No	Preference is given to other sites on this side of Portishead including Tower Farm and Black Rock.
HE20136	Land north of Nailsea	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20139	Land south of Long Ashton	No	Site not consistent with the spatial strategy as it is detached from the existing built-up area of Long Ashton.
HE2015	Pill Green	Partly	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20157	Church Lane	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2017	Land west of Garstons Orchard	No	Site passed the SHLAA and further constraints assessment; however, flood risk constrains the developable area to the extent that the site is not suitable for allocation.
HE20176	Land west of Smallway	No	This site is subject to a hard constraint and was discounted as part of the SHLAA's Baseline Assessment.
HE20177	North of Greenholm Nurseries	No	The site was discounted through the Sifting Assessment of the SHLAA as it has an active use.
HE2018	Land south of Parsonage Road	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
HE20187	Broadleaze Farm, Winscombe	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20195	East of Riverside	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE20196	Land to southeast of Langford	No	Site is too small to be allocated in the Local Plan.
HE20198	West of Butts Batch	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE202000	Land off Summer Lane	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE202001	Land north of Churchill a	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE202002	Land north of Churchill b	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE202003	The Priory	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE202004	Land off Castle Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it has an active use.
HE202005	Land off Walton Street	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE202006	Land off Down Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE202008	Land off Rushmoor Lane	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE202010	Land at Cobthorn Farm	No	The site was discounted as part of the Further SHLAA Assessment as a result of landscape constraints.
HE202011	Land east of Brinsea Road	No	The site was discounted as part of the Further SHLAA Assessment as a result of landscape constraints.
HE202012	Land east of Backwell A	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE202014	Land at Clevedon Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE202016	Land at Youngwood Lane	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE202017	Grange Farm, HUtton	Partly	Assessed as suitable through SHLAA and subsequent assessment stages.
HE2021	Land around Yanley Lane, South Long Ashton	No	Site adjacent to Long Ashton and would reduce the gap between the village and proposed commercial development to the east.
HE20213	Land off Church Lane	No	Preference to retain an open area of land along this southeastern fringe of the village. Backwell has alternative allocation of larger sites.
HE20214	Land south of Church Lane	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE20225	Land off Pound Lane	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20226	Southfield Estate Nailsea	No	Although not excluded by the SHLAA, the Urban Intensification Interim Report (2021) identified the site as unlikely to be delivered within the plan period due to limited redevelopment potential.
HE2023	Land east of Ladymead Lane	Partly	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20233	Northeast of Nailsea	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE20237	Devils Elbow Farm	No	The site was discounted through the Sifting Assessment of the SHLAA as a result of topography.
HE20252	Land south of Roman Road, Sandford	No	The site was discounted through the Sifting Assessment of the SHLAA as it has an active use.
HE20253	South of Roman Rd	No	Site was not selected as it does not have suitable access.
HE2027	Greenways Farm, Lyefield Road	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20273	Land at northwest Nailsea	Partly	Assessed as suitable through SHLAA and subsequent assessment stages.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
HE20276	Land west of Wildcountry Lane	No	Site is located at a distance from the existing built-up area and is therefore not considered to represent a sustainable location for development.
HE20277	Land south of Weson Road	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE20286	South east of A38/A4174 roundabout, Dundry	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20288	Land south of Parsonage Road, Long Ashton	No	Site passed the SHLAA and further constraints assessment; however, flood risk constrains the developable area to the extent that the site is not suitable for allocation.
HE203001	Land near Wooleys Farm	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE203002	Land north of Summer Lane	Partly	Assessed as suitable through SHLAA and subsequent assessment stages.
HE203003	Land north of Wolvershill	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE203004	Land at Coxs Green	No	Site passed the SHLAA and further constraints assessment; however, flood risk constrains the developable area to the extent that the site is not suitable for allocation.
HE203005	Land adjacent Summer Lane bridge	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE203006	Poplar Farm	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE203008	Land near Mead Lane	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	Land at Barrow Wood a	No	Although this site passed the SHLAA assessment it was not taken forward as an allocation due to ecological constraints.
HE203010	Land at Barrow Wood b	No	Although this site passed the SHLAA assessment it was not taken forward as an allocation due to ecological constraints.
HE203011	Land at Barrow Wood c	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE203012	Land at Barrow Wood d	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE203013	Western part of Farleigh Fields	Yes	Site has planning permission.
HE203014	Land north of Banwell	No	Site overlaps a designated Strategic Gap, which limits the developable area and conflicts with the spatial strategy.
HE203020	Land near the Perrings	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE203023	Fountain Timber, Brockley	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE203025	Land off Martcombe Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE203026	Land off Clarken Coombe	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE203027	Land off Sandy Lane, Abbots Leigh	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE203029	Land off Dial Lane	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE20303	East of Brinsea Road	No	The site was discounted as part of the Further SHLAA Assessment as a result of landscape constraints.
HE203031	Land at Stock Lane Farm, Langford	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
HE203032	Land west of Saxon Street	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE203034	Land off Westfield Drive	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE203035	Land east of Backwell B	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE203036	Land north of Sandford	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.
HE20304	East of Brinsea ROad	No	The site was discounted as part of the Further SHLAA Assessment as a result of landscape constraints.
HE20305	East of Brinsea Rd	No	The site was discounted as part of the Further SHLAA Assessment as a result of landscape constraints.
HE20306	Land west of Brinsea Road	No	Concern over landscape harm linked to previous appeal findings on sites to the south of Congresbury.
HE20307	Park Farm	No	Site passed the SHLAA and further constraints assessment; however, flood risk constrains the developable area to the extent that the site is not suitable for allocation.
HE2031	Old St Clevedon	No	Although not excluded by the SHLAA, the Urban Intensification Interim Report (2021) identified the site as unlikely to be delivered within the plan period due to limited redevelopment potential.
HE20315	Land southeast of Congresbury	No	Landscape concern identified through previous appeal to the south of Congresbury.
HE20318	Southfield Rd Nailsea	No	Although not excluded by the SHLAA, the Urban Intensification Interim Report (2021) identified the site as unlikely to be delivered within the plan period due to limited redevelopment potential.
HE20328	North of Nortons Wood Lane	No	Site in green belt and detached from main area of settlement.
HE2033	Land east of Wrington	No	The site sits within a highly sensitive landscape.
HE20331	Gatcombe Farm	Yes	Site has planning permission.
HE2034	Land at Mead Lane	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.
HE20344	Sandford	Yes	Site has planning permission.
HE2035	Land south of Bleadon Hill	No	The site was discounted as part of the Further SHLAA Assessment as a result of landscape constraints.
HE20354	South of Manor Farm, North of Lyefield Road	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20357	West of Willow Drive	No	The site was discounted as part of the Further SHLAA Assessment as a result of ecology constraints.
HE20358	South of Knightcott Gardens	Yes	Site has planning permission.
HE20375	Pineapple Farm, Congresbury	Yes	Site has planning permission.
HE2038	Station Rd Nailsea	No	Although not excluded by the SHLAA, the Urban Intensification Interim Report (2021) identified the site as unlikely to be delivered within the plan period due to limited redevelopment potential.
HE204000	Land west of Ladymead Lane	No	Site not a preferred location for development including in relation to access, compared to proposed sites for allocation in the village.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
HE20409	Trenchard	Partly	Site has planning permission.
HE2042	Land at Middlecombe Nursery	No	Given the sites set back nature from the existing built form and the small size of the site it was deemed unsuitable for allocation.
HE2043	Weston Rd Long Ashton	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE20437	Westlands distribution park	No	The site was discounted through the Sifting Assessment of the SHLAA as it has an active use.
HE2047	Wildcountry Lane	No	Site detached from any area of settlement and not well-related to the proposed Woodspring Strategic Location.
HE20471	Rose Tree Farm, North of Lower Norton Lane/Lyefield Road	Partly	Site has planning permission.
HE2048	Highridge Road, Dundry	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE20486	North of Church Lane	No	The site was discounted through the Sifting Assessment of the SHLAA as a result of access constraints.
HE20489	North Field, Claverham Works	Yes	Site has planning permission.
HE20490	Land at Woodhill	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20491	Land at Lodway Farm	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20495	Anson Road	Yes	Site has planning permission.
HE20497	Land at Kewstoke	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE20498	Land adjacent to Summer Lane and Knightcott Road	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20499	Land off Ashton Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE20500	Land adjacent to M5 and Summer Lane	Partly	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20501	Land off Moor Lane	No	Surface water flood risk - preference to locate development to the east of Backwell and Grove Farm. Whilst these sites have some surface water risk, this can be managed through the layout of development.
HE20502	Land adjacent to B3133	No	This site is subject to a hard constraint and was discounted as part of the SHLAA's Baseline Assessment.
HE20504	Land at West End	No	Site is located at a distance from the existing built-up area and is therefore not considered to represent a sustainable location for development.
HE20507	Depot, Blagdon	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE20508	Land east of Ham Green	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2051	Land north of Amesbury Drive	No	This site is located adjacent to the settlement on the north of Bleadon adjacent to the National Landscape. 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 National Landscape 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.
HE20529	Moor Rd Yatton	Yes	Site has planning permission.
HE20541	Trendlewood Way	Yes	Site has planning permission.
HE20557	Land off Diamond Batch WsM	No	This site is subject to a hard constraint and was discounted as part of the SHLAA's Baseline Assessment.
HE2058	West Town Backwell	No	Site is somewhat detached from the main settlement area and a considerable distance from the centre.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
HE20590	Land to west of Wyndhurst Road	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	Land south of Nailsea	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20592	Summer Lane	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20594	Park Farm	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20595	Land around Grove Farm	Partly	Site has planning permission.
HE206	Land east of Gordano Services	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20607	Land east of Wolvershill Road	Partly	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20608	West of Ladymead Lane	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.
HE2061	Allotments near Woodhill Nurseries	No	The site was discounted through the Sifting Assessment of the SHLAA as it has an active use.
HE20611	West of Netherton Wood Lane	No	Site is located at a distance from the existing built-up area and is therefore not considered to represent a sustainable location for development.
HE20612	North and south of Youngwood Lane	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20615	Land north of Colliters Way	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20617	South of Greenhill Road	No	This site is subject to a hard constraint and was discounted as part of the SHLAA's Baseline Assessment.
HE20618	Court Farm	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE20619	Mill Lane, Portbury	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2062	Land east of Flax Bourton	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE20620	North of Rodyyate Road, Cleeve	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE20628	North west of Portbury	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE20629	Bath Road	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.
HE20635	Land north of Churchill	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE20637	North of Banwell Road, Elborough	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE2065	St Marys Grove	No	The site was discounted through the Sifting Assessment of the SHLAA as a result of access constraints.
HE2067	West of Weston Wood Road	No	The site was discounted as part of the Further SHLAA Assessment as a result of ecology constraints.
HE2068	Land at Tower Farm	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE207	Elm Grove Nurseries	Partly	Assessed as suitable through SHLAA and subsequent assessment stages.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
HE20700	Moor Lane Clevedon	No	Site is too small to be allocated in the Local Plan.
HE20702	Yeolands Farm Clevedon	No	Although not excluded by the SHLAA, the Urban Intensification Interim Report (2021) identified the site as unlikely to be delivered within the plan period due to limited redevelopment potential.
HE20714	Lynton House	No	Site has been built out.
HE20715	Midhaven Rise	No	Although not excluded by the SHLAA, the Urban Intensification Interim Report (2021) identified the site as unlikely to be delivered within the plan period due to limited redevelopment potential.
HE20716	Land at Shipham Lane, Winscombe	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20717	Land at Coombe Farm, Winscombe	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20721	Jackson Barstow House	No	The site was discounted through the Sifting Assessment of the SHLAA as it has an active use.
HE2075	Land at Mead Farm	Yes	Site has planning permission.
HE2076	West of Hill Road	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE2077	Hill Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it has an active use.
HE2078	Winscombe Community Centre	No	The site was discounted through the Sifting Assessment of the SHLAA as it has an active use.
HE2079	Old School House	No	The site was discounted through the Sifting Assessment of the SHLAA as it has an active use.
HE208000	Stowey Road Yatton	No	Site passed the SHLAA and further constraints assessment; however, flood risk constrains the developable area to the extent that the site is not suitable for allocation.
HE208001	Land off Farleigh Road	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE208002	Clevedon Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208003	Alma Street	No	The site is a very small urban site.
HE208007	Land at Barrow Wood	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208008	The Lodge, Barrow Wood	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208009	East of Failand	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208010	Land adjacent Church Lane	No	The site sits within a highly sensitive landscape.
HE208013	Land off Clevedon Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208015	Land off Kellways	No	Site is too small to be allocated in the Local Plan.
HE208017	Land off Backwell Hill Road	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE208018	Land off Dial Lane	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208019	Land adjacent to Cleeve Court	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208020	Land off Clevedon Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208021	Land off Clevedon Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208022	Town Lane, Felton	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
HE208023	Land between Backwell and Flax Bourton	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208024	Land east of Wood Lane, Clapton-in-Gordano	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208025	Land adjacent to Towerhead Road	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208026	Land north of Kewstoke Road, Norton	No	Site is located at a distance from the existing built-up area and is therefore not considered to represent a sustainable location for development.
HE208030	Land east of Sandford	No	This site is subject to a hard constraint and was discounted as part of the SHLAA's Baseline Assessment.
HE208034	Meeting House Lane, Cleeve	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208035	Meeting House Lane North, Claverham/Cleeve	No	Site detached from main area of settlement.
HE208036	Rectory Fields, Flax Bourton	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208037	Land north of Short Lane, Long Ashton	No	Very steep, wooded site.
HE208039	Land adjacent to Sperrings Farm, Clapton-in-Gordano	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208040	Land adjoining Sylvannah, Cadbury Camp Lane West	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208043	East of Stock Lane	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208044	University of Bristol Langford Site U7	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208045	Land to the west of Warley's Lane, W-s-M	No	The site is unsuitable for residential use close to existing business site.
HE208046	Worlebury Hill Road	No	Site is located at a distance from the existing built-up area and is therefore not considered to represent a sustainable location for development.
HE208048	Land north of Knightcott Park	No	This site is subject to a hard constraint and was discounted as part of the SHLAA's Baseline Assessment.
HE208049	Land off St Peters Road	No	Site is too small to be allocated in the Local Plan.
HE208050	Land at Redhill	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208050A	Elmcroft Farm	No	Site passed the SHLAA and further constraints assessment; however, flood risk constrains the developable area to the extent that the site is not suitable for allocation.
HE208051	South Lyes	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208052	The Alburys	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE208053	Barrow Lane, Winford	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE208099	Land south of A38	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
HE2083	Purn House Farm Industrial Estate	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.
HE2085	Langford Court Farm	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2088	North of A368, Upper Langford	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2089	Dinghurst Road	Yes	Site has planning permission.
HE209	Land south of Backwell Hill Road	No	The site was discounted as part of the Further SHLAA Assessment as a result of heritage constraints.
HE2094	Land east of Dundry Lane	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE2098	South of Knightcott Road	No	Landscape concern on this side of Banwell and concern around impact upon the Mendip National Landscape.
HE2099	Land south of A370	No	The site was discounted through the Sifting Assessment of the SHLAA as it was not in conformity with the Plan's Spatial Strategy.
HE20U01	Land off Millcross	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U02	Land north of Churchill Avenua	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U03	Great Western Road	Yes	Site has planning permission.
HE20U05	Weston College Site	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U06	Downside	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U07	Old Mill Road	Yes	Site is part of the Wyndham Way Broad Location.
HE20U08	Sunnyside Road	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U09	Locking Road car park	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U10	Dolphin Square	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U11	Gas Works	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U12	Former Bourneville School Site	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U14	Rear of Locking Road	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U15	Land at Nightingale Court	Yes	Site has planning permission.
HE20U17	Hotels off Knightstone Road	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U18	Former Police Station	Partly	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U19	Sweat FA site	Partly	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U20	Weston Rugby Club	Yes	Site has planning permission.
HE20U21	Woodspring Stadium	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U22	Former Police Depot	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U23	Leisuredomesite	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U24	Land to the West of Winterstoke Rd	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
HE20U25	Former TJ Hughes store	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
HE20U26	Castlewood	Yes	Assessed as suitable through SHLAA and subsequent assessment stages.
SA_ID_61	Monaghan Mushrooms Broad Location	Yes	Site was selected for allocation because it provides a chance for a regeneration opportunity on previously developed land.
SA_ID_73	Land at Atlantic Road South, Weston-super-Mare	Yes	Site has planning permission.
SA_ID_83	Land south of The Uplands, Nailsea	Yes	Site has planning permission.
SA_ID_85	West of Engine Lane, Nailsea	Yes	Site has planning permission.
SA_ID_86	Woodborough Farm, Winscombe	Yes	Site has planning permission.
SA_ID_87	Bleadon Quarry, Bleadon	Yes	Site has planning permission.
SA_ID_89	Land at Bridgwater Road, Weston-super-Mare	Yes	Site has planning permission.
SA_ID_97	Barrow Hospital (1), Barrow Gurney	Yes	Site has planning permission.
SA_ID_98	Barrow Hospital (2), Barrow Gurney	Yes	Site has planning permission.
SA_ID_100	Youngwood Lane, Nailsea	Yes	Site has planning permission.
SA_ID_105	Land south of Station Road, Congresbury	Yes	Site has planning permission.
SA_ID_118	Unit C, Estune Business Park, Long Ashton	Yes	Site has planning permission.
SA_ID_119	Unit A, Estune Business Park, Long Ashton	Yes	Site has planning permission.
SA_ID_126	Former Mooseheart Lodge, Winscombe	Yes	Site has planning permission.
SA_ID_138	7 Clevedon Walk, Nailsea	Yes	Site has planning permission.
SA_ID_139	Blagdon Water Garden Centre, Bath Road, Langford	Yes	Site has planning permission.
SA_ID_141	69-71 Locking Road, Weston-super-Mare	Yes	Site has planning permission.
SA_ID_160	Petersfield, Church Road South, Portishead	Yes	Site has planning permission.
SA_ID_171	Uphill Grange, Uphill	Yes	Site has planning permission.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
SA_ID_172	London Inn, Weston-super-Mare	Yes	Site has planning permission.
SA_ID_175	2-6 Bay Road Clevedon	Yes	Site has planning permission.
SA_ID_176	Wyndham Way Development Framework Area, Portishead	Yes	Site was selected for allocation because it provides a chance for a regeneration opportunity on previously developed land'

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 Loal Plan

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
SA_ID_1/HE2036	Land west of Kenn Road	Yes	Site is an existing business allocation. Site is located in relatively close proximity to the main town of Clevedon with good connections to J20 of the M5.
SA_ID_2	Land at Clevedon 5/20 Business Park	No	Smaller residual part of existing 5/20 business park. These smaller parts of this larger business site have not come forward for many years and it is not considered that allocation is necessary.
SA_ID_3	Gordano Gate, Portishead	Yes	Site is an existing business allocation in the centre of Portishead, and the only remaining allocation in the town for this use. This proposal is consistent with the identification of the wider Wyndham Way Broad Location.
SA_ID_4	West Wick Business Park	Yes	This is a large site adjacent to the M5 motorway at Weston-super-Mare. It sits to the south of an existing large warehouse and is well-related to J21. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth and can help to assist with self-containment of the town.
SA_ID_5	Land adjacent Havyat Business Park, Wrington	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_6	Land at Wolvershill Strategic Location	Partly	This site forms part of the wider Wolvershill Strategic Location proposed allocation. Business use is proposed to account for 3ha of the overall allocation and land to the southwest of the allocation has been identified as a potential suitable location.
SA_ID_7	Parklands Grumblepill	Yes	Allocation as part of the committed Parklands Village. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth.
SA_ID_8	Land at Laneys Drove	Partly	A smaller part of this site is proposed for allocation as set out under SA_ID_52.
SA_ID_9	Backwell Hill Road	No	Very small site to the east of Backwell. A larger employment provision is proposed as part of the larger East of Backwell allocation.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
SA_ID_10	Land around Yanley Lane	No	A large business proposal has been recently consented to the east of this site, the Epic proposal, and the Local Plan 2041 proposes a designation to reflect this. It is not considered necessary to allocate this additional site that would extend to the southeastern fringe of Long Ashton.
SA_ID_11	West of hill Road, Sandford	No	Site is proposed for residential allocation in the Local Plan 2041.
SA_ID_12	Hill Road, Sandford	No	Site is an existing orchard.
SA_ID_13	East of Riverside, Banwell	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_14	Moor Farm, Portishead	No	Very large site identified to the east of Portishead that is also being promoted for residential development. Employment development is preferred in the centre of Portishead as part of the wider Wyndham Way Broad Location.
SA_ID_15	East of Brinsea Road	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_16	Land east of J21	No	This is a very large site promoted for residential and business use to the east of J21, Weston-super-Mare. Allocation of this site is not considered a necessity for the plan as employment needs are met on sites elsewhere, including as part of the mixed use Strategic Location at Wolvershill, and on sites in Weston-super-Mare itself.
SA_ID_17	Old Mill Road	Yes, as part of wider Wyndham Way Broad Location	Old Mill Road is an existing business site in the centre of Portishead. The wider Wyndham Way Broad Location includes the Old Mill Way site but allocates a wider range of uses including 785 new homes and an additional 867 jobs.
SA_ID_176	Wyndham Way Development Framework Area, Portishead	Yes	Site was selected for allocation because it provides a chance for a regeneration opportunity on previously developed land.
SA_ID_18	Goding Lane, Banwell	No	This site is close to Banwell and the proposed Wolvershill Strategic Site. A preferred location for employment in this area is as part of the Wolvershill Strategic Location on land at lower risk of flooding.
SA_ID_19	Land off Says Lane, Langford	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_20	Land off Bridge Road, Bleadon	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_21	Land off Stock Lane, Langford	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_22	Leighton Crescent	No	Site is proposed for residential development in the Local Plan 2041.
SA_ID_23	West Hewish	No	Whilst this site is relatively close to Weston-super-Mare, being on the A370 and close to J21 of the M5, it is located within the countryside and the preference is to accommodate business growth within the town and the proposed Wolvershill Strategic Location.
SA_ID_24	Woodview Terrace, WSM	No	Very small site backing on to residential properties. Current use of B8 with associated vehicle parking.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
SA_ID_25	Eastermead Lane, Banwell	No	Part of site is utilised for the construction of the Banwell Bypass. Employment in the vicinity of Banwell is allocated to the Wolvershill Strategic Location.
SA_ID_26	Goding Lane, Banwell	No	This site is close to Banwell and the proposed Wolvershill Strategic Site. A preferred location for employment in this area is as part of the Wolvershill Strategic Location on land at lower risk of flooding.
SA_ID_27	North of Locking	No	Site is allocated for residential development in the Local Plan 2041.
SA_ID_28	Land off Moor Lane, Backwell	No	Land is allocated for business use to the east of Backwell. This location is considered to be preferred in comparison to this site to the west of Backwell, including due to it benefitting from new transport infrastructure to the east of Backwell.
SA_ID_29	North of Brockley Way, Claverham	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_30	North of New Road	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_31	East of Lye Cross Farm	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_32	Bakers Land, Langford	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_33	Land east of Clevedon	No	Business in this location was proposed as part of the Regulation 19 plan in 2023, however has since been removed due to concerns on its impact and deliverability of associated infrastructure. The allocation of this site is not considered a necessity within the plan as the plan is meeting business needs identified through the evidence on alternative sites.
SA_ID_34	Chapel Pill	No	Whilst Pill and Easton-in-Gordano is identified as a strategic location with a number of residential allocations, it is not considered a preferred location for business allocation.
SA_ID_35	Land around Failand	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_36	Downs Farm, Dundry	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_37	Middle Elm, Weston Road, Hewish	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_38	Land north of Hewish	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_39	Land north of Nailsea	Partly	1.1ha of employment is proposed as part of this site through Policy LP3 *Nailsea and Backwell Strategic Location.* Employment would be well-related to the main town of Nailsea providing an opportunity for new business space in the town.
SA_ID_40	Western Trade Centre, Banwell	No	Considered a sensitive area of landscape to the west of Banwell. It is preferred to allocate employment development as part of the wider proposed Wolvershill Strategic Location.
SA_ID_41	Land at Downside Road	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_42	Tyntsfield Springs	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_43	Riverside, Banwell	No	Site is detached from any settlement and within the countryside. Allocation would not be in conformity with Policy SP9.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
SA_ID_44	North of Pudding Pie Lane, Langford	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_45	Land south of Parsonage Road	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_46	Land north of Congresbury	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_47	Land off Purn Way, Bleadon	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_48	Birds Farm, Winford	No	New business growth in this location is not consistent with the proposed approach to the distribution of employment as set out in Policy SP9. The preference is to locate employment within or close to the higher order settlements, especially the main towns.
SA_ID_49	Weston Business Quarter	Yes	This is a committed site within the employment land supply located at the Weston Villages, the large-scale regeneration area at Weston-super-Mare. Parts of the wider site have already had significant business development and this proposed allocation would enable the wider site to build out as part of the employment-led approach to development in this area. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth.
SA_ID_50	Westlands Distribution Park	No	This is an existing operational business park. Its redevelopment for employment purposes would be acceptable in principle without the need for allocation.
SA_ID_51	Summer Lane, north of A370, WSM	Partly	Remaining part of this site are allocated for business use, following exiting business development on the site. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth.
SA_ID_52	Land at Laneys Drove	Yes	This is an extant allocation for business use with large parts of the wider site already built out with business uses.
SA_ID_53	West Wick Roundabout, Parklands Village	Yes	Employment uses form a key element of the committed Parklands development site. The proposed allocation of this site follows reconsideration of business space in the wider Parklands Village and this site is considered to be more commercially attractive. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth.
SA_ID_54	Land east of Backwell	Partly	Land east of Backwell is a larger proposed residential allocation in the Local Plan 2041. Policy LP3 *Nailsea and Backwell Strategic Location* identifies 5ha of business space to form art of this wider allocation with location to be confirmed through masterplanning. This provision would be well related to planned strategic transport infrastructure, notably the Cross Rail Link, well-related to Nailsea, and close to the Nailsea and Backwell train station, giving links to Weston-super-Mare, Bristol and beyond.
SA_ID_55	Land south of Nailsea	No	This site is allocated for residential in the Local Plan 2041. Other sites within the Nailsea and Backwell Strategic Location are identified for new employment provision.
SA_ID_56	Woodspring Strategic Location	Partly	Six hectares of employment is proposed as part of the wider Woodspring Strategic Location. As a large strategic location under Policy LP2, it is considered appropriate for the allocation of an employment element that may be complimentary to recently consented employment to the north of the site – the Epic proposal.
SA_ID_57	Land off Cruikshank Grove, Parklands	Yes	Allocation as part of the committed Parklands Village. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth.
SA_ID_58	Land off Mcrae Road, Parklands	Yes	Allocation as part of the committed Parklands Village. Allocation of this site within Weston-super-Mare reflects the significance of the town as the focal point for business growth.
SA_ID_59	Knightcott Industrial	No	Considered a sensitive area of landscape to the west of Banwell. It is preferred to allocate employment development as part of the wider proposed Wolvershill Strategic Location.

Site ID	Site name	Allocated in Pre-submission Local Plan?	Council's summary reasons for decision-making
SA_ID_60	Land west of Kenn Road	Existing consent	Site has planning permission.

References

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2 Atkins (2023) West of England Employment Land Spatial Needs Assessment

3 North Somerset Council (2020) North Somerset Local Plan: Pre-commencement Document

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5 North Somerset Council (2020) North Somerset Local Plan 2038 Challenges and Choices Part 2 – Choices for the Future

6 North Somerset Council (2020) Sustainability Appraisal 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)

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9 North Somerset Council (2020) SA Scoping Report

10 West of England Combined Authority (2021) Employment Land Spatial Needs Assessment (ELSNA) Summary

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12 At the time of writing (October 2025), there are made Neighbourhood Plans for: Abbots Leigh, Ham Green, Pill and Easton-in-Gordano; Backwell; Claverham; Congresbury; Long Ashton; Portishead; Wraxall and Failand; and Yatton.

13 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)

14 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)

15 Ministry of Housing, Communities and Local Government (2025) National Planning Policy Framework

16 Ministry of Housing, Communities and Local Government (2024) Planning Practice Guidance

17 Department for Levelling Up, Housing and Communities (2022) Building Regulations in England: circular 01/2022

18 UK Green Building Council (2021) The New Homes Policy Playbook

19 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".

20 This appraisal work was undertaken in 2020 by North Somerset Council when National Landscapes were referred to as AONBs or Areas of Outstanding Natural Beauty.

21 North Somerset Council (2017) North Somerset Landscape Sensitivity Assessment

22 North Somerset Council (2017) North Somerset Landscape Sensitivity Assessment

23 Please note, Policy SP9: Employment sets out the overall strategy for the distribution of business development in the District in line with the spatial strategy. The sustainability effects as a result of developing these sites have been considered separately through the appraisal of Policy SP9 earlier in the SA Report.

24 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.

25 North Somerset Council (2023) Authority Monitoring Report

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39 Office for National Statistics (2023) How life has changed in North Somerset: Census 2021

40 North Somerset Council (2024) Residential Land Survey and Housing Land Supply Position Report April 2024

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42 Office for National Statistics (2024) House price (existing dwellings) to residence-based earnings ratio

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45 The definition of Gypsies and Travellers contained in PPTS was subsequently updated in December 2023 to include all of those with a travelling background and not just those who are currently travelling.

46 North Somerset Council (2024) Joint Health and Wellbeing Strategy

47 Department of Health and Social Care (2023) Local Authority Health Profiles - North Somerset

48 Office for Health Improvement and Disparities (2022) Indicators: maps, data and charts – Life expectancy at birth for females, 2016 to 2020 (years)

49 Department of Health and Social Care (2023) Local Authority Health Profiles – North Somerset

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52 Office for National Statistics (2024) Recorded crime data by Community Safety Partnership area

53 CrimeRate (2024) Crime and Safety in Weston-super-Mare

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55 North Somerset Council (2016) North Somerset Residents Survey 2016

56 North Somerset Council (2023) Authority Monitoring Report

57 OS Maps (undated) National Cycle Network

58 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

59 North Somerset Council (undated) Our plans to tackle climate change

60 Tyndall Centre (2023) Setting Climate Commitments for North Somerset – Quantifying the implications of the United Nations Paris Agreement for North Somerset

61 Department for Energy Security and Net Zero (2024) UK greenhouse gas emissions: local authority and regional

62 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.

63 Department for Energy Security and Net Zero (2014, updated 2024) Regional Renewable Statistics

64 [X] means there was some generation in this local authority but is has been suppressed to prevent the output of individual plants being revealed.

65 North Somerset Council (2021) Renewable Energy Resource Assessment Report

66 North Somerset Council (undated) Draft Recycling and Waste Strategy

67 North Somerset Council (2023) Authority Monitoring Report 2023

68 Department for Transport (2023) Local authority North Somerset

69 Department for Transport (2023) Local authority North Somerset

70 Office for National Statistics (2023) Workplace flow data

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91 Environment Agency (2022) Severn River Basin Management Plan summary and cross border catchments (England and Wales)

92 Avon Wildlife Trust (n.d.) North Somerset Levels and Moors Restoration Project

93 North Somerset Council (2020) North Somerset Council Level 1 Strategic Flood Risk Assessment

94 North Somerset Council (2021) Green Infrastructure Strategy

95 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. The Assessment has since been updated (2023) and the concentration of businesses remains the same.

96 Where a site would result in a significant negative effect in combination with a minor negative effect an overall significant negative effect is recorded.

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