

Sustainability Appraisal (SA) for the Bath and North East Somerset Local Plan

Interim SA Report (accompanying Regulation 18 consultation re-run)

Bath and North East Somerset Council

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Quality information

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1. Introduction

1.1 Introduction to Sustainability Appraisal (SA)

- 1.1.1 AECOM is commissioned to lead on Sustainability Appraisal (SA) in support of the emerging Bath and North East Somerset Local Plan. SA is a mechanism for considering and communicating the likely significant effects of an emerging plan, and alternatives, against a framework of sustainability objectives, with a view to avoiding and mitigating *adverse* effects, and maximising the positives. SA of Local Plans is a legal requirement.¹
- 1.1.2 It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004. This identifies that a report (known as the SA Report) must be published for consultation alongside the Draft Plan that “*identifies, describes and evaluates*” the likely significant effects of implementing “*the plan and reasonable alternatives*”.² The SA Report must then be considered, alongside consultation responses, when finalising the plan.
- 1.1.3 This Interim SA Report (2025) has been prepared to accompany the Local Plan Options Document, under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Options Document sets out revised approaches to development across Bath and North East Somerset, including updated site options and policy directions. This is a re-run of the Regulation 18 consultation held in Spring 2024, recognising some key changes to national policy that have affected the growth strategy for the Local Plan. This is discussed in the sections below.
- 1.1.4 In December 2024 changes were made to national planning policy, including changes to the way housing needs are calculated and how the Green Belt is defined. The Options Document focuses on options providing for the additional development now required within Bath and North East Somerset, and policy approaches to help deliver healthy, sustainable places.
- 1.1.5 This Interim SA Report and the Local Plan Options Document are the subject of a focussed Pre-Submission consultation, due to take place over a period of six weeks from **Friday 3rd October to Friday 14th November 2025**.
- 1.1.6 AECOM has structured this report specifically in a way that is designed to meet the regulatory requirements and be accessible to readers. The report is structured in three parts which aim to answer the following questions in turn:
1. What has plan-making/ SA involved up to this point? (focusing on what reasonable alternatives have been appraised)
 2. What are the SA findings at this stage? (focusing on appraising the Options Document)

¹ Since provision was made through the Planning and Compulsory Purchase Act 2004 it has been understood that local planning authorities must carry out a process of Sustainability Appraisal alongside plan-making. The centrality of SA to Local Plan-making is emphasised in the National Planning Policy Framework (2012) and subsequent revisions (2025). The Town and Country Planning (Local Planning) (England) Regulations 2012 require that an SA Report is published for consultation alongside the ‘Proposed Submission’ plan document. Where legislation is referenced, it should be assumed it is ‘as amended’.

² Regulation 12(2) of the Environmental Assessment of Plans and Programmes Regulations 2004

3. What happens next? (what comes next in terms of plan-making and SA)

- 1.1.7 **Appendix A** provides a further explanation of the regulatory basis for answering certain questions within the SA Report, and a checklist explaining more precisely the regulatory basis for presenting certain information.

1.2 The Local Plan context

- 1.2.1 The emerging Bath and North East Somerset Local Plan is at a relatively early stage of preparation. An initial Options Consultation took place in Spring 2024, with an [Interim SA Report \(2024\)](#) accompanying the Local Plan 2022-2042 Options Document for public consultation (Regulation 18).
- 1.2.2 Later in 2024 the government introduced a new mandatory housing need (known as the standard method figure of housing need³) for the Council. This was for more than double the amount of homes than previously being planned for, at around 1,500 homes per year. Alongside doubling the housing need for Bath and North East Somerset, the government also published some important changes to national policy. As a result of the increased housing need and national policy changes, the Council decided to reset the local plan so that it could undertake further evidence work and assess further options for providing increased levels of development. In response to this, an Options Document has been produced. This primarily focusses on options for providing the additional development now required.
- 1.2.3 This Interim SA Report (2025) accompanies the Local Plan Options Document for a re-run of Regulation 18 consultation. Once adopted, the Bath and North East Somerset Local Plan will set out the framework to guide and shape development in the district up to 2042. It will replace the existing Core Strategy (2014), Placemaking Plan (2017), and Local Plan Partial Update (2023) that form the current local planning policy framework for the district.

Emerging vision and spatial priorities

- 1.2.4 The Council is working on an emerging vision and set of priorities for Bath. The Council has identified spatial priorities for the Local Plan which shape and articulate what it is that the Local Plan will achieve. These priorities are informed by the key issues and challenges identified within the Plan and link with the Council's Corporate Strategy. The spatial priorities are:

“Our Local Plan will plan for development in response to local needs to create attractive, healthy, and sustainable places in line with the Council's Corporate Strategy.

The Plan will:

- *Create a fairer, more prosperous, and sustainable economy.*
- *Maximise the delivery of housing that is affordable.*

In doing so, our plans for development must:

³ [Housing and economic needs assessment - GOV.UK](#)

- *Enable B&NES to become carbon neutral by 2030 and deliver a climate resilient district.*
- *Protect and enhance nature through facilitating nature recovery.*
- *Improve health and well-being outcomes for all, including through planning health promoting and inclusive places and providing for cultural enrichment.*
- *Reduce the need to travel unsustainably and enable improved connectivity for all through sustainable modes of transport and facilitating locally available services and facilities.*
- *Respect, conserve, and enhance our heritage assets and their landscape settings, in particular the World Heritage Site of Bath and National Landscape.*
- *Align the timely provision of transport, health, social, cultural, and green infrastructure with development.”*

1.3 Introducing the scope of the SA

- 1.3.1 The aim here is to introduce the reader to the scope of the SA, i.e., the sustainability issues/objectives that should be a focus of (and provide a broad methodological framework for) the SA.
- 1.3.2 Further information on the scope of the SA - i.e., a more detailed review of sustainability issues/objectives as highlighted through a review of the sustainability ‘context’ and ‘baseline’ - is presented in **Appendix B**.

Consultation on the scope

- 1.3.3 The SEA Regulations require that “*When deciding on the scope and level of detail of the information that must be included in the Environmental Report [i.e., the SA scope], the responsible authority shall consult the consultation bodies*”. In England, the consultation bodies are the Environment Agency, Historic England, and Natural England.⁴ As such, these authorities were consulted on the SA scope in March 2023. Since that time, the SA scope has evolved as new evidence has emerged; however, the underlying scope remains fundamentally the same as that agreed through the dedicated scoping consultation in 2023.
- 1.3.4 Updated scoping information is presented in **Appendix B** of this SA Report.

SA framework

- 1.3.5 **Table 1.1** overleaf presents the SA framework. The compatibility of the SA objectives and Local Plan objectives were previously explored and reported in the Interim SA Report 2024. The Local Plan and SA objectives have not been subject to significant changes, and the findings are expected to remain broadly the same.

⁴ In accordance with Article 6(3).of the SEA Directive, these consultation bodies were selected because ‘by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programmes.’

Table 1.1 SA Framework

SA theme	SA objective	Appraisal questions
Health and wellbeing	Improve the health and well-being of all communities and create healthy places	• Make it easy to reach everyday destinations including essential services (e.g. schools, workplaces, homes, shops, community facilities) by “active” travel e.g. through high quality cycling, wheeling, and walking infrastructure? • Create opportunities to engage in structured sport, play, leisure, and informal recreation? • Create a healthy and sustainable food environment, including the provision of allotments and community gardening? • Maintain or increase access to existing open/green/blue space, improve existing natural spaces, and in areas of deficiency, provide new green spaces? • Promote inclusive design which supports social interaction for all ages, including the needs of those with sensory and mobility impairments? • Consider possible suicide prevention measures (Preventing Suicide in England example)? • Provide adequate supporting health services and improved access to healthcare including through sustainable transport provision?
Housing	Meet identified needs for sufficient, high-quality housing including affordable housing	• Provide viable and deliverable good quality housing and affordable housing to meet the full objectively assessed housing needs? • Help to significantly boost the supply of housing? • Mixed size, type, and tenure development? • Address housing needs of older people i.e. sheltered housing, assisted living, lifetime homes and wheelchair accessible homes? • Delivery of housing that meets local needs, including wheelchair accessible housing, and elderly persons housing?
Communities	Promote stronger, more vibrant and cohesive communities and reduce anti-social behaviour, crime,	• Connection with existing communities? Prevention of community severance e.g. new road or development dividing a community in two?

SA theme	SA objective	Appraisal questions
	and the fear of crime	- Streets and the public realm are safe, attractive, and accessible for all ages and levels of disabilities, promoting use and enhancing safety? - Range of sports and leisure facilities and pitches designed and maintained for use by the whole community? - Provision of a range of appropriate and accessible community, social and cultural facilities? - Amenities and facilities are accessible for all e.g. people with mobility problems or a disability, parents with young children, older people? - Design out crime and promote a feeling of security through better design e.g. well-lit spaces, natural surveillance, limit non-overlooked areas? - Promotion of public spaces that might support civic, cultural, recreational and community functions? - Design of the public realm which maximises opportunities for social interaction and connections within and between neighbourhoods? - Lead to co-created spaces with local people, particularly groups who are seldom heard?
	Create inclusive environments which foster good relations between people and support high-quality living environments with good access to housing and services.	- Lead to direct or indirect benefits for groups with protected characteristics? - Reduce barriers to access to housing services and facilities? - Ensure that decisions are inclusive? - Improve the quality of the living environment, particularly within areas of higher deprivation? - Ensure that areas and communities which require greater attention and need of services are accommodated? - Support and promote social inclusion and social cohesion? - Encourage local participation and active engagement?
Economy	Build a strong, prosperous and fairer economy and enable local businesses to prosper	- Enhance educational and training opportunities / skills? - Support inclusive development that enables access to economic opportunities for all? And opportunities to meet the district's employment needs?

SA theme	SA objective	Appraisal questions
		• Retain business and space and commercial land? • Provide an adequate increase in supply of land and diverse range of employment opportunities? • Support the expansion and diversification of business? • Correct imbalances between residential and employment development to reduce in / out commuting? • Support the prosperity and diversification of the district's rural economy? • Support the visitor economy, arts and culture and further develop civic pride and pride in the community? • Contribute to the regions' ambition to be a driving force for clean and inclusive growth? • Increase energy efficiency in businesses and provide for innovative energy production? • Enable town centres to enhance vitality and viability, by promoting mixed-use spaces; and providing public realm and utility improvements? • Improve digital connectivity?
Transportation	Ensure everyone has access to high quality and affordable public transport, cycling and walking infrastructure	• Reduce the need to travel by car and prioritise access to good public transport and safe walking and cycling infrastructure (including segregated cycle lanes, secure bike storage and parking), over facilities for private cars? • Ensure new cycle and pedestrian paths are linked with existing / wider networks to ensure connectivity? • Deliver traffic management and calming measures to help people feel safe & confident to walk & cycle, whilst helping to reduce and minimise road injuries? • Incorporate electric vehicle charging points into new developments or ensure they can be retrofitted? • Provide access to major employment areas by active travel or public transport? • Prioritise modes of transport in the below order: ○ Walking ○ Cycling

SA theme	SA objective	Appraisal questions
		○ Public transport ○ Private cars ● Provide access to healthcare services by active travel or public transport?
Landscape	Protect and enhance local environmental distinctiveness and the character and appearance of landscapes	● Protect areas of landscape and townscape character and distinctiveness? ● Avoid harmful impacts on all landscapes? ● Ensure that great weight is attached to conserving and enhancing the landscape and scenic beauty of designated National Landscapes (formerly AONBs) with reference to their special qualities? ● Include the Setting of City of Bath WHS in relation to protection of the OUVs and their attributes especially those relating to landscape? ● Deliver development which values and protects diversity and local distinctiveness including cultural distinctiveness such as rural ways of life and local history and traditions? ● Deliver well-designed development and places that are well related and provide physical connection to the surrounding townscape/landscape? ● Deliver well-designed places and new development which creates high-quality townscapes and landscapes, including within streets, and includes GI, SUDs, and open spaces? ● Ensure that soils within new developments are protected and managed as a vital living natural capital resource which will underpin the delivery of high-quality landscapes?
Historic environment	To conserve and enhance the historic environment, heritage/ cultural assets and their settings	● (For listed buildings) Have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it proposes? ● (For Conservation Areas) Pay special attention to the preservation or enhancement of the character of the surrounding conservation area? ● Conserve and/or enhance heritage assets, or better reveal their

SA theme	SA objective	Appraisal questions
		significance, their setting, and the wider historic environment (including World Heritage Site designations, Scheduled Monuments, and Historic Parks and Gardens)? • Ensure heritage assets have viable uses consistent with their conservation? • Give great weight to a heritage asset's conservation (and the more important the asset, the greater weight)? • Avoid any harm to or loss of the significance of a designated heritage asset, unless clear and convincing justification is provided? • Consider the effect of development on the significance of non-designated heritage assets including locally listed heritage assets and assets identified on the Historic Environment Record?
Biodiversity	Conserve and enhance the condition and extent of Biodiversity in the district	• Has the mitigation hierarchy been used to avoid and minimise impacts? • Does development deliver biodiversity net gains at least 10%? • Avoid potential impacts on designated sites (international, national, local)? • Avoid potential impacts for or loss of ancient woodland and aged or veteran trees? • Avoid any net loss, damage to, or fragmentation and positive enhancement of designated and undesignated wildlife sites protected species and priority species? • Conserve, restore and/ or re-create priority habitats? • Incorporate biodiversity into the design e.g. street trees, green corridors, linking open space etc? • Ensure current ecological networks are not compromised and future improvements in habitat connectivity are not prejudiced? • Enhance and extend the Green Infrastructure and make a positive contribution to the nature recovery network? • Incorporate spaces for protected species that are reliant on buildings for nesting

SA theme	SA objective	Appraisal questions
		sites, including swifts, swallows, and martins? • Maximise the use of native species with wildlife value in planting? • Ensure new lighting will not impact on biodiversity?
Natural resources	Reduce land, water, air, light, and noise pollution	• Minimise increase in traffic congestion? • Deliver development that minimises exposure to poor air quality and noise pollution? • Contribute to measures identified in the Air Quality Management Plans? • Remediate contaminated sites? • Avoid locating development of potentially noisy activities in areas that are sensitive to noise, including areas of tranquillity? • Locate development where adequate water supply, foul drainage, sewage treatment facilities and surface water drainage is available? • Minimise increase in light pollution? • Protect the natural thermal spring under County of Avon Act 1982? • Conserve, protect, and enhance water resources? • Encourage the effective use of brownfield land if it is not of high environmental value? • Protect grades 1- 3a agricultural land from development?
Climate change	Reduce vulnerability to, and manage flood risk (taking account of climate change)	• Deliver development which supports and corresponds with appropriate flood risk management guidance including applying natural solutions and a sequential approach and policies for any form of flooding including surface water flooding? • Avoids development in areas vulnerable to the impacts of climate change (e.g. flood plains)? • Promote best practice for SuDs?
	Reduce negative contributions to climate change, increase resilience and promote adaptation to climate change	• Reduce greenhouse gas emissions and eliminate fossil fuel use in new development? • Deliver development designed to be resilient to a future climate of increased extremes of heat, cold and rainfall in line with latest guidance, e.g. use of green infrastructure to include cooling

SA theme	SA objective	Appraisal questions
		measures such as deciduous trees, green space and blue infrastructure? • Facilitate the supply of local food and increase provision of food growing spaces, i.e., allotments, community farms, and farmers markets? • Improve existing building energy efficiency? • Encourage and enable community resilience and preparedness to extreme events (e.g. community heat refuges)?
	Encourage careful, efficient use of natural resources including energy and encourage sustainable construction	• Limit embodied carbon emissions? • Increase renewable energy generation? • Deliver water efficient design and reduce water consumption, including rainwater harvesting? • Deliver development that demonstrates sustainable design and construction including efficient use of materials? • Deliver development that maximises energy efficiency? • Facilitate low carbon community infrastructure such as district heating?
Waste	Promote waste management accordance with the waste hierarchy (Reduce, Reuse and Recycle)	• Facilitate and enable the shift to a low-carbon and circular economy principles: ○ Designing out waste and pollution ○ Keeping products and materials in use ○ Regenerating natural systems • Promote sustainable markets for recycling of materials? • Provide adequate provision of waste management facilities and where possible include measures to help to reduce the amount of waste generated by development? • Provide facilities to recover and repair existing materials and products? • Deliver housing developments designed with adequate space provision for recycling & waste containers?

Part 1: What has plan-making/ SA involved up to this point?

2. Introduction to Part 1

2.1 Context

- 2.1.1 In line with regulatory requirements, there is a need to explain how work has been undertaken to establish and then appraise reasonable alternatives, and how the Council will consider the appraisal findings when developing the preferred approach for the Local Plan.
- 2.1.2 This part (Part 1) of the report presents information regarding the consideration of reasonable alternatives, with a focus on the spatial strategy. This information is important given regulatory requirements.⁵
- 2.1.3 As plan making evolves, it is anticipated that the options will be refined and updated as appropriate during the subsequent stages of the SA.

2.2 Structure of this part of the report

- 2.2.1 This part of the report is structured as follows:
- **Chapter 3** – presents the outline reasons for selecting the alternatives dealt with at this stage.
 - **Chapter 4** – presents a summary of the appraisal of the alternatives, and
 - **Chapter 5** – explains the Council's approach moving forward.

⁵ There is a requirement for the SA Report to present an appraisal of 'reasonable alternatives' and 'an outline of the reasons for selecting the alternatives dealt with'.

3. Establishing reasonable alternatives

3.1 Purpose and structure of this chapter

- 3.1.1 This chapter explains how the policy context and evidence base for the emerging Local Plan has informed the development of reasonable alternatives for appraisal at this current stage of plan making. Ultimately, the aim of this chapter is to present “*an outline of the reasons for selecting the alternatives dealt with*”, in accordance with regulatory requirements.
- 3.1.2 This chapter is structured to answer the following questions:
- How much growth needs to be delivered?
 - Where are the key locations to deliver this growth?
 - What are the growth delivery challenges?
 - What alternatives have been explored to date? And
 - What reasonable alternatives can be identified at this stage?

3.2 How much growth needs to be delivered?

Housing needs

- 3.2.1 The Local Plan needs to align with the NPPF (2025), which, since 2018, requires the use of a standard method for calculating housing needs as a starting point in planning for growth. Recently, the standard method was updated in the revised NPPF (2025) which has meant that Local Planning Authorities across England have had to consider new housing needs for their Local Plans.
- 3.2.2 For Bath and North East Somerset Council the housing need has essentially doubled. Using the standard method for calculating housing needs and the latest affordability data, the current indicative housing need for the district is **1,501 dwellings per annum**, or a **total of 27,018 homes** over the updated plan period of 2025 to 2043. This will be the housing need for the Local Plan, which will seek to identify enough land in the district to deliver this many homes in the period up to 2043.
- 3.2.3 Housing needs differ across the district, such that the Local Plan should seek to deliver a broad range of housing types and tenures. This includes Purpose Built Student Accommodation (PBSA) and Houses of Multiple Occupation (HMOs) for students that attend the Universities in Bath and young professionals, specialist housing for the elderly and disabled, family housing, affordable housing, and pitch needs for Gypsy and Traveller communities.
- 3.2.4 The evidence (a Local Housing Needs Assessment) indicates that affordable housing needs are significantly higher within Bath City than within the surrounding district areas, notwithstanding that affordability issues do exist elsewhere in the district. An update to the Gypsy and Traveller

Accommodation Assessment (GTAA) undertaken in 2021 also identifies a need for two additional pitches and recommends intensification of existing private pitch areas to meet this need.

Existing commitments

- 3.2.5 Whilst the plan period has been updated in the Local Plan Options Document (2025), now running from 2025 to 2043, it still overlaps with the current plan period in the adopted Local Plan, which runs up to 2029. Some housing is therefore already planned to be built on sites allocated for development in the current adopted Local Plan and there are sites with planning permission that are still to be built out. These sites are classified as existing commitments and will contribute towards the housing need of 27,018 new homes. Existing commitments are expected to contribute a **total of 7,097 new homes**, broken down as follows: 4,444 new homes in Bath, 602 new homes in Keynsham, 1,052 new homes in the Somer Valley, and a further 999 homes across the rural areas.

Employment growth needs

- 3.2.6 The Council has an existing adopted Economic Strategy that the Local Plan will seek to align with. The Economic Strategy identifies relevant key issues facing the local economy such as lower-than-average wages, recent economic under performance partly resulting from a shortage of space for businesses to grow, and low productivity, as well as the availability of local housing that is affordable. The Strategy seeks to develop Bath and North East Somerset to be a leader in green inclusive growth, including by upskilling residents and improving access to employment opportunities.
- 3.2.7 Alongside the established economic issues and priorities (including those reported through the previous Interim SA Report 2024), the Council have had to consider the likely economic impacts of the increased housing need. The Council have sought to update the evidence base in this respect to maintain the current balance between jobs and homes within the district. This analysis suggests that an additional **25,000 jobs** would need to be created and accommodated within the district. The Local Plan Options Document (2025) recognises that if job growth is below this figure and housing is delivered to meet the increased housing need, it is likely that increased out-commuting will occur.
- 3.2.8 The evidence suggests that, in terms of sectors with a significant influence on employment land, there will be some decline in manufacturing and transportation & storage sectors. Growth is expected in the following sectors: human health & social work, accommodation & food services, information & communication, creative & digital, and professional, scientific & technical. The updated evidence provides an indication of the additional employment floorspace needs, broken down as follows: **between 13-14ha of new office space, between 17-20ha of new industrial floorspace, and around 15ha of new warehousing & logistics space**. These figures provide a starting point for the Local Plan in determining allocations, whilst recognising that the 25,000 new jobs will be accommodated in many ways and include jobs that do not require traditional employment floorspace.

3.3 Where are the key locations to deliver this growth?

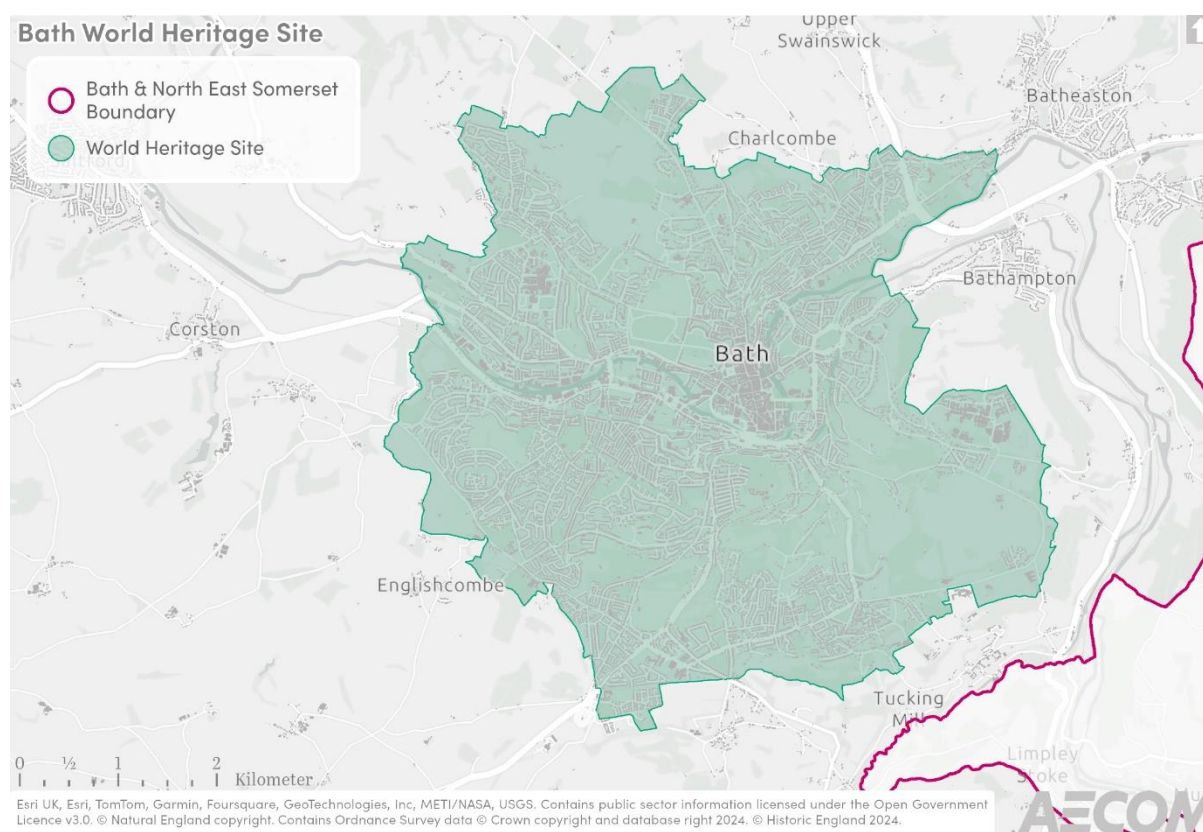
Sensitive locations: Bath World Heritage Site

- 3.3.1 There are key sensitive locations across the district that will influence any given future growth strategy, and these are summarised as a starting point.
- 3.3.2 Firstly, the City of Bath is exceptional in having two UNESCO inscriptions. In 1987 it was inscribed for its hot springs, Roman archaeology, Georgian buildings, and natural landscape setting. In 2021 a second inscription was received as one of the Great Spa Towns of Europe – fashionable spa towns laid out around natural springs which are used for health and wellbeing. The entire city is covered by the status, and the former municipal city boundary forms the site boundary (see Figure 3.1). The Council have also identified a buffer around the boundary, where development will likely impact upon its setting.
- 3.3.3 The NPPF (2025) identifies that World Heritage Sites are of highest significance and an irreplaceable resource (Para 202). It states that “*great weight should be given to the asset’s conservation*” (Para 212). Furthermore, any substantial harm to or loss of World Heritage Sites should be “*wholly exceptional*” (Para 213).
- 3.3.4 Additionally, UNESCO has its own guidance for assessing impacts⁶ which operates independently of any individual country’s planning system. What this means is that UNESCO will also consider the impact of a development (planned or built) on the World Heritage Site, and should any future development undermine the Outstanding Universal Value⁷ of the site, the status may be revoked. This can happen regardless of whether the development was considered acceptable in terms of the NPPF and local plan policies.
- 3.3.5 This ultimately means for the Local Plan that whilst Bath is the largest and most well-connected urban area in the district, its opportunities for strategic growth are significantly constrained by its heritage values.

⁶ [Guidance and Toolkit for Impact Assessment in a World Heritage Context](#)

⁷ Outstanding universal value: Cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations. An individual Statement of Outstanding Universal Value is agreed and adopted by the UNESCO World Heritage Committee for each World Heritage Site.

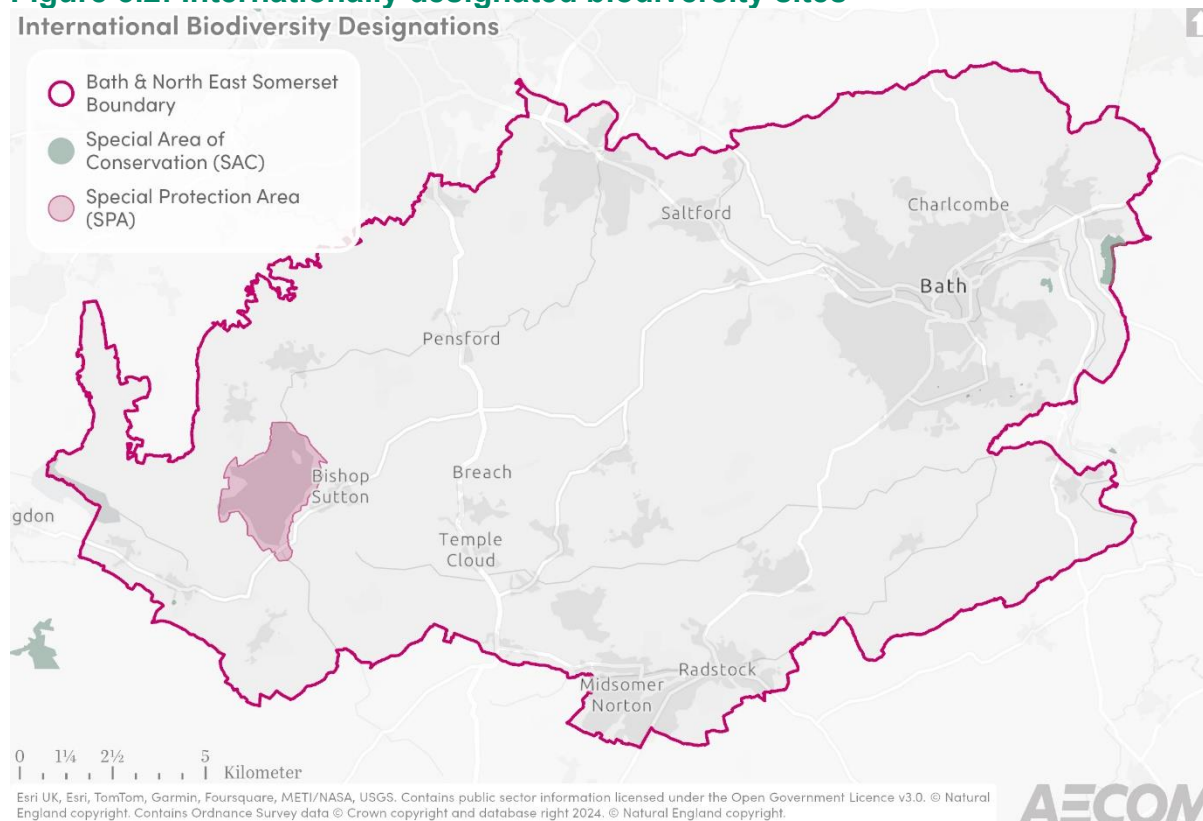
Figure 3.1: Bath World Heritage Site



Sensitive locations: Internationally designated sites for biodiversity

- 3.3.6 Additional sensitive locations in the district include sites that are internationally designated for their ecological significance. Notably, within the district is the Chew Valley Lake Special Protection Area (SPA) and the Bath & Bradford-on-Avon Bats Special Area of Conservation (SAC) (multiple small sites) – see Figure 3.2. A small portion of the North Somerset and Mendip Bats SAC is within the south of the district but predominantly lies nearby in Somerset.
- 3.3.7 A Habitats Regulations Assessment (HRA) is being undertaken to support the Local Plan and will inform the significance of effects in relation to the integrity of internationally designated sites for biodiversity and propose any necessary mitigation. This evidence has (and will continue to) informed the SA. Specifically, the findings within the first draft of the HRA Screening Note (which accompanies this current stage of plan making) have been considered within the appraisal of the Local Plan Options Document (2025), presented in Chapter 7 of this Interim SA Report.

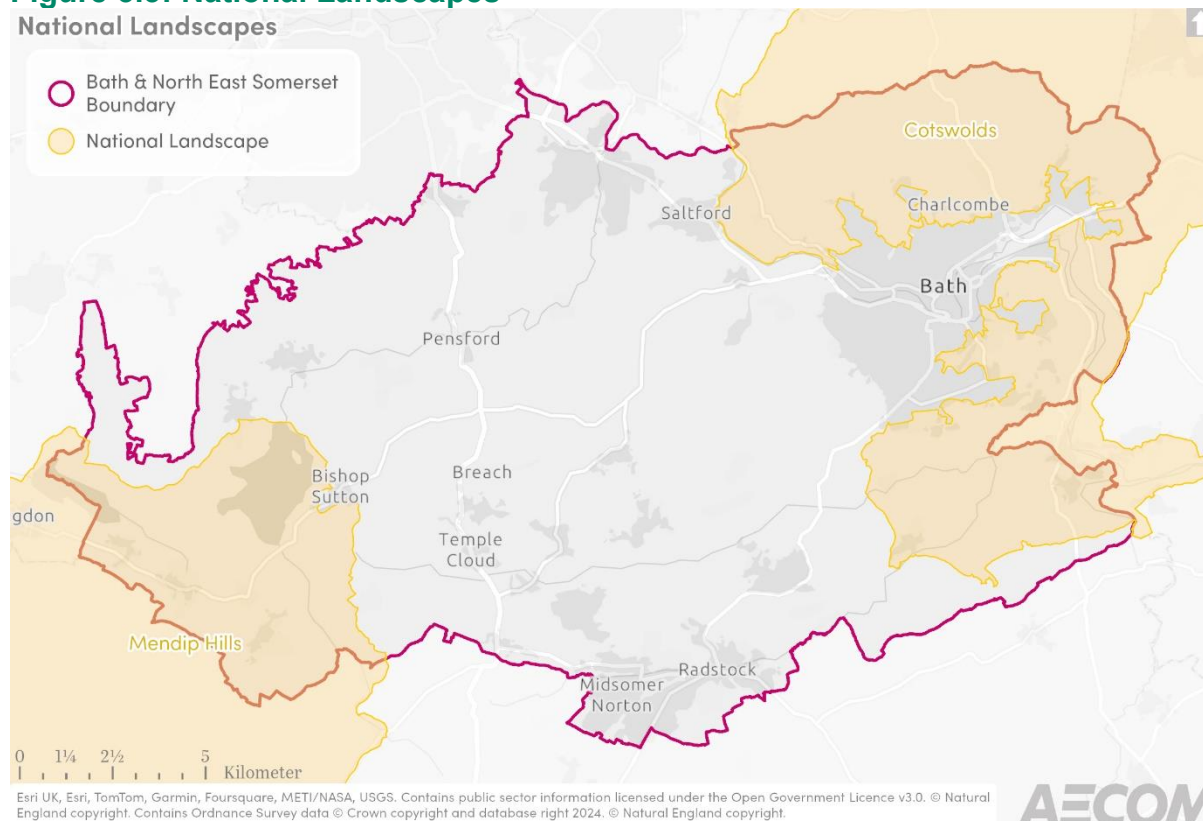
Figure 3.2: Internationally designated biodiversity sites



Sensitive locations: National Landscapes

- 3.3.8 Alongside the internationally designated sites for heritage and biodiversity values identified above, National Landscapes, formerly known as Areas of Outstanding Natural Beauty (AONBs), are nationally important sites designated for conservation due to their significant landscape value. The recent name change to National Landscapes has sought to elevate the sites to place them alongside their larger and more well-known counterpart National Parks. The district forms part of two National Landscapes: Cotswolds in the north and east, and Mendip Hills in the south-west – see Figure 3.3.
- 3.3.9 The NPPF (2025) identifies that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and that *“great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads, and National Landscapes which have the highest status of protection in relation to these issues”* (NPPF Para 189). When considering major development within these areas, permission should be refused other than in exceptional circumstances (NPPF Para 190).

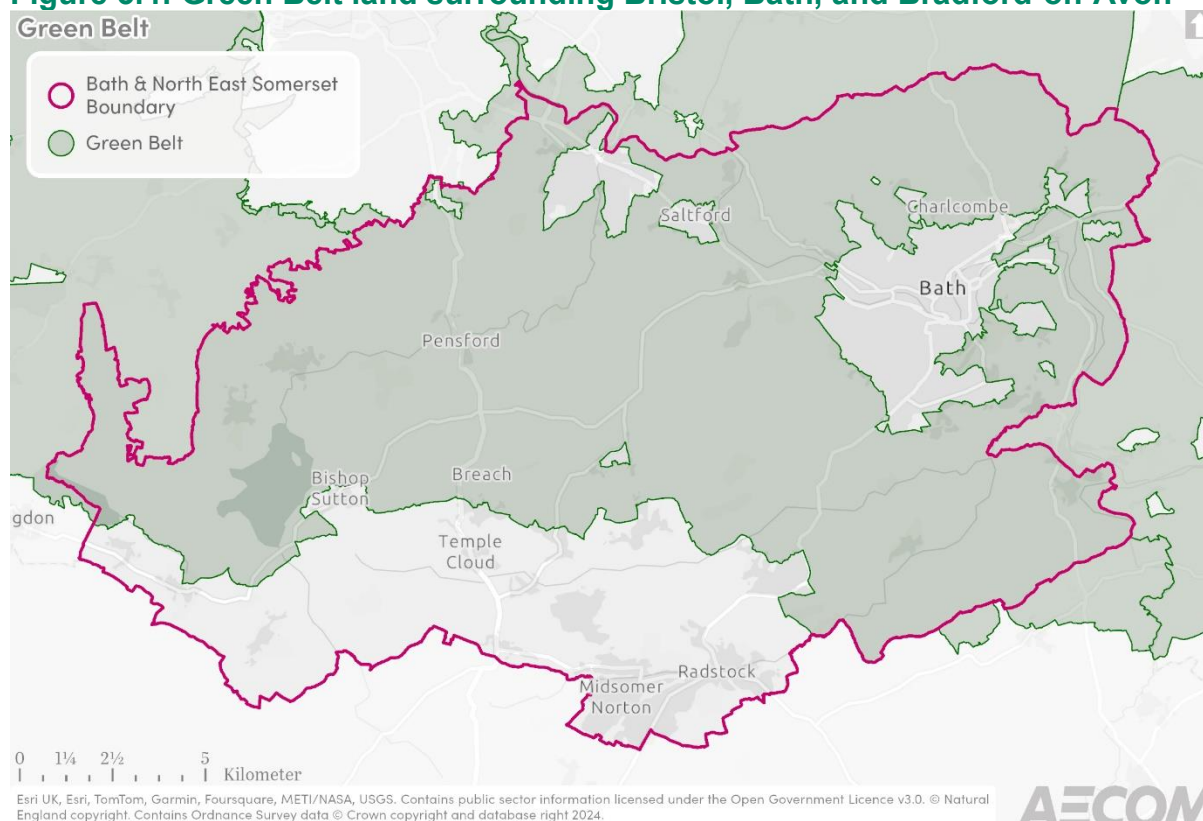
Figure 3.3: National Landscapes



Planning constraints: Green Belt land

- 3.3.10 Designated Green Belt land surrounds Bristol, Bath, and Bradford-on-Avon, covering nearly 70% of the district and washing over most of the settlements – see Figure 5.4.
- 3.3.11 The NPPF (2025) identifies that “*The Government attaches great importance to Green Belts*” and that “*the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence*” (Para 142). It goes on to state that “*Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period*” (Para 145).
- 3.3.12 The Green Belt in B&NES has remained largely unchanged, although land was removed principally on the edge of Bath, Keynsham, and Whitchurch for development through the B&NES Local Plan (2007), Core Strategy (2014), and Local Plan Partial Update (2023).
- 3.3.13 The West of England Combined Authority, and the Council are respectively undertaking a strategic and local Green Belt Assessment which will inform the next stage of plan-making and SA.

Figure 3.4: Green Belt land surrounding Bristol, Bath, and Bradford-on-Avon



Land availability

- 3.3.14 The Housing and Economic Land Availability Assessment (HELAA) has taken all identified sites in the district, including those from the most recent call for sites in 2025, and assessed their suitability, availability and achievability for development. Those sites identified as suitable, available, and achievable over the plan period have been considered further by the Council as they refine options for the Local Plan Options Document (2025) and have been considered separately as alternatives for the purposes of SA.
- 3.3.15 All suitable, available, and achievable HELAA sites have been subject to a high-level 'quantitative' GIS analysis in relation to SA objectives. The outcomes of this assessment were reported in the Interim SA Report (2024) (made available as a separate Technical Annex). This analysis does not seek to assess the potential significance of effects for each of the sites but rather is intended to indicate potential high-level constraints and opportunities that should be scrutinised further in assessment of growth alternatives ('qualitative' analysis).
- 3.3.16 New and revised sites arising from the more recent call for sites in 2025 have now been subject to the same analysis and the method for this assessment and the assessment outcome is presented in **Appendix D**.

Key settlements/ sub-areas

- 3.3.17 Key settlements are those settlements that are likely to be the focus for most of the growth over the plan period. These settlements are the most well-connected areas in the district that provide good access to local services and facilities to support a growing population.

- 3.3.18 Key settlements have been explored through the SA to date (as reported within the Interim SA Report 2024) in terms of any strategic opportunities for significant growth in these areas. The most recent call for sites in 2025 has meant that new opportunities have arisen in some of the key settlements, and the options for these settlements have been revisited. Revised appraisals for growth options in Bath City and its environs, Keynsham, Whitchurch, Midsomer Norton & Radstock, and Paulton are provided in **Appendix C**. These are options identified for the purposes of SA and do not necessarily match those options being presented in the Local Plan Options Document 2025 (e.g., in some areas a full ‘points of the compass’ approach has been taken identifying options for development that surround the settlement).
- 3.3.19 Whilst it is expected that the increased housing need will mean more homes being directed to key settlements, no new strategic growth options are identified at Saltford or Hicks Gate, and on this basis the settlements are not revisited in Appendix C and the findings in the Interim SA Report 2024 for these settlements are carried forward. Aside from this it is notable that there are early discussions around the potential to deliver a new rail station at Saltford which could improve the sustainable transport connections at this settlement and make additional areas of the settlement suitable for future growth. However, given the preliminary stages of the potential infrastructure upgrade it is considered likely that this will be a growth opportunity to explore in the next plan period.

Rural settlements

- 3.3.20 Rural B&NES accounts for over 90% of the district’s land area and is a diverse group of towns, villages, and hamlets. The rural economy is largely based on farming, self-employment, and small businesses, but relatively poor public transport and in some areas poor digital connectivity act as barriers to business and home working. This can contribute to social isolation and continued high levels of commuting by car and thus transport emissions.
- 3.3.21 Rural development requires more local employment and sustainable transport options for rural communities, but strategic growth is largely inappropriate in these settings (as it is not proportionate). Furthermore, high house prices and a lack of affordable housing threaten social sustainability, and some rural settlements are washed over by the Green Belt.
- 3.3.22 Considering the significant increase in the housing need for the Local Plan, the growth strategy has had to consider in more detail the potential contributions of rural development. However, given the constraints outlined above, growth is expected to remain proportionate to the local setting and will be predominantly informed by the HELAA outcomes.

Non-strategic sites and windfall allowances

- 3.3.23 The HELAA will continue to be the main evidence behind the progression/ non-progression of non-strategic (small and medium sites). Expected small windfall sites (sites that will provide less than 10 homes and will be granted planning permission without being specifically allocated for development)

have been forecasted and their potential contribution to housing needs has been included within existing commitments.

3.4 What are the growth delivery challenges?

Meeting growth targets

- 3.4.1 The increased housing need places increased pressure for development within areas of constraint. It is now likely that more Green Belt land may come under pressure for development along key transport corridors, though this will be informed further by the emerging Green Belt Review. Additionally, growth pressures are increased at the key settlements and within rural areas.

Duty to Cooperate

- 3.4.2 Alongside the increased housing need, the Council continues to assess the potential for development within the district to contribute to the unmet housing needs of neighbouring authorities, in line with the Duty to Cooperate – namely this is Bristol City Council's unmet housing needs.

3.5 What alternatives have been explored to date?

- 3.5.1 The Interim SA Report 2024 brought together the evidence to arrive at district-wide options for growth over the plan period. Four options were identified that tested varying levels of growth (low growth, growth that met the needs identified by the standard method at that time, and a higher level of growth that exceeded local needs and could contribute to Bristol's unmet housing needs) and varying levels of reliance on Green Belt releases (from no Green Belt release to significant Green Belt release). No preferred approach was identified in the previous Interim SA Report (2024) or Local Plan Options Document (2024), recognising that options for the Green Belt should continue to be explored.

3.6 What alternatives are identified at this stage?

- 3.6.1 The evidence updates that have been considered through this part of the report require the SA to revisit and refine the district-wide alternatives for the Local Plan's spatial strategy.
- 3.6.2 With regards to choices, the options continue to explore the overall level of growth recognising the range of choices that could either limit growth and reduce the pressures on the Green Belt or maximise growth to exceed the increased housing need and contribute to Bristol's unmet housing needs (requiring significant Green Belt releases). Key sites that differentiate these options include large sites at the west of Bath and at Whitchurch.
- 3.6.3 Bringing together the settlement options and existing commitments, Table 3.1 below outlines the district-wide options and variables within them.
- 3.6.4 As previously noted, the main differences in the options relate to the progression or non-progression of large sites to the west of Bath and at Whitchurch. Options 1a and 1b would limit the levels of development at Keynsham and Saltford, avoid any additional growth at Whitchurch, and

remove larger allocation sites at some of the rural villages. Option 1a does not include any additional large sites, whilst Option 1b includes the large site at the west of Bath. These options fail to meet the housing need (falling around 5-6,000 homes short). Options 2a and 2b would include one of the large sites at either west of Bath or at Whitchurch, alongside additional growth at Keynsham, Saltford, and Whitchurch. Whilst Option 2a does not quite meet the housing need, the shortfall is relatively minor (around 750 homes). Option 2b would meet the housing need. Option 3 is an option to maximise growth by delivering all the sites identified within the options, as well as some additional growth within the rural villages of Clutton, Farmborough, Bishop Sutton, and Temple Cloud. Option 3 would exceed the housing need and potentially contribute towards Bristol's unmet housing needs.

- 3.6.5 Notably, growth in the Somer Valley is maximised across all options. This reflects the lower sensitivity associated with development in this part of the district (recognising that the proposed growth areas fall outside of the Green Belt) and the potential for strategic growth to improve infrastructure provisions and support regeneration aims in these areas.
- 3.6.6 Additional development areas that are considered 'constants' across the options include Hicks Gate, areas of Keynsham, and west Saltford. These areas contain strategic development sites that are relatively well progressed in terms of their potential to deliver new homes and/ or are well located to maximise upon strategic transport connections. Development at Hicks Gate would be an extension to existing new development in this area and incorporates cross-boundary joint planning at Bristol City Council's urban edge. Additional smaller sites are also considered constant across the options, recognising that the options seek to differ in terms of strategic choices. The progression or non-progression of small and medium sites will continue to be determined by the HELAA outputs.

Table 3.1: District-wide options and variables

Sub-Area	Site Name	HELAA Ref	Site Area	Low density	High density	Density Multiplier	Option 1a	Option 1b	Options 2a	Option 2b	Option 3
Existing Commitments											
Bath				4,293	4,293		4,293	4,293	4,293	4,293	4,293
PBSA (Bath)				151	151		151	151	151	151	151
Keynsham				602	602		602	602	602	602	602
Rural				999	999		999	999	999	999	999
Somer Valley				1052	1052		1052	1052	1052	1052	1052
Bath											
Bath	Odd Down Option 1		6.58			Economic					
Bath	Odd Down Option 2		12.82			Economic					
Bath	Sulis Club		7.75	335	335	PBSA	335	335	335	335	335
Bath	West of Bath Option 1		35.03	876	1139	Suburban		1139			
Bath	West of Bath Option 2		44	1100	1430	Suburban					
Bath	West of Bath Option 3 - housing element only (excludes economic)		60	1500	1950	Suburban			1950		1950
Bath	Bath Equestrian Centre		1.82	49	66	Rural	66	66	66	66	66
Hicks Gate											
Hicks Gate	Hicks Gate (B&NES) Option		48	1200	1560	Suburban	1560	1560	1560	1560	1560
Keynsham											
Keynsham East and Saltford	North Keynsham	K29Z, K30	96.12	1922	2403	Market Towns	2403	2403	2403	2403	2403

Sub-Area	Site Name	HELAA Ref	Site Area	Low density	High density	Density Multiplier	Option 1a	Option 1b	Options 2a	Option 2b	Option 3
Keynsham East and Saltford	South East Keynsham	K21, K22	16.29	368	478	Suburban			478	478	478
Keynsham East and Saltford	South Saltford	K23, K24, SAL02	22.56	338	451	Rural			451	451	451
Keynsham East and Saltford	West Saltford	K24, SAL27b, SAL28	26.08	652	848	Suburban	848	848	848	848	848
Keynsham East and Saltford	East Keynsham	K25	3.53	132	172	Suburban	172	172	172	172	172
Keynsham East and Saltford	North West Saltford	SAL27c	11.41	285	371	Suburban			371	371	371
Central Keynsham	Avon Mill Lane		1.78	80	104	Suburban	104	104	104	104	104
Central Keynsham	Keynsham Car Parks 1		0.33	15	19	Mixed Use (Suburban)	19	19	19	19	19
Central Keynsham	Keynsham Car Parks 2		0.06	3	4	Mixed Use (Suburban)	4	4	4	4	4
Central Keynsham	Keynsham Car Parks 3		0.1	5	6	Mixed Use (Suburban)	6	6	6	6	6
West Keynsham	South Keynsham	K19, K17c, K17e, K17d, K19a	21.04	421	526	Market Towns	526	526	526	526	526
West Keynsham	West Keynsham 1	K15b, K15a, K14d	11.36	284	369	Suburban	369	369	369	369	369
West Keynsham	West Keynsham 2	K16a, K16b, K15c	12.86	322	418	Suburban	418	418	418	418	418
Whitchurch											
Whitchurch	West of Bristol Road (Option 1)		14.38	360	467	Suburban			467	467	467

Sub-Area	Site Name	HELAA Ref	Site Area	Low density	High density	Density Multiplier	Option 1a	Option 1b	Options 2a	Option 2b	Option 3
Whitchurch	East Whitchurch (north of Staunton Lane) (Option 3)		13.05	327	424	Suburban				424	424
Whitchurch	Horseworld (part of Option 2)		27.9	698	907	Suburban			907	907	907
Whitchurch	South East Whitchurch (Option 4)		77.4	1935	2516	Suburban				2516	2516
Whitchurch	Woollard Lane (part of Option 2)		8.53	320	416	Suburban			416	416	416
Whitchurch North	Stockwood Lane	K60	7.86	295	384	Suburban			384	384	384
Rural											
Bathford	Ashley Road	BFD03	0.27	7	10	Rural	10	10	10	10	10
Bathford	Bathford Nurseries (North)	BFD06	2.38	54	71	Rural	71	71	71	71	71
Bathford	Bathford Nurseries (South)	BFD06	1.65	45	59	Rural	59	59	59	59	59
Bathford	Box Road	BFD10	0.62			Economic Use					
Bathford	North of Recreation Ground	S1PS67 (Part)	0.6	16	22	Rural	22	22	22	22	22
Chew Magna	Old Tennis Court	CHM01	0.93	25	34	Rural	34	34	34	34	34
Chew Stoke	Hedgehogs	CHS03	0.77	21	28	Rural	28	28	28	28	28
Clutton	West of Clutton Option 1	CLU07, CLU07a, CLU12	1.34	36	48	Rural	48	48	48	48	48
Clutton	West of Clutton Option 2]	CLU07, CLU07a, CLU12	21.62	324	432	Rural					432
Clutton	West of Clutton South	S2PS19 (part)	2.73	61	82	Rural					82

Sub-Area	Site Name	HELAA Ref	Site Area	Low density	High density	Density Multiplier	Option 1a	Option 1b	Options 2a	Option 2b	Option 3
Farmborough	Timsbury Road (Phase 1)	FAR08	0.97	26	35	Rural	35	35	35	35	35
Farmborough	Timsbury Road (Phase 2)	New site	2.95	66	88	Rural					88
High Littleton	Wells Road South	HAL03	0.58	16	21	Rural	21	21	21	21	21
Stowey-Sutton	Bishop Sutton West 1	BIS10	2.98	67	90	Rural	90	90	90	90	90
Stowey-Sutton	Bishop Sutton West 2	BIS03d, BIS03b, BIS03c	7.82	176	235	Rural					235
Stowey-Sutton	Westway BP (Extension)	BIS10c (New Site)	0.43			Economic					
Temple Cloud with Cameley	Temple Cloud Option 1	TC01b, TC09, TC01c, CLU01a	4	90	120	Rural	120	120	120	120	120
Temple Cloud with Cameley)	Temple Cloud Option 2	TC01b, TC09, TC01c, CLU01a	15.38	231	308	Rural					308
Timsbury	East of St Marys	TIM05, TIM16	1.97	53	71	Rural	71	71	71	71	71
Timsbury	West of Timsbury	TIM09	10.78	162	216	Rural	216	216	216	216	216
Timsbury	Lippiatt Lane / Crocombe Lane	TIM03/04		67	90	Rural	90	90	90	90	90
Somer Valley											
Farrington Gurney	South Farrington Gurney	A37PS13	20.68	414	517	Market Towns	50	50	50	50	517
Midsomer Norton	Chilcompton Road	MSN38	5.88	132	176	Rural	176	176	176	176	176
Midsomer Norton	Midsomer Norton North		80.33	1000	1000	Market Towns	1000	1000	1000	1000	1000
Midsomer Norton	Thicket Mead		8.43	253	316	Market Towns	316	316	316	316	316

Sub-Area	Site Name	HELAA Ref	Site Area	Low density	High density	Density Multiplier	Option 1a	Option 1b	Options 2a	Option 2b	Option 3
Paulton	Farrington Road North	Pau12	0.59	21	27	Market Towns	27	27	27	27	27
Paulton	Farrington Road South	PAU11	1.48	53	67	Market Towns	67	67	67	67	67
Paulton	Paulton East	PAU06	6.34	190	238	Market Towns	238	238	238	238	238
Peasdown	Lower Peasedown	PEA 05a, b and 6	5.26	119	158	Rural	158	158	158	158	158
Peasdown	Dunkerton Hill	PEA09	0.98	35	44	Market Towns	44	44	44	44	44
Peasdown	East of BP		4.96			Economic					
Peasdown	Eckweek Lane	PEA10	28.59	572	715	Market Towns	715	715	715	715	715
Peasdown	Fosseway	PEA11	12.82	256	321	Market Towns	321	321	321	321	321
Peasdown	South of A367	PEA08	0.93	34	42	Market Towns	42	42	42	42	42
Peasdown	West of BP	PEA15	9.46			Economic					
Radstock	East Radstock	RAD26, RAD25, RAD26a	46.24	925	1156	Market Towns	1156	1156	1156	1156	1156
Radstock	North Radstock	RAD16f, RAD18, RAD16h, RAD16b, RAD16c, RAD16d, RAD16g, RAD16e,	61.88	1238	1547	Market Towns	1547	1547	1547	1547	1547

Sub-Area	Site Name	HELAA Ref	Site Area	Low density	High density	Density Multiplier	Option 1a	Option 1b	Options 2a	Option 2b	Option 3
		RAD16a, RAD19b									
Radstock	Haydon	RAD31c	3.81	114	143	Market Towns	143	143	143	143	143
Westfield	Westfield Industrial Estate	WF01 and WF36	12.06			Economic					
Option Totals							20,842	21,981	26,266	27,256	30,818
% LHN Met							77.14	81.36	97.22	100.88	114.06

4. Appraising reasonable alternatives

4.1 Introduction

4.1.1 The options for assessment, as established in Chapter 3, are summarised below:

- **Option 1a:** Low growth excluding West of Bath
- **Option 1b:** Low growth including West of Bath
- **Option 2a:** Green Belt focus including West of Bath, excluding south east Whitchurch
- **Option 2b:** Green Belt focus excluding West of Bath, including south east Whitchurch
- **Option 3:** High growth to exceed standard method and potentially meet some of Bristol's unmet need

4.2 Methodology

4.2.1 For each of the options, the assessment examines likely significant effects on the baseline, drawing on the sustainability objectives and topics identified through scoping (see **Table 1.1**) as a methodological framework.

4.2.2 Every effort is made to predict effects accurately; however, this is inherently challenging given the high-level nature of the options under consideration. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make assumptions regarding how scenarios will be implemented 'on the ground' and what the effect on particular receptors would be. Where there is a need to rely on assumptions to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text.

4.2.3 Based on the evidence available a judgement is made if there is likely to be a significant effect. Where it is not possible to predict likely significant effects based on reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate a rank of preference. The number indicates the rank and does not have any bearing on likely significant effects. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'. For example, if an option is ranked as 1 then it is judged to perform better against that SA theme compared to an option that is ranked 2. '=' has been used to highlight where options perform equally and cannot be differentiated between.

4.3 Appraisal findings

Table 4.1 Appraisal findings

SA topic	Effect dimension	Option 1a	Option 1b	Option 2a	Option 2b	Option 3
Health and wellbeing	Significant effect?	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	5	4	3	2	1
Housing	Significant effect?	Yes - negative	Yes - negative	No	Yes – positive	Yes – positive
	Rank	5	4	3	2	1
Communities	Significant effect?	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	5	4	3	2	1
Economy	Significant effect?	No	No	Yes – positive	Yes – positive	Yes – positive
	Rank	5	4	3	2	1
Transportation	Significant effect?	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	5	4	3	2	1
Landscape	Significant effect?	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	1	2	3	4	5
Historic environment	Significant effect?	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	1	3	4	2	5
Biodiversity	Significant effect?	No	No	No	No	No
	Rank	1	2	3	4	5
Natural Resources	Significant effect?	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	1	2	3	4	5
Climate change	Significant effect?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
	Rank	=1	=1	=1	=1	=1
Waste	Significant effect?	No	No	No	No	No
	Rank	1	2	3	4	5

Health and wellbeing

- 4.3.1 Significant growth across the district could place considerable pressure on existing health facilities, particularly in the south of the district where provision is more limited. Growth in the Somer Valley is maximised across all options so will place similar pressures on health facilities in this respect and could unlock opportunities for new facilities at some of the larger development sites proposed such as those at Midsomer Norton, Radstock, and Peasedown. The only difference is at Farrington Gurney under Option 3 where the higher level of growth could place considerable pressure on existing health facilities. It is noted that the standard is 1,800 people per one

full-time GP, which is equivalent to 760 homes based on the average national household size. As such, the level of growth proposed to the south of Farrington Gurney through Option 3 is unlikely to deliver a new GP in this location.

- 4.3.2 As the highest growth option, Option 3 is more likely to deliver more new health facilities across a wider area elsewhere in the district, supporting improved access and subsequently improved overall health in places such as the west of Bath, north Keynsham, and southeast Whitchurch. Whilst the large site at north Keynsham is constant across all options, the rest of the options only propose one other large site at either west of Bath or southeast Whitchurch (Options 1b, 2a, and 2b) or neither of these additional large sites (Option 1a).
- 4.3.3 The higher growth option (Option 3) is likely to further support health and wellbeing by maximising opportunities to deliver active travel infrastructure (PRoW and cycle networks), connecting places and encouraging modal shift. As this option delivers growth over the widest area, it presents an opportunity to deliver strategic sustainable transport improvements (noting the Local Plan objective to avoid the creation of any new roads). Other options are considered to perform well in this respect; however, they do not benefit from the economies of scale that are provided through Option 3.
- 4.3.4 All options have the potential to increase opportunities for healthy living by protecting and enhancing provision of multi-functional green infrastructure, public open space, and recreational facilities / areas. It is likely that, as above, strategic opportunities for a network of green infrastructure will be greatest under the highest growth option (Option 3). Such opportunities could deliver development that is landscape-led and underpinned by strategic masterplanning that can extend across existing and new communities.
- 4.3.5 Despite the above, it is recognised that Option 3 would result in the most significant release of Green Belt land, which is likely to reduce access to the countryside for existing residents. It also delivers the highest level of growth in the rural communities, with 514 additional homes in Clutton, 308 additional homes in Temple Cloud, 235 additional homes in Bishop Sutton, and 88 additional homes in Farmborough. This will likely also reduce access to the countryside for existing residents, as well as impact the settlement identity of these locations.
- 4.3.6 Conversely, Options 1a and 1b rely less on Green Belt release, but they will deliver the lowest and second lowest level of growth respectively and neither option will meet the local housing need. This would naturally equate to lower delivery rates of affordable housing as well which could exacerbate deprivation issues in certain areas and potentially affect lower-income households and more vulnerable residents. Both options deliver a lower level of growth in Keynsham and Saltford and no growth in Whitchurch. These are considered two of the most sustainable locations for growth outside of Bath, with the greatest access to health and recreational facilities and active travel infrastructure.
- 4.3.7 Overall, it is considered that all options provide a significant opportunity to deliver improvements to support health and wellbeing objectives, delivering

new health infrastructure, facilitating active travel uptake, delivering new and improved areas of multi-functional green infrastructure alongside development, and promoting access to the countryside. Therefore, **significant positive effects are predicted under all five options.**

- 4.3.8 Whilst it is recognised that Option 3 will result in the greatest loss of Green Belt land, it is nonetheless ranked most favourably because of its potential to deliver strategic infrastructure interventions (health, green infrastructure, and transport) to support sustainable, healthy communities.
- 4.3.9 The remaining options are ranked according to the quantum of growth, with Option 1a ranked least favourably as the lowest growth option. The option would not meet the local housing need nor deliver as much strategic infrastructure – both of which are essential to support healthy communities. Whilst Option 2a does not meet the local housing need either, this is only by around 700 homes, a significantly reduced shortfall in comparison to Options 1a and 1b.

Housing

- 4.3.10 Options 2b and 3 have the potential to lead to significant positive effects, delivering new housing to meet the identified local need and contributing towards sustaining sufficient land supply throughout the plan period. These options could deliver the greatest number of new affordable homes and a greater range of housing types overall. Option 3 also has the potential to meet some of Bristol's unmet need as it delivers 3,848 homes over the housing need figure. Whilst Options 1a, 1b and 2a will deliver a significant number of new homes, they under deliver in terms of meeting the identified local housing need for the district and could lead to under-delivery issues and exacerbate existing affordability issues. However, it is noted that Option 2a only delivers around 700 homes below the housing need figure, so the impacts under this option are significantly less than those expected under Options 1a and 1b.
- 4.3.11 Taking the above into consideration, Option 3 is ranked first as it delivers the highest level of growth, followed by Option 2b which also meets the local housing need. In meeting the identified housing needs, **significant positive effects are predicted for Options 2b and 3.** Options 1a, 1b and 2a will not meet the local housing need for the district and will deliver a lower level of affordable housing. This is likely to place increasing pressure on the sub-region, particularly in combination with Bristol's significant unmet need. **Minor cumulative negative effects are anticipated under Option 2a** (reflecting a small shortfall), whilst more **moderate to significant negative effects could arise under Options 1a and 1b** which are ranked least favourably accordingly.

Communities

- 4.3.12 Options that meet the housing need (Options 2b and 3) are considered to perform better against the SA objective for communities than options that do not (Options 1a, 1b, and 2a). This is given that the housing need is calculated to meet the forecasted needs of the local communities and will deliver more affordable homes and a wider range of housing types.

- 4.3.13 It is considered that the settlements located along the roads that benefit from the WECA Bristol to Bath Corridor and Somer Valley Links projects will perform positively from a communities perspective. This is because these projects will improve sustainable access to a broad range of community services and facilities. This is particularly true for settlements in the north of the district, which are already relatively well connected to Bristol and Bath – key employment hubs in the region – via the A4 and ancillary roads. All the options perform well in this respect, but particularly Options 2a, 2b, and 3 which will all deliver higher levels of growth within Whitchurch, Keynsham and Saltford, and Options 2b and 3 which deliver additional growth (over and above Option 2a) in Whitchurch and/ or Bath.
- 4.3.14 It is recognised that strategic growth in the south of the district will likely have a positive impact on communities as the settlements have been subject to piecemeal growth for some time. Notably, strategic development will help deliver new/ improved infrastructure, and could deliver local employment opportunities, increasing self-containment by reducing out-commuting. Reflecting the increased pressure for development resulting from the higher housing need, all options propose maximising growth opportunities in the Somer Valley, including large sites at Midsomer Norton, Radstock, and Peasedown. Option 3 is the only option to differ slightly by proposing a higher level of growth at Farrington Gurney.
- 4.3.15 Whilst all options perform positively in terms of supporting sustainable communities, the highest growth option (Option 3) presents an increased opportunity to deliver essential infrastructure, such as education, health services, green infrastructure, and allotment space across a broader area of the district. However, it is recognised that infrastructure delivery will be dependent on site masterplanning and choices on developer contributions. If new growth is not accompanied by enhancements in community facilities, then existing community facilities will come under additional pressures. Nevertheless, it is likely that strategic growth, which will be delivered under all five options, will support communities and groups, capitalising upon links between settlements and utilising new/ upgraded infrastructure to strengthen local places.
- 4.3.16 Option 3 delivers the highest level of growth in the rural communities, with additional homes in Clutton, Farmborough, Bishop Sutton, and Temple Cloud. In doing so, this option is likely to bring increased benefits from growth to the rural communities in the district. However, it is also recognised that additional growth in these locations could impact the settlement identity of these locations.
- 4.3.17 Additionally, Options 2a, 2b, and 3 place greater pressures on Green Belt release to accommodate new developments, which could potentially affect the setting, character, and identity of settlements such as Whitchurch, Keynsham, and Saltford.
- 4.3.18 Options 2b and 3 will deliver more homes in Whitchurch. In particular the large site, located to the southeast of the village, has the potential to deliver a new secondary school, possibly as an all-through school, supporting a wider catchment area (potentially including Bristol). This site also has the potential to deliver a new local centre, supporting the needs of the local community. However, it is noted that the site is a significant walking distance

to the existing village centre, and from existing facilities located in the part of Whitchurch that falls within Bristol. It is therefore relatively dependent on new service provisions to support sustainable and accessible growth.

- 4.3.19 Options 1b, 2a and 3 will deliver additional homes (1,139 under Option 1b and 1,950 homes under Options 2a and 3) to the west of Bath. As Options 2a and 3 deliver the highest level of growth in this location, they would likely deliver the greatest range of social infrastructure, including potentially a new school and a vibrant district centre. This could also benefit the neighbouring communities of Newton St Loe and Corston. However, it is recognised that growth in this location also has the potential to impact the settlement identity of these two small villages, which are currently separated from Bath.
- 4.3.20 Option 3 would result in a significant release of Green Belt land, which is likely to reduce access to the countryside for existing residents. Conversely, Options 1a and 1b rely less on Green Belt release, but they will deliver the lowest and second lowest level of growth respectively and neither option will meet the local housing need. Both options also deliver a lower level of growth in Keynsham and Saltford and no growth in Whitchurch. These are considered two of the most sustainable locations for growth outside of Bath, with the greatest access to health and recreational facilities and active travel infrastructure.
- 4.3.21 According to the Index of Multiple Deprivation (IMD), pockets of deprivation exist across the district. Lower Super Output Areas (LSOAs) within the 30% most deprived neighbourhoods in the country can be found in Bath (Twerton, Combe Down and Kingsmead), Keynsham, and Peasedown St John. Option 3 is considered to perform most favourably as it delivers the highest level of growth, including across these three settlements where increased access to affordable housing and community infrastructure could help alleviate deprivation. Conversely, Options 1a and 2b do not deliver growth to the west of Bath, whilst Options 1a and 1b deliver a lower level of growth in Keynsham.
- 4.3.22 Overall, it is considered that all options will support stronger and more vibrant, cohesive communities, delivering growth in sustainable locations supported by strategic sustainable transport interventions to improve accessibility to neighbouring services and facilities. Whilst **significant positive effects** are anticipated under all options, it is considered that as the level of growth increases, so does the likelihood for significant positive effects. Therefore, Option 3 is ranked most favourably, as it would deliver the highest level of growth across the entire district, maximising opportunities for social engagement and active travel, thereby improving community cohesion and exposure to the natural environment. Furthermore, a likely increased level of supporting infrastructure would better ensure sustainable growth of existing and new communities, providing access to essential services without reliance on the private vehicle. However, if new growth is not accompanied by enhancements in community facilities, then existing community facilities will come under additional pressures. The remaining options are ranked according to the quantum of growth.

Economy

- 4.3.23 All options perform positively in relation to the economy SA theme as they will support development that enables access to economic opportunities across the district. However, it is considered that the highest growth option (Option 3) performs most favourably as it will likely support the highest number of new jobs and associated new / improved employment sites across the widest area. However, it is recognised that a high level of employment growth will likely require a large amount of employment land in suitable and sustainable locations, which could be a barrier if there is not enough available land. This will be explored further at the next stage of the SA process. It is also noted that growth to the west of Bath under Option 3 only includes a housing element. Conversely, under Options 1b and 2a growth to the west of Bath will also provide new office or industrial buildings.
- 4.3.24 The Somer Valley Enterprise Zone (SVEZ) was established in April 2017 to support existing local businesses and to attract new business to the area; and its long-term delivery is a key objective of the Local Plan. Enterprise Zones are designated areas across England which encourage business growth and new jobs. The SVEZ site is located at Old Mills, a greenfield area extending to 13.5ha on the north-western edge of Midsomer Norton. Higher growth in Somer Valley could present an opportunity to capitalise upon the SVE and support the local economy, although it is recognised that out-commuting has increased in the Somer Valley in recent decades. At this stage, all options propose the same level of growth in the Somer Valley, including large sites in Midsomer Norton, Radstock and Peasedown, apart from Option 3 which slightly increases the level of growth at Farrington Gurney.
- 4.3.25 It is also noted that retail centres in the south of the district currently lack footfall and diversity. Therefore, the higher level of growth in the Somer Valley delivered under Option 3 has the potential to support the viability of the retail offer in this part of the district. Higher growth in this location also presents an opportunity to capitalise upon the SVEZ, supporting development of the local economy and higher levels of self-containment. It is noted that all five options seek to deliver 1,000 homes to the north of Midsomer Norton, and they perform well in this respect.
- 4.3.26 Focusing growth to the north of the district (Options 2a, 2b and 3) presents an opportunity to potentially provide for Purpose Built Student Accommodation (PBSA) outside the city, recognising that there is an increased demand that cannot be met within Bath. The options document discusses the potential for PBSA to be provided at sustainable settlements along the A4 corridor, that are well connected to Bath. This is likely to focus on Keynsham and Hicks Gate and would lead to positive effects in terms of supporting the city's two universities (subject to discussion with both universities); enhancing opportunities for education and training opportunities; and investing in long-term growth of the district's economy.
- 4.3.27 More broadly, Keynsham plays an important role in supporting sustainable economic growth across B&NES, with its absolute employment numbers having increased over the period 2011 – 2021. Keynsham also benefits from its own railway station, which improves the regional connectivity of the area.

Investment in Keynsham and neighbouring settlements well-connected via the A4 corridor (Options 2a, 2b and 3) are therefore seen to perform positively in terms of building a strong, competitive economy and enabling local businesses to prosper.

- 4.3.28 It is considered that the settlements located along the roads that benefit from the WECA Bristol to Bath Corridor and Somer Valley Links projects will perform positively from an employment perspective. This is because these projects will improve sustainable access to employment opportunities across the district. This is particularly true for settlements in the north, which are already better connected to Bristol and Bath – key employment hubs for the region – via the A4 and ancillary roads. All the options perform well in this respect, but particularly Options 2b and 3 which deliver additional homes in Whitchurch. Notably, the site to the southeast of Whitchurch has the potential to deliver flexible small-scale employment workspace.
- 4.3.29 Options 1a and 1b are least likely to support the delivery of the WECA Bristol to Bath Corridor project as they deliver a lower level of growth in Keynsham and Saltford and no growth in Whitchurch, which are considered sustainable locations. As such, these options are less likely to support improved access to employment opportunities locally, which are concentrated in Bristol and Bath.
- 4.3.30 In light of the above, **significant positive effects** are anticipated under **Options 2a, 2b and 3** as they are sustainably located to capitalise upon accessible employment in either Bath or Bristol, with potential to deliver significant infrastructure improvements and support a range of housing to meet demographic imbalances. **Options 1a and 1b** are only considered likely to lead to **minor positive effects** as they deliver a lower level of growth in Keynsham and Saltford and no growth in Whitchurch, which are the best located settlements in terms of access to employment opportunities. The options are ranked according to the quantum of growth they deliver.

Transportation

- 4.3.31 It is considered that the settlements located along the roads that benefit from the WECA Bristol to Bath Corridor and Somer Valley Links projects will perform positively from a transportation perspective. This is because these projects will improve sustainable access to services and facilities and employment opportunities in these locations. Options 2a, 2b and 3 will support increased growth at Keynsham and Saltford, which are located along the A4 linking Bath and Bristol. These settlements are likely to benefit from the WECA Bristol to Bath Corridor project to the greatest degree.
- 4.3.32 Option 3 delivers a slightly higher level of growth in the Somer Valley (with additional homes at Farrington Gurney). Whilst this part of the district will benefit from the Somer Valley Links project, it is considered less sustainable than the northern part of the district as it is in a relatively rural location, further afield from Bath and Bristol where a significant proportion of residents commute to for work. Nevertheless, the level of growth which will be delivered through this option – the highest growth option – is likely to support strategic transport interventions (noting the Local Plan objective to avoid the creation of any new roads).

- 4.3.33 Despite the above, it is noted that as the level of growth increases, it is assumed that the number of private vehicles on local roads will also increase. This is a key issue throughout the district, with congestion and journey time delays affecting rural communities as well as urban areas. The A4 through Keynsham is notably subject to high levels of congestion. It is therefore considered that the highest growth option (Option 3) will lead to the greatest increase in private vehicular use, with potential to significantly exacerbate existing congestion if not appropriately mitigated. It is noted that all options have the potential to lead to significant effects in this respect.
- 4.3.34 However, it is considered that sustainable transport interventions proposed through the WECA Bristol to Bath Corridor project and Somer Valley Links projects, alongside appropriately masterplanned strategic development, could reduce the potential for significant adverse effects. In this respect, it is considered that the highest growth option (Option 3) will likely provide greater critical mass to enable more significant infrastructure improvements, supplementing the WECA and Somer Valley projects and better connecting the district's key settlements. This is particularly important given the wider ambitions to transition to a lower-emission infrastructure network, where development will be a key delivery vehicle for the technological and infrastructure advances which underpin the transition. This includes the expansion of the EV network; relocating road space; and extending active travel networks including cycle route connectivity.
- 4.3.35 Notably, Options 1b, 2a and 3 deliver growth to the west of Bath. This site is sustainably located in proximity to Bath and is also along the A4 corridor and will therefore benefit from the WECA Bristol to Bath Corridor project. Options 2a and 3 deliver the highest level of growth in this location and are therefore most likely to deliver high quality public transport and active travel routes, connected the site to Bath and the wider region. This site also has the potential to relocate the existing Newbridge Park and Ride, thereby freeing up the existing site for other forms of development.
- 4.3.36 An increase in supporting infrastructure (expected across all options) would better ensure sustainable growth of existing and new communities, providing access to essential services without reliance on the private vehicle. However, at this stage without further details in terms of infrastructure delivery, mitigation and masterplanning, all options are considered to lead to **significant negative effects**. Options are ranked according to the quantum of growth they deliver, with lower growth levels performing more favourably.

Landscape

- 4.3.37 A significant proportion of the district is covered by the Bristol and Bath Green Belt. The highest growth option (Option 3) would result in the most significant release of Green Belt land. Evidence suggests this is likely to impact on the sensitive open landscape between settlements in the district.
- 4.3.38 In relation to the above, Options 2b and 3 will deliver additional homes in Whitchurch. The site to the east of Whitchurch, whilst smaller, will contribute to the coalescence of Whitchurch and Bristol. Whilst the site to the southeast of Whitchurch is unlikely to contribute to the coalescence of Whitchurch and Bristol, it will reduce the existing green gap between Whitchurch and Keynsham. In addition, these sites are located in the Green Belt.

- 4.3.39 Conversely, Options 1a and 1b rely less on Green Belt release, but they will deliver the lowest and second lowest level of growth respectively and neither option will meet the local housing need. Nevertheless, it is noted that no growth is proposed in Whitchurch under either of these options, and therefore they will not contribute to the coalescence of Whitchurch and Bristol or reduce the green gap between Whitchurch and Keynsham.
- 4.3.40 B&NES contains part of two National Landscapes: the Cotswolds National Landscape in the east of the district, and the Mendip Hills National Landscape in the west of the district. Settlements which are particularly sensitive in this respect include Bath, Saltford, Peasedown St John, and Farrington Gurney. All five options have the potential to adversely impact the setting and significance of these National Landscapes. Notably, both National Landscapes are associated with areas of higher topography whilst most of the settlements, except for Peasedown St John, sit at lower elevations. Whilst future growth is unlikely to impact views to the National Landscapes, it does have the potential to impact views from the National Landscapes.
- 4.3.41 Options 1b, 2a and 3 deliver growth to the west of Bath. Growth in this location has the potential to cause harm to the setting of the Cotswolds National Landscape to the north. Growth under Option 1b is the lowest and therefore has the potential to achieve partial mitigation in relation to the impacts on the National Landscape. Conversely, growth under Options 2a and 3 is the highest and therefore most likely to adversely impact the setting of the National Landscape. It is also noted that this site lies within one of the most important areas of the Green Belt, contributing to the landscape setting of Bath.
- 4.3.42 It is recognised that the north of the district (i.e. Keynsham, Saltford) is more constrained than the south of the district (i.e. Peasedown St John, Farrington Gurney). This is because the settlements in the north of the district are near Bristol, with only a small area of open landscape separating these settlements. Due to this, growth in the north is more likely to contribute to the coalescence of, or reduce green gaps between, settlements. Conversely, the south of the district is more rural, with settlements relatively well dispersed, but strategic development has implications for rural character.
- 4.3.43 Strategic growth under all five options presents an opportunity to link green buffer zones, which will not only benefit the local landscape but also biodiversity through supporting BNG and nature recovery. It will also benefit the health and wellbeing of residents by improving access to the countryside.
- 4.3.44 Overall, it is considered that all five options have the potential to lead to **significant negative effects**. However, mitigation is most likely to be effective under the lower growth option (Option 1a). Hence, the options are ranked according to the quantum of growth they will deliver, with lower growth options performing more favourably. Ultimately, the impact of future growth on the local landscape will largely depend on the design and layout of development and the application of landscape-led masterplanning to ensure adverse impacts on the landscape are mitigated where possible. Further consultation with Natural England will likely be required under all five options.

Historic environment

- 4.3.45 The eastern part of the district is the most sensitive part of the district from a heritage perspective as this is the location of the City of Bath World Heritage Site (WHS). In this respect, Options 1b, 2a and 3 are particularly sensitive as they all deliver growth to the west of Bath. Growth in this location has the potential to cause substantial harm to the WHS, which may not be possible to mitigate. Notably, growth under Options 2a and 3 is the highest and is therefore most likely to adversely impact the WHS, particularly to the attribute of *'the green setting of the city in the hollow in the hills'*. It is also recognised that growth in this location would affect the other Spa Towns that are part of the Great Spa Towns WHS inscription which includes Bath.
- 4.3.46 Outside of Bath, whilst there are more scheduled monuments in the north of the district, significant clusters of listed buildings can be found in most settlements. Therefore, all five options have the potential to adversely impact the setting and significance of the historic environment. However, it is considered that as the level of growth increases, so does the potential for development to impact heritage assets. Considering the above, Option 1a is identified as performing most favourably of the options.
- 4.3.47 Options 2b and 3 will deliver additional homes in Whitchurch. The site to the southeast of the village has the potential to impact the setting of Queen Charlton Conservation Area to the east. The site to the east of Whitchurch has the potential to impact the setting of a cluster of three Grade II listed buildings to the south along Staunton Lane. However, there is existing development between these buildings and the site, and it is recognised that Whitchurch is otherwise relatively unconstrained from a heritage standpoint.
- 4.3.48 Overall, it is considered that all five options have the potential to lead to **significant negative effects**. However, it can be broadly assumed that mitigation is most likely to be effective under the lowest growth option, and therefore Option 1a is ranked first. This is followed by Option 2b – whilst this option delivers the second highest level of growth, it does not include the site to the west of Bath, which is considered particularly constrained from a heritage standpoint. Options 1b and 2a are ranked less favourably for this reason, with the highest growth option (Option 3) ranking last.
- 4.3.49 Ultimately, the impact of future growth on the historic environment will largely depend the design and layout of development and the application of sensitive masterplanning to ensure adverse impacts on heritage assets are mitigated where possible. Further consultation with Historic England will likely be required under all options.

Biodiversity

- 4.3.50 B&NES contains three internationally designated sites for biodiversity. These are the Chew Valley Lake Special Protection Area (SPA) and a small part of the North Somerset & Mendip Bats Special Area of Conservation (SAC), both in the west of the district, and parts of the Bath & Bradford on Avon Bats SAC, in the east of the district.
- 4.3.51 The Habitats Regulations Assessment (HRA) screening note concludes that none of the options being considered raise significant concerns alone. It is

considered that the potential impacts at individual sites could be minimised and mitigated through the development of specific site development requirements, and area specific bat mitigation plans. However, the potential cumulative impacts to the Bradford on Avon Bat SAC, and to the Chew Valley Lake SPA, cannot be ruled out. This would increase the need for specific mitigation action plans (not yet developed) and guidance. Consultation with Natural England to explore this has been initiated. Hence, development through any of the options could lead to significant effects to the European sites within the district, and therefore a full HRA will be needed to support the Local Plan.

- 4.3.52 Similarly, Sites of Special Scientific Interest (SSSI) are concentrated in the east and west of the district. Ancient woodland is more evenly distributed across the district but is most prevalent in the east. Therefore, all five options have the potential to adversely impact nationally designated sites for biodiversity, as well as more local site-level biodiversity constraints. Nevertheless, it is considered that as the level of growth increases, so does the potential for development to impact the local biodiversity resource. Therefore, Option 1a is considered to perform most favourably.
- 4.3.53 Options 1b, 2a and 3 all deliver growth to the west of Bath. This is in proximity to Newton St. Loe SSSI to the north, just south of the A4. Options 2a and 3 deliver the highest level of growth in this location and are therefore most likely to lead to adverse impacts on this SSSI, which may include increased recreational pressure.
- 4.3.54 It is noted that all options will have to deliver a minimum of 10% biodiversity net gain (BNG) in accordance with the Environment Act 2021.
- 4.3.55 Overall, it is considered that all five options have the potential to lead to **minor negative effects**. This is because potential significant negative effects are likely to be mitigated in line with national planning policy. Nevertheless, it is recognised that this is subject to the findings of the HRA that will also inform the Local Plan as it progresses. The options are ranked according to the quantum of growth they deliver.

Natural resources

- 4.3.56 There are three AQMAs in B&NES, which are located in Bath, Temple Cloud, and Farrington Gurney. These were all declared due to high levels of nitrogen dioxide (NO₂). Whilst growth in these locations has the potential to exacerbate air quality issues by increasing the number of private cars on local roads, it is also recognised that strategic level growth has the potential to deliver strategic sustainable transport interventions, particularly through the WECA Bristol to Bath Corridor and Somer Valley Links projects.
- 4.3.57 Option 3 delivers a higher level of growth in the Somer Valley (with additional homes in Farrington Gurney). Whilst growth in this location will likely benefit from the Somer Valley Links project, with improved sustainable transport options, it could also worsen existing air quality issues in Farrington Gurney. This is particularly true given many residents in this location will likely drive through these settlements via the A37 to access employment opportunities in Bristol, the region's primary employment hub.

- 4.3.58 Options 1b, 2a and 3 – which all deliver growth to the west of Bath – are less likely to worsen air quality issues in Bath given the site's proximity to the city. Growth in this location will likely deliver strategic sustainable transport interventions, particularly through the WECA Bristol to Bath Corridor project given the site's location along the A4 corridor, reducing the likelihood of residents driving into Bath via private vehicle. Opportunities are greatest through Options 2a and 3 as they deliver the highest level of growth, meaning it will benefit from economics of scale.
- 4.3.59 It is noted that the higher growth option (Option 3) is more likely to deliver strategic transport improvements, which could include new bus stops, improved bus lanes, and better-quality walking and cycling infrastructure. Combined with district-wide green infrastructure enhancements and measures to achieve BNG, this could support improved air quality in the longer-term. Nevertheless, as noted above, it is also likely that high growth will lead to the greatest increase in private vehicles on local roads (notably key transport routes with existing capacity issues). It is therefore difficult to differentiate options in relation to air quality objectives at this stage.
- 4.3.60 The key consideration in terms of supporting the efficient use of land in the district is the need to avoid unnecessary loss of the highest quality 'Best and Most Versatile' (BMV) agricultural land. In relation to this, the Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are recognised as being BMV land and Grades 3b to 5 are of poorer quality. Data from the provisional ALC shows that the majority of B&NES is underlain by Grade 3 (good to moderate quality) land; however, it is not clear whether this land is Grade 3a (BMV) or Grade 3b (poorer quality). Parts of the west of the district are underlain by Grade 1 (excellent) agricultural land, including Farrington Gurney. Hence, Option 3, which delivers a higher level of growth in the Somer Valley, have the greatest potential to lead to the loss of BMV land.
- 4.3.61 It is considered that as the scale of growth increases, as does the potential for the increased loss of BMV agricultural land. Therefore, the options are ranked accordingly. However, uncertainty is still noted with regards to whether or not the Grade 3 land across the district is Grade 3a (BMV) or Grade 3b (poorer quality).
- 4.3.62 In terms of water resources and quality, Wessex Water is likely to maintain adequate water services over the plan period, therefore, it will be important for new development to avoid negative impacts on water quality and contribute to reducing consumption and improving efficiency. Policy development in this respect will likely be informed by emerging evidence, ensuring that proposals are supported by appropriate infrastructure and encourages sustainable drainage.
- 4.3.63 The northeastern part of the district, around Bath and Keynsham, falls within the Avon Bristol Urban Operational Catchment. The rest of the district falls within the Avon Bristol Rural Operational Catchment. Notable waterbodies that pass through the district are the River Avon, which passes through Bath and Keynsham, and its tributaries and the Chew Valley Lake, in the west of the district.

- 4.3.64 It is considered that there is scope for the Local Plan to implement an appropriate approach to development within minerals safeguarding areas.
- 4.3.65 Overall, it is considered that all five options will lead to **significant negative effects**. This is due to the potential impacts of growth on air quality and the extensive loss of BMV land. The options are ranked according to the quantum of growth they deliver. Nevertheless, it is noted that plan policies will likely mitigate adverse impacts to some degree, particularly with regards to air quality and water resources.

Climate change

- 4.3.66 It is considered that the settlements located along the district's key road network will benefit from the WECA Bristol to Bath Corridor and Somer Valley Links projects. These projects will likely lead to positive effects from a climate change perspective by delivering a range of strategic measures to support modal shift and reduce emissions from private vehicles. All options perform well in this respect, however Options 2a, 2b and 3 perform more positively than Options 1a and 1b as these options support increased growth at Keynsham and Saltford, which are located along the A4 linking Bath and Bristol (where investment in transport interventions is greatest).
- 4.3.67 Options 2b and 3 deliver additional homes in Whitchurch, whilst Options 1b, 2a and 3 deliver growth to the west of Bath. These are sustainable locations and are therefore likely to support climate change mitigation. The west of Bath is also likely to benefit from the WECA Bristol to Bath Corridor project. In addition, the level of growth proposed in these locations through these options is likely to support strategic transport interventions (noting the Local Plan objective to avoid the creation of any new roads).
- 4.3.68 Conversely, Option 3 delivers a higher level of growth in the Somer Valley (with additional homes in Farrington Gurney). Whilst this part of the district will benefit from the Somer Valley Links project, it is also considered less sustainable than the north of the district as it is in a relatively rural location, further afield from, and more poorly connected via sustainable modes of transport to, key employment hubs in Bath and Bristol.
- 4.3.69 Despite the above, it is recognised that as the level of growth increases, there is an assumption that the number of private vehicles on local roads will also increase. Therefore, the highest growth option (Option 3) could have the greatest potential to increase congestion and emissions because of increased vehicles on the roads.
- 4.3.70 Whilst there are some opportunities to deliver highly sustainable development on greenfield land, there will likely be higher embodied carbon in developments and a need to consider the mitigation / offsetting of carbon sequestration opportunities that may be 'sterilised' by development. An overall higher scale of growth is also likely to have a greater carbon impact.
- 4.3.71 Despite the above, the highest growth option (Option 3) offers greater potential to secure high levels of resource efficiency; to plan for sequestration and for development-wide solutions to energy provision, such as decentralised energy schemes. As such, though the climate impact is greater than through the other options, higher growth has the potential to be offset by opportunities for sustainable design, renewable energy and

sequestration measures. This is in addition to district-wide active travel networks and green infrastructure (including SuDS), which will address both climate change mitigation and adaptation through improved resilience to extreme weather events such as flooding and heatwaves. This will have knock-on positive effects for biodiversity, health and wellbeing, and landscape.

- 4.3.72 It is assumed that susceptible development proposed under all options would be directed to areas of lower flood risk as per the requirements of sequential testing. It is also assumed that there is suitable mitigation available to ensure that the additional development does not increase flood risk, for example through the delivery of SuDS in accordance with the provisions of the NPPF and SuDS legislation.
- 4.3.73 Considering the above, it is difficult to differentiate the options, and therefore **uncertainty** is noted across the board and all five options are ranked equally. Notably, all the options could deliver strategic interventions. However, it is not clear at this stage how transport impacts will be mitigated, and the climate-focused interventions are also not known at this stage.

Waste

- 4.3.74 It is considered that all options will promote waste management in accordance with the waste hierarchy, and all options will have access to recycling facilities locally. The options therefore cannot be differentiated at this stage in relation to meeting waste objectives. Whilst minor negative effects are predicted at this stage, due to the increased amount of waste that will be an inevitable byproduct of growth, it is assumed that the Local Plan will align with the objectives of the WECA Joint Waste Core Strategy Development Plan Document (2011) and the B&NES Waste Strategy Review (2014). It is assumed that as the level of growth increases, as does the amount of waste produced by new development areas. As such, the options are ranked according to the quantum of growth they deliver.

5. Developing the preferred approach

- 5.1.1 At this stage, the Council are not identifying a preferred approach for the Local Plan and are consulting on a range of spatial and policy options. It is intended that consultation will inform the development of the preferred approach, which will be presented at the next stage of plan-making. Further consultation on the full draft plan and preferred approach will occur at this stage (i.e., Regulation 19 consultation), which is scheduled to take place in spring/ summer 2026.
- 5.1.2 At this point in time, the SA has sought to explore a range of spatial options that can inform consultation and stimulate conversation and feedback on the options for future growth in the district. The SA does not identify a preferred approach and has only identified a range of options that can inform consultation whilst remaining concise and accessible. The development of these options will be informed by feedback through the consultation stage.

Part 2: What are the SA findings at this current stage?

6. Introduction to Part 2

6.1 SA approach

- 6.1.1 In the 2024 Local Plan Options document the Council set out options for Development Management (DM) policies. These DM policy options were assessed through the SA process, with findings presented in the [Interim SA Report](#) (2024). The Council are not reconsulting on these policy approach options in the 2025 Options Document. Instead, a more limited range of DM policy approach options have been set out, focussing only on new policy areas or where policies being changed in light of updated evidence (including the new NPPF (2025)).
- 6.1.2 The aim of this chapter is therefore to present an appraisal of the new DM policies and options as set out within the 2025 Options Document, whilst recognising the existing suite of policy options (rolled over from 2024) that will also influence outcomes in relation to each SA objective.

6.2 Methodology

- 6.2.1 The appraisal identifies and evaluates 'likely significant effects' of the plan on the baseline, drawing on the ten SA objectives identified through scoping (see Table 1.1) as a methodological framework.
- 6.2.2 Every effort is made to predict effects accurately; however, this is inherently challenging given the high-level nature of the policies under consideration and understanding of the baseline (now and in the future under a 'no plan' scenario) that is inevitably limited. Given uncertainties there is a need to make assumptions, e.g., in relation to plan implementation and aspects of the baseline that might be impacted. Assumptions are made cautiously and explained within the text (with the aim to strike a balance between comprehensiveness and conciseness/ accessibility). In many instances, given reasonable assumptions, it is not possible to predict 'significant effects', but it is nonetheless possible and helpful to comment on merits (or otherwise) of the Options Document in more general terms.
- 6.2.3 Within the appraisal narrative below specific policies are referred to only as necessary and relevant to each SA theme (i.e., it is not the case that systematic consideration is given to the merits of every plan policy in terms of every sustainability objective).
- 6.2.4 Finally, it is important to note that effects are predicted taking account of the effect characteristics and 'significance criteria' presented within Schedules 1 and 2 of the SEA Regulations. So, for example, account is taken of the probability, duration, frequency, and reversibility of effects as far as possible. Cumulative effects are also considered, i.e., the potential to impact an aspect of the baseline when implemented alongside other plans, programmes, and projects.

7. Appraisal of the Local Plan Options Document

7.1 Health and wellbeing

- 7.1.1 The Options Document sets out options for addressing the substantially increased housing needs figure for the district, and policy approaches to help deliver healthy and sustainable places. While uncertainty exists regarding the overall spatial strategy, it is recognised that increased pressure is likely to be placed on existing health facilities, services and local centres across the district. Significant growth in the Somer Valley for example would likely place pressure on existing health facilities within larger centres of Midsomer Norton, Radstock, and Peasedown; however equally could unlock opportunities for new facilities larger development sites. Further strategic opportunities are presented through the Options Document across the Bristol to Bath Corridor, recognising that connecting these two thriving centres could drive forward nature-positive place making. Significant uncertainty exists in this respect at this stage.
- 7.1.2 With updates to the NPPF (2025), particularly Paragraph 96 on promoting healthy and safe communities, there is increased emphasis on planning policies that directly contribute to health outcomes. In response, the Council is proposing adaptation to several existing policies to ensure that they contribute positively to health outcomes, reflecting the Council's Health and Wellbeing Strategy (2023) and wider priorities around tackling inequalities across the district.
- 7.1.3 In light of increasing recognition of the role of green infrastructure and open space with respect to health and wellbeing, the Options Document also considers expanding policy revisions to secure strategic green spaces within larger developments. Updates to Policy NE2 (Green Infrastructure) expand the role of multifunctional open spaces promoting mental and physical wellbeing. The revised policy wording requires developments, particularly larger schemes, to provide connected green infrastructure that enables walking and cycling, delivers accessible recreational areas, and contributes to wider networks. These would deliver co-benefits beyond supporting biodiversity net gain, such as providing opportunities for physical activity, and improving mental health outcomes.
- 7.1.4 Proposed amendments to Policy D1 (High Quality Design) and related design policies also strengthen requirements for new development to support active and healthy lifestyles. This includes placing increased emphasis on walkable layouts, inclusive design, safe public realm, and provision for social interaction. These changes respond to local evidence that link the built environment with health inequalities and aim to ensure that all new development contributes to healthy communities.
- 7.1.5 The Options Document sets out issues highlighted by stakeholders that need to be addressed across Bath and North East Somerset. This includes protecting existing cultural and community facilities, recognising that cultural activity plays a vital role in people's health and well-being. Proposed policy updates seek to ensure that these facilities (such as community halls, leisure

centres, sports venues and cultural assets) are specifically protected and enhanced supporting community vitality and overall quality of life for all residents.

- 7.1.6 The 2024 Interim SA Report predicted significant positive effects from embedding health and wellbeing within the policy framework. In light of the new standard method figure, it is considered that significant growth across the district could enhance these effects further, ensuring that policy contributes to a healthier population across B&NES. This includes through safeguarding existing community infrastructure, facilitating opportunities to increase the provision of services, facilities and amenities alongside housing, and applying positive place-making principles through the design of new development areas. However, a level of uncertainty exists at this stage, reflective of the constraints across the district and that the spatial strategy is undetermined.

7.2 Housing

- 7.2.1 With updates to the NPPF 2025 and amendments to PPG: Housing and Economic Needs Assessment, the revised mandatory housing need within B&NES is now around 1,500 homes per year for the Plan period. This housing requirement has essentially doubled the previous standard method calculations for the district. Given these updated housing requirements, a further Local Housing Needs Assessment (LHNA) has been undertaken. The LHNA 2025 sets out that based on the revised standard method the requirement is for around 27,000 homes over the plan period, with a 54% requirement for market housing and a 46% requirement for affordable housing.
- 7.2.2 Recognising that affordable housing - particularly in relation to those who wish to buy or rent - is a key issue across the district, the 2025 Options Document presents a further option in relation to Affordable Housing (AH) on larger sites. This option would require consideration of wider evidence when determining AH policy provisions for larger sites, reflecting NPPF updates relating to the requirement for Social Rent. This is likely to be important in the context of the district's increased housing needs and would increase emphasis on delivering housing to meet local needs.
- 7.2.3 The Options Document highlights the current absence of a policy relating to co-living developments, recognising that co-living schemes are being increasingly promoted by developers as a more affordable and transitional form of purpose-built rented accommodation for various groups of people (including graduates and young professionals). A Co-living Position Statement has been produced which seeks to provide guidance for planning applications until a specific policy is adopted in the new Local Plan. Further options are presented in relation to student occupancy, which range from setting restrictions in terms of occupiers, to a more flexible approach for all user groups. All options presented are considered to help alleviate accommodation pressures and meet the needs of different user groups, in the context of the significant increase in housing requirements for the district under the revised standard method calculations.
- 7.2.4 Options are proposed to Update Policy H2 (Houses in Multiple Occupation) to include an additional criterion to prohibit the creation of HMOs where it

would result in the loss of potential family homes. Options are either district wide or affordable market area specific, where the median housing affordability ratio is below the median affordability ratio for B&NES. Given that the updated LHNA states that 3-bedroom properties represent the largest proportion of housing need in the city, options are considered to lead to positive effects against housing objectives. However, options that limit restrictions to HMO availability and supply are likely to perform favourably, recognising that HMOs are an important part of the housing market within B&NES.

- 7.2.5 In terms of Purpose-Built Student Accommodation (PBSA), the Council are developing a policy based on options consulted on in 2024 and considered previously through the SA. No further options are considered at this stage.
- 7.2.6 Since the Reg.18 Local Plan Options Consultation undertaken in spring 2024, a review has been taken of the B&NES Gypsy & Traveller Accommodation Assessment (GTAA). The Council are currently considering options to meet identified needs and the wider recommendations of the GTAA 2025, together with taking forward a criteria-based policy. This is anticipated to lead to positive effects, addressing housing need for gypsy and traveller households for the Plan period.
- 7.2.7 As part of the local plan reset process, the Council are also separately consulting on amended Housing Development Boundaries (HDBs) for rural settlements. This includes an option for a revised methodology for defining HDBs, primarily to ensure they reflect changes on the ground and address known inconsistencies. While the main purpose is to provide clarity and alignment with current circumstances, it is considered that the amended boundaries may also enable a limited amount of small scale 'windfall' growth in appropriate locations. This will lead to positive effects, supporting small levels of housing delivery in rural communities.
- 7.2.8 The 2024 Interim SA Report predicted significant positive effects under this SA theme, and it is considered that new/ revised policies (and options) proposed are likely to lead to further enhanced positive effects.

7.3 Communities

- 7.3.1 With the publication of the updated NPPF and related updates to PPG (on Promoting Healthy and Safe Communities), there is greater policy emphasis on community facilities (including cultural and social infrastructure), open spaces, and equitable access to facilities. In light of these changes, the Council has reviewed its evidence base on community facilities, recognising their importance in supporting social cohesion, health and wellbeing, and local identity across Bath and North East Somerset.
- 7.3.2 One of the other changes to come out of the NPPF update is the revised standard method figure of housing need, and subsequent increased housing need for B&NES from 700 to 1,500 per annum. While the spatial strategy for the district is currently uncertain, it is considered that there is the opportunity for the Local Plan to deliver positive impacts for communities by supporting the delivery of new and enhanced facilities and services that improve quality of life for residents.

- 7.3.3 Key opportunities in this respect exist where settlements are spatially and functionally related. Notably this includes those settlements within the transport and river corridor that will benefit from the WECA Bristol to Bath Corridor and Somer Valley Links projects. The Options Document recognises the forthcoming strategic investment (being identified as a priority growth zone), existing connectivity of places, and opportunities presented through delivering growth at scale in this area.
- 7.3.4 It is recognised that the delivery of significant growth across the district would require additional provision or mitigation to avoid placing unsustainable pressure on local services and facilities, specifically education. The Options Document highlights that additional assessment will be undertaken at the site level to ensure growth is supported in a sustainable manner. This is likely to be most relevant to development in and around the villages.
- 7.3.5 As discussed previously, one of the key pressures for communities in the context of future growth will be the approach to Green Belt release with key tensions in the north of the district. Green Belt is an increasingly important consideration in light of the evidenced need for further housing and employment development. To understand and consider the impact of potential development on the Green Belt an assessment of the extent to which different parcels of land serve the five purposes is being undertaken. This represents stage 1 of assessing and reviewing the Green Belt and also includes the provisional identification of potential areas of grey belt land on a strategic basis. This work is being undertaken covering the Bristol-Bath Green Belt across different local authority boundaries through a West of England Strategic Green Belt Assessment. The assessment work is ongoing and will inform the next stages of plan making and SA.
- 7.3.6 Another key evidence update is the GTAA 2025, which seeks to ensure the Gypsy & Traveller community needs are met across the district. As outlined within Chapter 7.2 (para. 7.2.6), the GTAA identifies a requirement for additional provision across the Plan period. Policy options presented would support the Local Plan's wider approach to meeting development needs, recognising that Gypsy and Traveller households form part of the district's diverse communities.
- 7.3.7 The current Options Document proposes merging Policy RA3 (Community Facilities and Shops) with Policy LCR2 (New or Replacement Community Facilities) into a singular, updated policy. This would ensure consistent protection of existing facilities, alongside enabling provision of new and replacement facilities where appropriate. The updated policy would apply a criteria-based approach, permitting loss of a community or cultural facility only where equivalent re-provision is made, or where it can be demonstrated that the facility is no longer required to serve local needs.
- 7.3.8 More broadly, the updated Options Document highlights potential scope to further amend adopted policies (CP12, D10, LCR1) so as to not only safeguard but enhance community assets, open spaces, and the public realm. This includes a review of existing policies that is underway currently which shall inform the Draft Local Plan. Proposed amendments include expanding Policy CP12 (Centres and Retail) and Policy D10 (City and Town Centre Uses) to include explicit reference to cultural and creative facilities.

This would ensure that uses such as theatres, performance spaces, museums, libraries, and creative workspaces are supported within town and city centres, contributing to vibrancy and economic resilience.

- 7.3.9 In parallel, an option is identified to strengthen Policy LCR1 (Safeguarding Local Community Facilities) so that development proposals that would result in the loss of any community or cultural facility would only be supported where there is clear evidence of redundancy, or adequate alternative provision. The revised policy would apply across both urban and rural areas, ensuring equitable protection of facilities for smaller settlements where they may represent a critical social and service function.
- 7.3.10 The 2024 Interim SA Report predicted significant positive effects under this theme. In light of the new standard method figure, it is considered that significant growth across the district could enhance these effects further, ensuring that policy contributes to the sustainable growth of communities across B&NES. However, a level of uncertainty exists at this stage, reflective of infrastructure constraints across the district and that the spatial strategy is undetermined.

7.4 Economy

- 7.4.1 With updates to the NPPF 2025 and amendments to PPG: Housing and Economic Needs Assessment, there is an increased emphasis on planning for employment growth and town centre vitality. Further, the revised standard method figure of housing need, and subsequent increased housing need for B&NES from 700 to 1,500 per annum, has major implications for the economy, requiring the creation of additional jobs and stronger centres to support the new and existing population.
- 7.4.2 In response, the Council has updated its evidence base, including through the Future Economic Needs Assessment (2025), which projects requirements for 74,000-79,000 sqm of office and research development space, and 38,000-44,000 sqm of industrial floorspace over the plan period, equating to approximately 25,000 jobs. These needs are closely tied to B&NES' wider ambition to transition from a low-wage to a more productive, innovative economy, ensuring that new housing growth is balanced with opportunities for high-quality local employment. The Options Document highlights that if job growth is below this figure and housing is delivered meeting the government's latest figure of housing need, it is likely that increased out-commuting from B&NES will take place as people travel outside the area for work. Changes in working patterns and arrangements, including increased working from home will also need to be taken into account.
- 7.4.3 The updated evidence provides an indication of the amount of additional employment (office, industrial and warehousing) floorspace that would need to be provided in order to help deliver and accommodate the additional 25,000 jobs. These figures are set out through the Options Document as a starting point in ensuring the Local Plan helps to facilitate sustainable economic growth and increased productivity. The Options Document highlights opportunities presented at key employment locations, recognising that the Central Bristol and Bath Growth Zone is at the heart of the regional economy. Bath City centre notably supports significant investment through

the visitor economy and will be capitalised upon through the emerging spatial strategy.

- 7.4.4 In establishing the spatial strategy for delivering additional employment space other factors will need to be considered, including the sustainability of and connectivity and linkages between places, the proposed locations for additional housing and the locational requirements of businesses. Some site options for additional employment floorspace are set out in the place-based chapters below. These comprise some site options solely for employment use, as well as the potential for some employment space delivered as part of mixed-use developments on larger, strategic sites and opportunities to intensify existing areas of employment space. This will be explored further through the next stage of plan making.
- 7.4.5 To respond to the shortage of industrial and warehousing premises, particularly acute in Bath, the updated Options Document sets out a strengthened Policy J/UI (Undesignated Industrial Sites). Two options are proposed, the first preventing redevelopment of any undesignated site unless for continued industrial or warehousing uses, or builders' merchants; the second would apply stricter protection within Bath only, reflecting the pressures and limited scope for new supply, whilst allowing a more flexible, evidence-based approach elsewhere in the district. Both options are likely to generate positive effects in terms of supporting local jobs and meeting the updated requirement for 17-20ha of industrial land and 14-15ha for warehousing/logistics across the plan period.
- 7.4.6 Amendments are also proposed to Policy CP12 (Centres and Retailing) to more explicitly recognise the multifunctional role of centres, supporting cultural, leisure, and community uses alongside retail. Alongside this, minor amendments are made to Policy HVC/TC to extend the Primary Shopping Area for Midsomer Norton to incorporate active frontages at "The Island," aiming to ensure vitality and viability. This reflects national policy emphasis on resilient, multi-use centres that support local identity and well-being as well as economic activity.
- 7.4.7 The 2024 Interim SA Report concluded significant positive effects are likely overall. In light of the new standard method figure, it is considered that significant housing and employment growth across the district will deliver further positive effects in relation to this SA theme.

7.5 Transportation

- 7.5.1 Transport and congestion are strategic issues across the district. The revised standard method housing figure (700 to 1,500 homes a year over the plan period), will inevitably intensify travel demand and place greater strain on key transport routes in the local plan area. However, the Options Document sets out options for the Local Plan to manage this growth in a way improves connectivity, capitalising upon strategic growth to support transport objectives and local to regional scale projects.
- 7.5.2 The SA notes that Bath and North East Somerset have an ambitious aim to deliver the forecast growth within the Local Plan as part of its drive towards the decarbonisation of transport across the district. This will be a key consideration for establishing the spatial strategy, with focus placed on the

site selection process, to locate people close to the services and facilities that they need, e.g. employment, education, health, retail, leisure, public transport.

- 7.5.3 While the spatial strategy is currently undetermined, the Options Document sets out a programme of transport strategy, scheme identification and modelling as part of the local plan process. It is recognised that addressing the wide range of transport issues and opportunities faced across the district requires a coordinated approach, delivered through the local plan and a range of transport plans and programmes, including with the West of England Combined Authority as the strategic transport authority and the facilitators of significant transport investment from central government to support growth.
- 7.5.4 Taking a coordinated approach to transport is likely to positively affect key locations across the district, particularly the Bath to Bristol Corridor where, as established above, regional investment is being focussed. Existing and forthcoming projects will improve sustainable access to services and facilities and employment opportunities in these locations, for example improving the function of Park & Ride sites to be “Transport Interchanges”.
- 7.5.5 Conversely the Somer Valley is recognised as less sustainable and accessible than the north of the district. However given the increased housing need, the spatial strategy is likely to support strategic transport interventions district-wide (noting the Local Plan objective to avoid the creation of any new roads). Options explored at these locations through the Options Document seek to deliver broadly positive effects, albeit with much uncertainty at this stage.
- 7.5.6 In terms of wider policy updates, policy provisions set out for climate adaptation and resilience are likely to help future proof any transport infrastructure by ensuring that it is resilient to climate change. This will reduce the chance of disruption to the travel network in the event of extreme weather events. Additionally, the introduction of the Council’s Green Infrastructure Policy (Policy N/GI) updates and aligns with the emerging Green Infrastructure Framework. The policy makes the case for investment in planned and managed green infrastructure and sets out the approach for delivery. This investment will help to create green corridors that encourage active travel by providing safe and attractive routes for walking and cycling.
- 7.5.7 Policy J/UI on Undesignated Industrial Sites protects against the redevelopment of industrial land for higher value uses. Within the district, there are many smaller industrial sites that are located within residential areas or villages and safeguarding them helps maintain local employment opportunities. This in turn supports active travel, by enabling residents to access jobs close to home without reliance on the private vehicle.
- 7.5.8 The Options Document includes new policy criteria relating to the capacity of existing and potential future transport infrastructure to support the sustainable movement of waste. This policy is likely to have positive effects against transport objectives, helping to mitigate issues surrounding air and noise pollution from the movement of waste.

- 7.5.9 Overall, it is recognised that the 2024 Interim SA Report concluded uncertainty against this theme. However, it is recognised that the revised housing method figure for development in the district presents an opportunity to deliver positive transport effects at the strategic level. Evidence is emerging locally and regionally that will enable strategic decisions to be made, informing the Local Plan and its spatial strategy. Conclusions therefore remain uncertain at this stage.

7.6 Landscape

- 7.6.1 The revised standard method figure (increase in homes from 700 to 1,500 per year), will inevitably exert greater development pressures across the district, leading to heightened risk of adverse impacts on landscape and townscape/villagescape character as a larger area will need to be built on to deliver housing. As such, the provision of policies which seek to protect and enhance important landscapes, including National Landscapes (NL), and their setting is vital.
- 7.6.2 Ultimately, growth in the northeast and southwest of the district is the most constrained due to the presence of the Cotswolds and Mendip Hills NLs respectively. The prior is a particular issue given this is the location of Bath City, the most sustainable settlement in the district, as well as the area with the highest need for housing, including affordable housing. There is therefore potential for conflict between meeting housing need and protecting sensitive landscapes, with risks of significant impacts on the setting of Bath and surrounding NLs. The policy framework therefore must balance these pressures to avoid significant harm while enabling delivery of new homes.
- 7.6.3 With regard to Policy N/GI (Green Infrastructure), whilst the Council are not reconsulting on the previous options, there is new text which updates information on the GI Framework proposed to be produced by the Council, including links to the plan. This includes the Greener Places Green Infrastructure Framework for B&NES 2025-2035; the Greener Places Plan; the Greener Places Investment & Delivery Plan; GI mapping; a revised GI policy; and new and revised GI standards based on national standards. These updates are expected to deliver positive effects for landscape by strengthening the multifunctional role of green infrastructure networks in shaping settlement character and protecting visual amenity, as well as in integrating new development into the landscape.
- 7.6.4 The introduction of the Levelling-up and Regeneration Act 2023 (LURA), Section 245 (Protected Landscapes), and the updated NPPF (2025) since the previous options consultation require Policy NE2 to be updated to ensure alignment with national policy. In addition, the options document highlights that the policy will benefit from providing clear links with Policy NE2A (Landscape Setting of Settlements) and wider natural environment policy as well as clarifying approaches to both designated (protected) and non-designated landscapes. These changes will help reduce uncertainty in decision-making and strengthen the ability of the policy to prevent negative landscape impacts from inappropriate development.
- 7.6.5 Whilst the options document sets out that Policy NE2A remains fit for purpose overall, and appears effective in use, since the previous options consultation work has progressed on a review of the policy. An option is

proposed to update the wording of NE2A to strengthen the policy. These amendments would make it a requirement for development proposals within or affecting the mapped Landscape Setting Areas (LSAs) of included settlements to demonstrate how it will conserve and enhance the positive contributions which the Landscape Setting Area and its identified components make to their distinctive character, identity, and sense of place. Additionally, development must seek to conserve identified views to and from landmarks or areas.

- 7.6.6 Alongside this, work has progressed on a review of the evidence base of NE2A, including the LSAs assessment methodology. The purpose of this review is to improve clarity and better reflect current guidance and local strategies and incorporate recommendations from a review relating to the landscape setting of Saltford. The review includes the addition of a landscape setting for six new settlements: Chew Magna, Chew Stoke, Corston, Farmborough, Freshford, and Pensford. This expansion is likely to ensure that a wider range of settlements benefit from specific landscape protection, reducing risks of erosion of local character through incremental development.
- 7.6.7 In addition, a review of the Saltford LSA has been undertaken, which was previously assessed in 2015. As such, the Council presents options to retain or strengthen Policy NE2A and to include the LSA amendments to reflect the Saltford review and defined setting for the six new settlements added.
- 7.6.8 In terms of the Green Belt, the impact of development on openness and the national purposes (updated to also consider the implications of revised NPPF (2025) including the introduction of the grey belt i.e. areas of lower quality or less important Green Belt, and the 'golden rules') are identified as a key factor for shaping the spatial strategy. To understand and consider the impact of potential development on the Green Belt an assessment of the extent to which different parcels of land serve the five purposes is being undertaken. This represents stage 1 of assessing and reviewing the Green Belt and also includes the provisional identification of potential areas of grey belt land on a strategic basis. This work is being undertaken covering the Bristol-Bath Green Belt across different local authority boundaries through a West of England Strategic Green Belt Assessment. The assessment work is ongoing and will inform the next stage of plan making and SA.
- 7.6.9 As a result of the changes to national policy outlined above it is necessary to test and consult on options to ensure the overarching Green Belt policy (currently adopted policy CP8) aligns with national policy and specifically the golden rules relating to development. The option which involves amending the policy to reference and include the 'golden rules' performs most favourably, and the SA supports this option. This approach provides greater certainty and transparency in how GB decisions are made, reducing risks of harm and supporting the continued safeguarding of the most sensitive landscape areas, though some localised negative effects may still arise where land is released.
- 7.6.10 While the 2024 Interim SA Report concludes mixed effects on the landscape, minor negative effects are concluded at this stage. This reflects the potential for conflict between accommodating the standard method's increased housing figure, and safeguarding sensitive landscapes, particularly around

Bath and in areas constrained by NLs and GB. However, it is acknowledged that proposed amendments to policies help to provide improved safeguards and greater clarity to manage these pressures. The sustainability performance of the Local Plan with respect to the Landscape theme will also be influenced by the extent to which policies and proposals address any key challenges or opportunities for the NLs as highlighted in their most recent Management Plans. This may help to deliver longer-term positive cumulative and in-combination effects. However, a level of uncertainty also exists, given that the preferred reflecting the absence of a confirmed spatial strategy at this stage of plan making.

7.7 Historic environment

- 7.7.1 The revised standard method figure (increase in homes from 700 to 1,500 per year) is likely to place greater pressure on heritage assets and their settings across the district, with more land needed for development and a corresponding risk of adverse effects on heritage assets (designated and non-designated), and their settings.
- 7.7.2 A key consideration in this respect is the doubly inscribed World Heritage Site of Bath, city-wide conservation area and over 5,000 Listed Buildings. The Options Document highlights the substantial pressure for development arising from housing and economic needs within the city, where land supply is limited. This will be a key factor when establishing the spatial strategy for the district. Furthermore, the increased housing delivery figure will likely require the release of Green Belt land, impacting on the setting of heritage assets, particularly those currently in the Green Belt or at/near the edges of settlements.
- 7.7.3 Consideration must also be given to the historic character of places, with emphasis placed through the Options Document on balancing development with the conservation of B&NES's historical environment. A key objective will be to prioritise brownfield over greenfield locations where possible to protect and enhance local heritage. While the spatial strategy is currently undetermined, strengthening the provision of relevant policies will deliver positive effects in relation to the historic environment.
- 7.7.4 The Options Document highlights that the protection of the WHS, its setting, and other heritage assets constrains opportunities for new general needs housing, employment development, and PBSA provision in Bath. This is particularly challenging given that, as established above, demand is highest in Bath, as it is home to two universities and is the largest settlement in the district. The policy framework is therefore necessary to prevent harm to the Outstanding Universal Value (OUV) of the WHS and the integrity of its historic setting, but it also risks displacing student housing demand to less suitable areas. The balance between these priorities (protecting internationally significant heritage and responding to local housing pressures), has the potential to lead to negative effects if displacement leads to additional pressure elsewhere.
- 7.7.5 In relation to Policy HD/SCCW (Somersetshire Coal Canal and the Wansdyke), which has been refined, the options document now proposes separate policies: one relating to the protection of the heritage asset conserving its significance, and another optional policy relating to its

restoration / improvement. This seeks to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets as it strengthens opportunities for adaptive reuse and safeguarding of significant heritage.

- 7.7.6 In addition to the above, following further consultation with the Somersetshire Coal Canal Society (SCCS) the proposed diversion at Dunkerton previously consulted on in 2024 is no longer required. Amendments have also been made to proposed diversions at Radford and Camerton following further assessment. Most notably the Radford diversion has been shifted further north away from neighbouring properties. These revisions reduce risks of harm both to heritage assets, but also local amenity, and demonstrate a more responsive and evidence-based approach to policy development. These changes are likely to generate positive effects by requiring proposals to better balance heritage conservation within development objectives.
- 7.7.7 Overall, the 2024 Interim SA Report concluded that the likely effects on the historic environment as a result of the Options Document were mixed. Taking a precautionary approach, minor negative effects are concluded at this stage. This is reflective of the significantly increased standard method housing figure inevitably introducing additional pressures on the districts internationally to locally important heritage assets. Merit is nonetheless given to the strengthened framework providing clearer safeguards and new opportunities for enhancement. A level of uncertainty also exists at this stage, reflecting the absence of a spatial strategy.

7.8 Biodiversity

- 7.8.1 The revised standard method figure (increase in homes from 700 to 1,500 per year) is likely to generate additional pressures on biodiversity across the district. A larger land take will be needed to deliver housing, increasing the risk of habitat loss, fragmentation, and disturbance, particularly where development occurs within the Green Belt, which often contains land of high biodiversity value. While growth at this scale poses the risk of negative effects, mitigation and enhancement policies provide the opportunity to deliver BNG and integrate green infrastructure so as to offset some of these impacts.
- 7.8.2 The Habitats Regulations Assessment (HRA) Screening Note concludes that none of the options being considered raise significant concerns alone. It is considered that the potential impacts at individual sites could be minimised and mitigated through the development of specific site development requirements, and area specific bat mitigation plans. However, the potential cumulative impacts to the Bradford on Avon Bat SAC, and to the Chew Valley Lake SPA, cannot be ruled out. This would increase the need for specific mitigation action plans (not yet developed) and guidance. Consultation with Natural England to explore this has been initiated. Hence, development through any of the options could raise significant effects to the European sites within the district, and therefore a full HRA will be needed to support the Local Plan. This indicates that while adverse effects can likely be mitigated, significant risks to internationally designated sites persist at the plan level.

- 7.8.3 Under Policy N/BNG (Biodiversity Net Gain), the Options Document notes that the government is considering changes to mandatory BNG requirements, including a new 'medium' development threshold (10-49 units or <1ha). The document recognises that this would ultimately impact the plan's BNG policy. The main areas for improvement being considered concern exemptions; the small sites metric; the biodiversity gain hierarchy and spatial risk multiplier; and treatment of brownfield land with open mosaic habitat. These national changes create uncertainty for local delivery, however, also provide opportunities to refine the policy framework in ways that better reflect the scale and type of development likely to come forward.
- 7.8.4 In terms of the plan's existing BNG policy NE3a, the potential changes would have little material impact. However, the options document outlines that a slight rewording of the policy to either avoid reference to, or clearly differentiate between, threshold types would be needed. The options document also recognises that if a specific BNG approach for medium sites through use of the simplified metric were introduced, this would affect BNG outcomes and require slight rewording of the policy. As such, the Council will continue to keep government policy changes under review.
- 7.8.5 With regard to Policy N/GI (Green Infrastructure), whilst the Council are not reconsulting on the previous options, there is new text which updates information on the GI Framework proposed to be produced by the Council, including links to the plan. This includes reference to the Greener Places Plan, which sets out the approach to deliver GI that is needed for nature recovery, amongst other considerations. The document also recognised that there is an opportunity to ensure the provision of new, or improvements to, existing green spaces help to deliver nature recovery, potentially contributing to delivering a higher level of BNG (20%) related to strategic or non-strategic development sites. These additions are expected to generate positive effects for biodiversity by strengthening the strategic role of multifunctional GI networks in shaping growth and supporting ecological connectivity across the district.
- 7.8.6 The 2024 Interim SA Report concluded minor positive effects in relation to biodiversity, providing that opportunities were maximised and recommendations set out through the HRA were adopted; in consultation with Natural England. However, to deliver the significantly increased (doubled) housing need figure, it is recognised that growth at this scale requires increased risks of adverse impacts, particularly on sensitive international sites. Given cumulative effects on Habitat Sites remain uncertain, pending a full HRA, the SA also concludes uncertain effects at this stage. It is none the less recognised that strengthened policy on BNG, the integration of the Greener Places Plan, and opportunities to link Green Belt changes with nature recovery create the potential for positive effects in the long term.

7.9 Natural resources

- 7.9.1 Five AQMAs are present in the district, and therefore the Options Document highlights the importance of delivering initiatives across the district to encourage modal shift and improve air quality alongside delivering significant new homes and employment. The capacity of Bath city to accommodate

growth sustainably is a key issue for the Local Plan, with local projects and infrastructure likely to be key to deliver the spatial strategy. Notably Bath's Journey to Net Zero Transport Plan (JTNZ) was adopted in 2022, and the Bath Movement Strategy and Active Travel Strategy seek to deliver integrated transport solutions and promote sustainable mobility to improve air quality.

- 7.9.2 While the spatial strategy is currently undetermined, the wider Bristol to Bath Corridor investment opportunity is noteworthy as this will be a strategic growth location for the Local Plan. Substantial growth in Keynsham, Saltford, Hicks Gate and Whitchurch could lead to positive effects as outside of Bath these locations are considered to be the most sustainable locations from a transport perspective. However, poor air quality in the rural area and Somer Valley is recognised as a result of a high levels of out commuting and associated traffic congestion along the A37 to Bristol. It is considered that strategic investment to the north of the district (alongside higher growth) should contribute positively towards addressing deep rooted air quality issues.
- 7.9.3 The increased housing requirement to 1,500 homes per year will inevitably place additional pressure on natural resources across B&NES. Increased development has the potential to lead to a greater demand for raw materials, increased use of aggregates and soils, and more waste from building activity. In the longer term, accommodating this growth also risks the loss of agricultural / BMV land and could affect the sustainable management of water and energy resources.
- 7.9.4 While the exact location of growth is currently unknown, the Options Document seeks to strengthen policies in this respect, supporting growth where it minimises environmental harm and promotes efficient resource use.
- 7.9.5 The updated Options Document includes policy 'Retrofit First', which proposes the requirement of adequate justification for demolition and maximise the re-use or recycling of materials where demolition is unavoidable. This policy supports the circular economy and will have a positive effect on natural resources by reducing waste, conserving resources, and cutting embodied carbon.
- 7.9.6 Policies supporting renewable energy (Policy C/RE) and district heating also support efficient use of resources. However, large-scale renewable energy development has the potential to result in negative effects on natural resources if located on greenfield or BMV land. The policy framework will therefore need to ensure that such schemes are appropriately balancing the benefits of clean energy generation with the protection of natural resources.
- 7.9.7 The 2024 Interim SA Report identified significant negative effects under this theme. Given the constraints of the district, meeting the new standard need figure will inevitably lead to significant loss of greenfield (and a level of BMV) land. As such significant negative effects are concluded. Effects in relation to the wider natural resources theme come with much more uncertainty at this stage. However, the revised and consolidated policy options proposed through the Options Document are merited, seeking to minimise impacts on air quality, water resources, and minerals and waste.

7.10 Climate change

- 7.10.1 The revised increase in the housing need in line with the NPPF 2025 update from 700 to 1,500 homes per annum is likely to have implications with regard to climate change factors across the district. A higher level of growth places additional pressures on land and infrastructure, increasing the importance of steering development away from areas at risk of flooding, and embedding resilience measures where growth does occur. Updates to policies such as Policy C/RE: Renewable Energy, are therefore critical in ensuring that new housing reduces emissions while adapting to future climate impacts.
- 7.10.2 More specifically, amendments to the retrofitting policy provide a more detailed framework for the sustainable adaptation of existing buildings. This will help reduce carbon emissions from the largest share of the built environment while improving energy efficiency, thermal comfort, and resilience to extreme weather events. While there may be challenges with regard to viability and delivery especially on older properties, the strengthened policy offers significant long-term benefits for climate mitigation and household energy affordability.
- 7.10.3 The evolving renewable energy policy (Policy C/RE: Renewable Energy) represents a strengthening of the Local Plan's ability to deliver decarbonisation at scale. The introduction of safeguarded areas for wind energy provides greater clarity and certainty, while forthcoming national guidance on community support and benefit mechanisms has the potential to build local acceptance and spread the gains of renewable deployment more widely. Draft revisions to National Policy Statements EN-1, EN-3 and EN-5 also reinforce the strategic importance of renewable energy and align with the Clean Power 2030 ambition, creating a stronger policy context for B&NES to advance large-scale schemes. Together, these changes are likely to generate positive effects for climate change mitigation by enabling additional capacity. However, risks remain that safeguarded sites could generate localised landscape impacts, while grid capacity and delivery challenges may constrain the pace of deployment.
- 7.10.4 In addition to the above amendments, the Options Document also introduces a new policy focused on climate adaptation and resilience. This policy recognises that the climate is already changing and that B&NES will experience warmer, wetter winters, hotter and drier summers, and an increase in both the frequency and severity of extreme weather events. The policy highlights the additional hazards, such as extreme high temperatures, drought, water stress, flooding, subsidence, and soil erosion - and the risks that these pose to human health, the built environment, utility services, and the natural environment. The proposed approach requires all new development, including infrastructure, to demonstrate how climate vulnerability has been considered and how proposals have been designed to be resilient to these effects over their full lifetime. This approach is likely to have positive effects for climate change, as it aims to future-proof the district's growth strategy, ensuring new housing and employment provision can remain functional and sustainable under projected climate conditions.
- 7.10.5 The climate adaptation and resilience policy is also expected to generate positive in-combination effects. By aligning with other Local Plan policies on

sustainable construction, water efficiency, and design for example, helps to form a more integrated and consistent framework for managing climate risk. However, viability considerations are acknowledged, and the requirement for developments to demonstrate resilience may introduce additional costs for developers, particularly on more constrained sites. These potential challenges will need to be tested further, however it is expected that these are likely to be outweighed by the long-term benefits of the policy.

- 7.10.6 A further option that the Options Document brings forward is the potential inclusion of Policy C/LIF: Low Impact Farming. This policy seeks to enable regenerative, land-based developments that achieve BNG, carbon sequestration, and local food and energy-self-sufficiency in line with the NPPF supporting sustainable developments that respond to the climate and ecological emergencies. The policy recognises that agriculture and land use change must contribute to emissions reduction, not only through carbon storage but also by promoting more sustainable local food systems.
- 7.10.7 Building on the position of the 2024 Interim SA Report, the updated policies and options set out a stronger and more integrated framework for mitigation and adaptation. Positive effects are anticipated through the introduction of new policies, alongside the refinements to existing policies. However, as in 2024, there remains uncertainty around delivery, viability, and the evolving national policy context, including forthcoming guidance on wind energy and community benefit, and the capacity of infrastructure to support ambitious renewable targets.

7.11 Waste

- 7.11.1 With the updates to the NPPF 2025, the revised mandatory housing need within B&NES is now 1,500 homes per year for the plan period. This level of growth is expected to generate wider impacts on waste across the district, including increased construction waste and greater pressures on waste management infrastructure arising from increases in population density over the plan period.
- 7.11.2 Reflecting national policy on waste, the updated Combined Options Document suggests the creation of a new policy as part of the Local Plan and sets out criteria for the provision of waste management facilities. The suggested policy would also introduce provisions for on-site waste management, encourage facilities that reduce transport demand, and support waste management facilities where they demonstrate the application of the waste hierarchy. These changes are expected to have positive effects by modernising the planning approach to waste, aligning with the Council's Towards Zero Waste 2030 ambition.
- 7.11.3 In addition, the updated Options Document also proposes a retrofit-first policy, which would require adequate justification for the destruction of existing buildings. This would directly support the circular economy by reducing embodied carbon and helping to mitigate the rise in construction waste arising from the increased housing need. This is likely to have a positive effect by supporting more sustainable construction practices and by promoting the most efficient re-use and regeneration of existing buildings (where possible).

- 7.11.4 The Options Document recognises that 'The Former Fuller's Earth site at Odd Down, Bath' has scope for expansion. The site is in use as a waste recycling facility, with permission for further recycling units. The location at Odd Down therefore presents an opportunity to support the local circular economy by maintaining and expanding existing recycling capacity, consistent with local policy and national guidance.
- 7.11.5 Updates to the district heating policy will require new developments to connect to existing district heat networks in the locality. The policy also encourages the redistribution of heat energy from developments that generate large amount of heat. This policy provides an opportunity to mitigate increased energy demand and reduce household energy waste linked to housing growth over the plan period. However, the Options Document recognises that the viability of the policy needs to be tested before it forms part of official planning policy.
- 7.11.6 Within national policy, waste management facilities are recognised as appropriate within employment areas, particularly where they align with industrial-type activities. The Options Document identifies adjacent land to the south west of the Park & Ride for potential employment uses. This location could be used to construct a new waste management facility that could help to mitigate waste related pressures from the development of homes and related infrastructure over the plan period.
- 7.11.7 The 2024 Interim SA Report identified neutral effects under this theme, however minor negative effects are predicted at this stage due to the increased amount of waste that will be an inevitable byproduct of growth. The revised and consolidated policy options presented through the Options Document are nonetheless merited, notably for positively supporting waste management.

8. Conclusions and recommendations

- 8.1 **Table 8.1** overleaf sets out summary conclusions for the appraisal of the Local Plan Options Document, as presented in **Chapter 7** above.

Table 8.1 Summary SA of the Local Plan Options Document

SA theme	Summary of conclusions and recommendations
Health and wellbeing	The 2024 Interim SA Report predicted significant positive effects from embedding health and wellbeing within the policy framework. In light of the new standard method figure, it is considered that significant growth across the district could enhance these effects further, ensuring that policy contributes to a healthier population across B&NES. This includes through safeguarding existing community infrastructure, facilitating opportunities to increase the provision of services, facilities and amenities alongside housing, and applying positive place-making principles through the design of new development areas. However, a level of uncertainty exists at this stage, reflective of the constraints across the district and that the spatial strategy is undetermined.
Housing	The 2024 Interim SA Report predicted significant positive effects under this SA theme, and it is considered that new/ revised policies (and options) proposed are likely to lead to further enhanced positive effects.
Communities	The 2024 Interim SA Report predicted significant positive effects under this theme. In light of the new standard method figure, it is considered that significant growth across the district could enhance these effects further, ensuring that policy contributes to the sustainable growth of communities across B&NES. However, a level of uncertainty exists at this stage, reflective of infrastructure constraints across the district and that the spatial strategy is undetermined.
Economy	The 2024 Interim SA Report concluded significant positive effects are likely overall. In light of the new standard method figure, it is considered that significant housing and employment growth across the district will deliver further positive effects in relation to this SA theme.
Transportation	Overall, it is recognised that the 2024 Interim SA Report concluded uncertainty against this theme, However, it is recognised that the revised housing method figure for development in the district presents an opportunity to deliver positive transport effects at the strategic level. Evidence is emerging locally and regionally that will enable strategic decisions to be made, informing the Local Plan and its spatial strategy. Conclusions therefore remain uncertain at this stage.
Landscape	While the 2024 Interim SA Report concludes mixed effects on the landscape, taking a precautionary approach, minor negative effects are concluded at this stage. This reflects the potential for conflict between accommodating the standard method's increased housing figure, and safeguarding sensitive landscapes, particularly around Bath and in areas

SA theme Summary of conclusions and recommendations

	constrained by National Landscapes and the Green Belt. However, it is acknowledged that proposed amendments to policies help to provide improved safeguards and greater clarity to manage these pressures. The sustainability performance of the Local Plan with respect to the Landscape theme will also be influenced by the extent to which policies and proposals address any key challenges or opportunities for the National Landscapes as highlighted in their most recent Management Plans. This may help to deliver longer-term positive cumulative and in-combination effects. However, a level of uncertainty also exists, given that the preferred reflecting the absence of a confirmed spatial strategy at this stage of plan making.
Historic environment	Overall, the 2024 Interim SA Report concluded that the likely effects on the historic environment as a result of the Options Document were mixed. Taking a precautionary approach, minor negative effects are concluded at this stage. This is reflective of the significantly increased standard method housing figure inevitably introducing additional pressures on the districts internationally to locally important heritage assets. Merit is nonetheless given to the strengthened framework providing clearer safeguards and new opportunities for enhancement. A level of uncertainty also exists at this stage, reflecting the absence of a spatial strategy.
Biodiversity	The 2024 Interim SA Report concluded minor positive effects in relation to biodiversity, providing that opportunities were maximised and recommendations set out through the HRA were adopted; in consultation with Natural England. However, to deliver the significantly increased (doubled) housing need figure, it is recognised that growth at this scale requires increased risks of adverse impacts, particularly on sensitive international sites. Given cumulative effects on Habitat Sites remain uncertain, pending a full HRA, the SA also concludes uncertain effects at this stage. It is nonetheless recognised that strengthened policy on BNG, the integration of the Greener Places Plan, and opportunities to link Green Belt changes with nature recovery create the potential for positive effects in the long term.
Natural resources	The 2024 Interim SA Report identified significant negative effects under this theme. Given the constraints of the district, meeting the new standard need figure will inevitably lead to significant loss of greenfield (and a level of BMV) land. As such significant negative effects are concluded. Effects in relation to the wider natural resources theme come with much more uncertainty at this stage. However, the revised and consolidated policy options proposed through the Options Document seek to minimise impacts on air quality, water resources, and minerals and waste.

SA theme	Summary of conclusions and recommendations
Climate change	Building on the position of the 2024 Interim SA Report, the updated policies and options set out a stronger and more integrated framework for mitigation and adaptation. Positive effects are anticipated through the introduction of new policies, alongside the refinements to existing policies. However, as in 2024, there remains uncertainty around delivery, viability, and the evolving national policy context, including forthcoming guidance on wind energy and community benefit, and the capacity of infrastructure to support ambitious targets for renewables.
Waste	The 2024 Interim SA Report identified neutral effects under this theme, however minor negative effects are predicted at this stage due to the increased amount of waste that will be an inevitable byproduct of growth. The revised and consolidated policy options presented through the Options Document positively support waste management.

Part 3: What happens next?

9. Next steps

- 9.1.1 This Interim SA Report (2025) will accompany the Local Plan Options Document (2025) for public consultation (Regulation 18) for a period of six weeks from Friday 3rd October to Friday 14th November. The consultation will be hosted via the Council's dedicated website:
- <https://bathnesplaces.co.uk>
- 9.1.2 Any comments received will be reviewed and then considered as part of the iterative plan-making and SA process.
- 9.1.3 The representations received, as well as ongoing engagement and further evidence base work, including further SA work, will be used to help shape the Draft Local Plan before further consultation (at the Regulation 19 stage). An SA Report will accompany the draft Local Plan for consultation at the Regulation 19 stage. Reflecting the Council's latest Local Development Scheme (2024-2027), Regulation 19 consultation is scheduled to take place between March and May 2026.
- 9.1.4 Once the period for representations on the Regulation 19 version of the Local Plan document / SA Report has finished, the main issues raised will be identified and summarised by BaNES Council, which will then consider whether, in light of representations received, the plan can still be deemed 'sound'. If this is the case, the Local Plan will be submitted to the Secretary of State for Examination (Regulation 22), alongside a statement setting out the main issues raised during the consultation. The Council will also submit the SA Report alongside it. This is anticipated to take place in Summer 2026.
- 9.1.5 At Examination, the Inspector will consider representations (alongside the SA Report) before then reporting back. If the Inspector identifies the need for modifications to the Local Plan, these will be prepared (and undergo SA) and will then be subject to consultation (with an SA Report Addendum published alongside).
- 9.1.6 Once found to be 'sound', the Local Plan will be formally adopted by BaNES Council. At the time of adoption, an SA 'Statement' must be published that sets out (amongst other elements) 'the measures decided concerning monitoring the Plan'.

Appendices

Appendix A Regulatory requirements

As discussed in Chapter 1 of the main report, Schedule 2 of the Environmental Assessment of Plans Regulations 2004 explains the information that must be contained in the SA Report; however, interpretation of Schedule 2 is not straightforward. **Table A** links the structure of this report to an interpretation of Schedule 2 requirements, whilst **Table B** explains this interpretation. **Table C** provides a checklist of where and how the requirements have been met in this report.

Table A: Questions answered by the SA Report, in accordance with an interpretation of regulatory requirements

Report section	Questions answered	Regulatory requirement met
Introduction	What is the plan seeking to achieve?	An outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes.
	What is the scope of the SA?	- Relevant environmental protection objectives, established at international or national level. - Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance. - Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan. - The environmental characteristics of areas likely to be significantly affected. - Key environmental problems/ issues and objectives that should be a focus of (i.e., provide a 'framework' for) assessment.
Part 1	What has plan-making/ SA involved up to this point?	- Outline reasons for selecting the alternatives dealt with (and thus an explanation of the 'reasonableness' of the approach). - The likely significant effects associated with alternatives. - Outline reasons for selecting the preferred approach in light of the alternatives assessment/ a description of how environmental objectives and considerations are reflected in the Plan.
Part 2	What are the SA findings at this current stage?	- The likely significant effects associated with the Plan. - The measures envisaged to prevent, reduce, and offset any significant adverse effects of implementing the Plan.
Part 3	What happens next?	A description of the monitoring measures envisaged (to be considered during the next stages of the SA).

Table B: Questions answered by the SA Report, in accordance with regulatory requirements

Schedule 2	Interpretation of Schedule 2		
The report must include...	The report must include...		
1. an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - <i>What's the plan seeking to achieve?</i>	i.e. answer – <i>What's the scope of the SA?</i>
2. the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What's the 'context'?</i>	
3. the environmental characteristics of areas likely to be significantly affected;	The relevant environmental protection objectives, established at international or national level	i.e. answer - <i>What's the 'baseline'?</i>	
4. any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan'		
5. the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	The environmental characteristics of areas likely to be significantly affected		
6. the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - <i>What are the key issues & objectives?</i>	
7. the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Key environmental problems / issues and objectives that should be a focus of appraisal		
8. 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	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness of the approach')	i.e. answer - <i>What has Plan-making / SA involved up to this point?</i> [Part 1 of the Report]	
9. a description of the measures envisaged concerning monitoring.	The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.		
	The likely significant effects associated with the draft plan	i.e. answer - <i>What are the assessment findings at this current stage?</i> [Part 2 of the Report]	
	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan		
	A description of the measures envisaged concerning monitoring	i.e. answer - <i>What happens next?</i> [Part 3 of the Report]	

Table C: ‘Checklist’ of how (throughout the SA process) and where regulatory requirements are or will be met.

Regulatory requirement	Discussion of how the requirement is met
Schedule 2 requirements:	
1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	Chapter 1 (‘What’s the plan seeking to achieve’) presents this information. The relationship with other plans and programmes is also set out in Appendix B (Scoping Information).
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	These matters were considered in detail at the scoping stage, which included consultation on a Scoping Report published in 2023. The outcome of scoping was an ‘SA Framework’, and this is presented within Chapter 1 (‘What’s the scope of the SA’). More detailed messages from the Scoping Report - i.e., messages established through context and baseline review - are presented within Appendix B. This also includes updates to scoping since the publication of the Scoping Report.
3. The environmental characteristics of areas likely to be significantly affected.	
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	
5. The environmental protection objectives established at international, national, or community 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.	The Scoping Report (2023) presents a detailed context review and explains how key messages from the context review (and baseline review) were then refined to establish an ‘SA framework’. Key scoping information is presented in Appendix B and includes any relevant updates. The context review informed the development of the SA framework and topics, presented in Chapter 1, which provide a methodological ‘framework’ for appraisal. With regards to explaining “how... considerations have been taken into account” - • Chapter 3 explains how reasonable alternatives were established in-light of available evidence. • Appendix C sets out the summary findings of the appraisal of settlement options • Chapter 4 sets out the detailed appraisal of district wide options. • Chapter 5 explains the Council’s ‘reasons for supporting the preferred approach’, i.e., explains how/ why the preferred approach is justified in-light of alternatives appraisal (and other factors). • Chapter 7 sets out the findings of the appraisal of the draft plan and Chapter 8 provides a summary of the findings and any recommendations.
6. The likely significant effects on the environment, including on issues such as biodiversity, population, human	• Chapter 3 explains how reasonable alternatives were established in-light of available evidence.

Regulatory requirement	Discussion of how the requirement is met
health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape, and the interrelationship between the above factors. (Footnote: these effects should include secondary, cumulative, synergistic, short-, medium-, and long-term, permanent and temporary, positive and negative effects).	- Appendix C sets out the summary findings of the appraisal of settlement options. - Chapter 4 sets out the detailed appraisal of district wide options. - Chapter 7 sets out the findings of the appraisal of the draft plan and Chapter 8 provides a summary of the findings and any recommendations. As explained within the various methodology sections, as part of appraisal work, consideration has been given to the SA scope, and the need to consider the potential for various effect characteristics/ dimensions.
7. 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.	Where necessary, mitigation measures are identified within the alternatives appraisal (in Chapter 4 and Appendix C) and appraisal of the Draft Local Plan (Chapters 7 and 8).
8. 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 3 deals with 'Reasons for selecting the alternatives dealt with', in that there is an explanation of the reasons for focusing on particular issues/ options. Also, Chapter 5 explains the Council's 'reasons for selecting the preferred option' (in light of alternatives appraisal). Methodology is discussed at various places, ahead of presenting appraisal findings, and limitations/ assumptions are also discussed as part of appraisal narratives.
9. A description of the measures envisaged concerning monitoring in accordance with Article 10.	It is expected that monitoring measures will be explored in later stages of the SA, once a preferred spatial strategy and plan has been identified.
10. A Non-Technical Summary of the information provided under the above headings.	A Non-Technical Summary (NTS) is provided separately.
The SA Report must be published alongside the Draft Plan, in accordance with the following regulations: 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 SA Report before the adoption of the plan or programme (Art. 6.1 and 6.2).	At the current time, this Interim SA Report is being published alongside the Regulation 18 Local Plan Options Document for public consultation.
The SA Report must be taken into account, alongside consultation responses, when finalising the Plan. The SA Report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6, and the results of any transboundary consultations entered into pursuant to Article 7, shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	The Council will take into account this Interim SA Report when preparing the Regulation 19 version of the Local Plan for publication.

Appendix B Scoping

Introduction

As discussed in **Chapter 2**, the SA scope is primarily reflected in a list of objectives ('the SA framework'), which was established subsequent to a review of the sustainability 'context' / 'baseline'. Analysis of key issues, and consultation. The detailed scoping information was presented in a scoping report sent to statutory consultees in April 2023.

This appendix presents a summary of scoping key issues and provides an update where new evidence has emerged. The aim is to ensure that the information required under Schedule 2 of the SEA Regulations is provided.

Relationship with other plans and programmes

The following international and national plans and programmes provide the key policy context for the Bath and North East Somerset Local Plan. Wider policy context, including local plans and programmes, can be found in the [March 2023 Scoping Report](#).

More recently, in December of 2024, the [National Planning Policy Framework \(NPPF\)](#) has been updated, and the publication of the UK Infrastructure Strategy has also been taken into account, ensuring that the latest iteration of the SA reflects current national policy and strategic priorities. Changes of significance are reported below.

- Mandatory housing needs for principal authorities to drive housebuilding, with increased needs in areas facing the highest levels of unaffordability.
- Measures to ensure that principal authorities develop or update local plans that cater to the needs of their communities
- Principal authorities must identify and prioritise lower-quality grey belt land to meet housing needs.
- New Rules for greenbelt development require developers to provide essential infrastructure for local communities, such as nurseries, GP surgeries, transportation, and a higher proportion of affordable housing.
- Increased emphasis on affordable housing.
- The revisions confirm that strategic policies should optimise site selection and prioritise affordable housing and other essential infrastructure for local communities.
- [UK Infrastructure: A 10 Year Strategy](#)
- Published in June 2025, sets out the government's plans to deliver government funding for infrastructure projects over the next decade. The report recognises the importance of community infrastructure alongside traditional infrastructure such as road and rail.
- [National Planning Practice Guidance \(NPPG\)](#): Provides relevant, technical planning practices guidance for local authorities, including:

- Local plans should consider the opportunities that individual development proposals may provide to enhance biodiversity and contribute to wildlife and habitat connectivity in the wider area.
- Local Plans should support the delivery of appropriately sites green energy and the management of greenhouse gas emissions through energy efficiency measures.
- Local Planning Authorities should “adopt proactive strategies to mitigate and adapt to climate change”. Climate change can be mitigated through Local Plans by reducing the need to travel, providing opportunities for renewable and low carbon energy technologies, identifying opportunities for decentralised energy and heating and through the design of new development to reduce energy demand.
- Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to those of a higher quality.
- It is important for local planning authorities to undertake an assessment of the transport implications in developing or reviewing their Local Plan so that a robust transport evidence base may be developed to support the preparation and/or review of that Plan.
- The [Environment Act 2021](#) supplements the NPPF and PPG, providing provisions in relation to biodiversity, including parameters for biodiversity gain as a condition of planning permission. This is furthered through the [25 Year Environment Plan](#) which also sets out how the Government will address the effects of climate change, supported by a range of policies and initiatives, which the new Local Plan will need to align with. The [Environmental Improvement Plan 2023](#) is the first revision of the 25 Year Environment Plan, and sets out a new plan on how the government will work with landowners, communities and businesses to deliver the ten goals for improving the environment, matched with interim targets to measure progress.
- The Clean Growth Strategy, Clean Air Strategy and the Net Zero Strategy are a collection of documents seeking to progress the Government’s commitment to becoming net zero by 2050 under the [UK Climate Change Act 2008](#). The documents outline how the Government will tackle air pollution sources whilst maintaining an affordable energy supply and increasing economic growth. This parallels with the [25 Year Environment Plan](#), which seeks to manage land resources sustainably, recover and reinstate nature, protect soils and habitats, increase resource efficiency, improve water quality, and connect people with the environment. The documents interlink with the Government’s commitment to decarbonising transport, which recognises the need to undertake action to adapt the transport sector and increase resilience to climate change risks.

The UK [Climate Change Act 2008](#) established a framework to develop an economically viable emissions reduction path. The Climate Change Act 2008 (2050 Target Amendment) Order of 2019 put in place the legally binding target of achieving net-zero emissions by 2050. The Climate Change Act includes the following:

- The UK Government must reduce greenhouse gas emissions by a minimum of 100% of 1990 levels by 2050
- The Act requires the Government to produce legally binding carbon budgets – a cap on the amount of greenhouse gases emitted in the UK over a five-year period.

- The Committee on Climate Change was set up to advise the Government on emissions targets and report any progress to parliament.
- The Act requires the Government to assess and prepare for the risks and opportunities linked to climate change for the UK. The Committee on Climate Change's Adaptation Sub-Committee advises on these risks.
- The [Flood and Water Management Act 2010](#) provides for better and more comprehensive management of flood risk for people, homes, and businesses, in addition to aiding in safeguarding safeguard community groups from unaffordable rises in surface water drainage charges and protecting consumer water supplies. The review for implementation of Schedule 3 to the Flood and Water Management Act provides a framework for the approval and adoption of drainage systems an approving body (SAB), and national standards on the design, construction, operation, and maintenance of SuDS. Also, it makes the right to connect surface water runoff to public sewers conditional upon the drainage system being approved before any construction work can start. A public consultation later this year will help to shape the new approach, with implementation expected during 2024.

The UK [Low Carbon Transition Plan](#): National strategy for climate and energy outlines a five-point plan to tackle climate change, with the following points being of relevance to climate change adaptation:

- Protecting the public from immediate risk; spending money on flood protection, implementing a heat wave plan in the NHS and aiding communities affected by coastal erosion.
- Preparing for the future; factoring climate risk into the decision-making process, changing infrastructure methods, managing water, and adjusting farming practices.
- Supporting individuals, communities, and businesses to play their part, raising awareness, and providing a variety of support for individuals, communities, and businesses.
- The plan outlines working towards these five points through several chapters: transforming our power sector, transforming our homes and communities, transforming our workplaces and jobs, transforming transport, and transforming farming and managing our land sustainably.
- The [European Landscape Convention](#) promotes the protection, management and planning of the landscapes and organises international co-operation on landscape issues.
- The [Healthy and safe communities](#) planning practice guidance considers ways in which planning can positively contribute to healthier communities. The guidance describes a healthy place as: "one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It is a place which is inclusive and promotes social interaction. The [National Design Guide](#) sets out further detail on promoting social interaction through inclusive design including guidance on tenure neutral design and spaces that can be shared by all residents.
- The [Levelling Up and Regeneration Act 2023](#) seeks to address disparities between different parts of the UK aiming to spread opportunity more equitably by

growing the economy in the places that need it most and regenerate towns and cities.

- In terms of the sub-regional policy context, key plans, strategies and programmes (including those emerging) are set out in the table below.

Table AB.1 Latest sub-regional policy context

Strategy/ delivery plan	Status	Owner
Corporate Strategy	Adopted	B&NES
Climate Emergency Strategy	Adopted	B&NES
Climate and Nature Strategy	In development	B&NES
Health and Wellbeing Strategy and Implementation Plan	Adopted	Health and wellbeing Board
West of England local Growth Strategy	In development	West of England Mayoral Combined Authority
Economic Strategy	Adopted	Future Ambition Board
Business and Skills Plan	In development	B&NES
Greener Places Plan (incorporating Green Infrastructure Strategy)	In development	B&NES
Integrated Care Strategy	Adopted	BSW Together
Children and Young People's Plan	Adopted	Health and wellbeing Board
Bath Swindon Wiltshire Implementation Plan	Adopted	BSW Together
Health Improvement Framework	In development	B&NES
Cultural Development Plan	In development	B&NES
School Organisation Plan	Adopted	B&NES
Childcare Sufficiency Assessment	Adopted	B&NES
Ecological Emergency Action Plan	Adopted	B&NES

Strategy/ delivery plan	Status	Owner
<u>Climate Emergency Action Plan</u>	Adopted	B&NES
<u>Climate Emergency Strategy</u>	Adopted	B&NES
<u>Joint Local Transport Plan 4</u>	Adopted	West of England Mayoral Combined Authority
West of England Transport Vision	In development	West of England Mayoral Combined Authority
<u>Journey to Net Zero Transport Plan</u>	Adopted	B&NES
Movement Strategy for Bath	In development	B&NES
<u>Housing Delivery Plan</u>	Adopted	B&NES
Transport Delivery Plan	In development	B&NES
<u>Creating Sustainable Communities in North East Somerset</u>	Adopted	B&NES
<u>Active Travel Masterplan</u>	Adopted	B&NES
<u>Tree and Woodland Delivery Plan</u>	Adopted	B&NES
<u>Contaminated Land Strategy</u>	Adopted	B&NES
<u>Bath Air Quality Action Plan</u>	Adopted	B&NES
<u>Farrington Gurney & Temple Cloud Air Quality Action Plan</u>	Adopted	B&NES
Air Quality Strategy	In development	B&NES
<u>Equality, Diversity and Inclusion Strategy</u>	Adopted	BSW Together

SA scope

Key issues are presented under each of the SA framework headings. As set out in the Scoping Report, these key issues were identified following a review of the context and baseline.

Health and wellbeing

- There are significant levels of obesity amongst both children and adults in the district meaning that whilst obesity is below the national average more adults in the district are overweight than not.
- Large numbers of both children and adults are not physically active. In relation to cardiovascular and respiratory health, Bath and North East Somerset has high numbers of residents with hypertension and asthma.
- Residents also self-report higher rates of anxiety and loneliness compared to the England average. In addition, the rate of hospital admissions in those under 18 years for mental health conditions is significantly higher in Bath and North East Somerset than nationally.
- See further key issues identified under 'communities' below.

Housing

- The Local Plan must provide homes to meet identified needs, guided by a growth strategy for the area taking into account affordable housing needs and economic growth objectives
- Respond to housing shortages including affordable housing and bring forward a suitable mix of housing types and sizes to meet the range of needs, including from an ageing population, in a timely manner.
- Need to consider accessibility standards to support independence
- Delivering affordable housing which is appropriate to the local housing market and income profile
- Ensure appropriate types of accommodation are provided to address student and other needs and contribute towards reducing the pressure on HMOs.
- Review of Policy H4 to enable self/custom-build

Communities

- Need to prioritise active travel (cycling, walking and use of public transport) to increase physical activity levels and improve physical and mental wellbeing.
- B&NES Council remains one of the least deprived local authorities in the country, ranking 269 out of 317 for overall deprivation. However, there are inequalities within the district, communities that experience deprivation (both Twerton West and Whiteway fall within the most deprived 10% nationally) and patterns of rural poverty are growing.
- Life expectancy is 9 years lower for men and 5 years lower for women in the most deprived areas of the District than in the least deprived areas.

- An estimated 19% of children and young people (equating to 7,167 residents aged 0-15) in B&NES live in relative poverty. With the cost of living set to continue to rise, it's estimated 4,000 people will fall into absolute poverty in 2022-23.
- This will exacerbate existing needs including fuel poverty (11% of households live in fuel poverty in the district) and food insecurity
- Need to ensure streets and the public realm are safe, attractive, and accessible for all ages.

Economy

- While B&NES district is not among the most deprived in England, there are pockets of deprivation.
- The main indicator of the overall competitiveness of the B&NES economy and its businesses is productivity. B&NES' has lower productivity as it has relatively large concentrations of employment in sectors such as retail and tourism. This is further exacerbated by above average part-time employment.
- There is a need for a shift to a more environmentally sustainable economy with clean economic growth.
- The economy needs to be more diverse, productive and resilient facilitated by an increase in innovative technology related jobs
- There is a need to enable increased local employment, with less overall commuting.
- There is a need for improved accessibility to jobs, particularly from and to the Somer Valley.
- There is need to develop education and skills of workforce to support increased productivity
- Despite strong demand for flexible modern office accommodation, Bath's inability to deliver an adequate supply of office floorspace has constrained the city's capacity for employment growth and to retain occupiers
- There is a requirement to protect employment and business space, however the changes in planning legislation to the use classes order and permitted development rights limit the control that the Plan has to protect employment space.
- Due to lack of existing affordable city centre workspace in Bath, smaller town centres are becoming more important in compensating for this lack of space. There is therefore potential for Keynsham and the Somer Valley.
- There is a need to bring forward new employment locations to enable future local economic growth.
- Changes to the Use Class Order and affect the role of town centres.
- There is need to ensure policy protects the vitality and viability of town centres.
- Maintaining Bath's role as a successful and sustainable international visitor destination.

- Ensuring the delivery of the employment objectives of the Economic Strategy review are achieved where possible, including delivering more Higher Value Added jobs.
- There is a need to diversify the employment base.
- The Local Plan must ensure the Market Towns retain their role as sustainable local service and employment centres.
- There is a specific need to diversify the employment base in the Midsomer Norton and Radstock area as 20% of local jobs are accounted for in manufacturing, a declining sector.
- Infrastructure, including gigabit capable broadband, is key to encouraging investment in business, in areas where there is an imbalance between housing and jobs.
- There is a need to ensure the vitality and viability of town centres (including Bath city Centre district and local centres) is enhanced and that town centres can adapt to the changes as retail (sales of goods) and some functional needs e.g. e-banking are increasingly met online, and large chain stores are closing. Town centre businesses focused on the person (e.g. beauty, leisure facilities, and hospitality venues) and multi-use spaces offer a chance for high streets and town centres to become more explicitly community focused – offering multiple uses beyond the purely commercial. This will require measures including improving public realm, utilities, space for events and markets.
- Rising localism, with people working from home and not commuting to larger commercial centres, offers opportunities for district and local centres to benefit but they will need to adapt.
- Pedestrianising high streets can help turn town centres into broader attractions – adding community and leisure spaces to areas currently associated with commercial shopping however there are drawbacks of pedestrianisation (especially around public transport provision).

Transportation

- Notwithstanding achievements to date, the B&NES highway network remains heavily trafficked with a high dependency on car travel, highlighting the need to fundamentally change the way we travel, with a strong focus on mode shift away from the private car usage.
- Large areas of the District suffer from traffic congestion. Congestion and journey time delays affect rural communities as well as urban areas.
- There are still high levels of out-commuting from Midsomer Norton and Radstock. It is envisaged that the introduction of the Somer Valley Enterprise Zone will reduce the levels of out commuting within the Somer Valley.
- Managing parking provision within the city. The Draft Transport and Development Supplementary Planning Document will set revised parking standards for all uses.
- The B&NES highway network remains heavily trafficked, highlighting the need to undertake transport and access improvements and major capital infrastructure projects to facilitate growth in housing numbers and jobs, to minimise the

adverse effect of traffic, and to enable environmental improvement particularly in areas of historic significance.

- The need for new development is balanced with minimising traffic congestion and making places more accessible by sustainable modes of transport.

Landscape

- The district has a richly varied landscape and increasing pressures for new development as urban extensions into the countryside or as entirely new settlements have inevitable impacts on this varied landscape and its character. New development should respect, complement and where possible enhance both its immediate landscape setting and the landscapes which overlook or are impacted by it including making a positive contribution to the landscape setting at new settlement edges.
- In relation to development in and around the City of Bath, there are both national and international landscape and heritage designations which surround the city. The setting of the City of Bath WHS, which is largely a landscape setting, including landscape views, has equivalent protection in law to the WHS itself. Similarly, the Cotwolds National Landscape (previously AONB) wraps around three sides of Bath, and the remaining excluded area is potentially included in the setting of the AONB depending on the nature and location of individual proposals. Protections relating to these designations are very strong Ref para 176 of NPPF. Responding to the climate and ecological emergencies is like to increase pressures for renewables developments on greenfield sites within the rural landscapes of B&NES and for new woodland creation. The landscape sensitivity assessments for these including the woodland opportunity mapping should be used to guide development to the most suitable locations.
- There is continuing evidence that completed development projects and in particular residential developments do not reach the expectations of high-quality design especially in relation to urban design, external works hard and soft, GI provision, quality of SuDS in relation to nature and landscape, high quality response to landscape setting.

Historic environment

- The Local Plan must recognise that heritage assets are an irreplaceable resource and need to be conserved in a manner appropriate to their significance. There are threats to the character of the district from the cumulative impact of development proposals and associated infrastructure requirements.
- Ensure development in or adjacent to conservation areas or listed buildings (and their settings) respects the character and context and enhances the quality of the built environment.
- In relation to development in and around the City of Bath, there are both national and international landscape and heritage designations which surround the city. The setting of the City of Bath WHS, which is largely a landscape setting, including landscape views, has equivalent protection in law to the WHS itself

Biodiversity

- The Environment Bill sets out the Government's approach to some of the key issues raised around climate change, loss of biodiversity and environmental risks to public health. There will be new opportunities and obligations to the Council. One of the key requirements will be to achieve a 10% biodiversity net gain from new development, with 30 years positive habitat management. This will require appropriate planning policy. In addition, there is the requirement to produce and report on a B&NES Local Nature Recovery Strategy.
- There is a government toolkit and calculation metric to calculate net gain within development proposals. The approach demands adoption of the mitigation hierarchy to ensure impacts are first avoided and then minimised before residual habitat losses and gains are calculated. Policy will need to be reviewed to ensure use of the mitigation hierarchy, and the government metric is used in all major and minor developments.
- Statutory and non-statutory sites need to be protected and enhanced.
- Where possible sites should be enlarged and buffered with supporting habitat, and habitat connections and networks should be enhanced.
- There is a need to safeguard protected species and to restore priority habitats.
- Use of agreed habitat buffers around key habitat features retained by or adjacent to new developments should be adopted as best practice so that those features can continue to function for wildlife.
- External lighting of buildings and the impact of light spill from new developments on light sensitive species including bats needs to be addressed local policy and site allocations.
- Policies should promote the maintenance and increase of populations of key species in the South West in line with UK Species Action Plan targets.
- There are a number of priority habitats and species many of which are considered to be in decline, though data is often poor. Monitoring has not been sufficient to determine recent trends but as part of the need to deliver BNG, baseline habitat data has been updated from desk top resources.
- The 25yr Environment Plan and Environment Act require the identification, protection and restoration of Nature Recovery Networks, and the development of Local Nature Recovery Strategies. The WENP has mapped a Nature Recovery Network for the WoE, and this will form the starting point for the development of the WoE LNRS. Measures will be required to protect, restore and enhance these networks.
- Up to habitat mapping, including irreplaceable habitat and priority habitat will be needed to be included within Local Plan.

Natural resources

- The Council declared a Climate Emergency in March 2019 and pledged to provide the leadership to enable carbon neutrality in the district by 2030.
- There are five AQMAs identified in the plan area. The need to avoid further deterioration in these areas is an essential consideration for new development, with the particular importance of considering cumulative effects.

- The Local Plan should help to address air and noise pollution issues through sensitive site selection and good site design to ensure problems do not get worse. The plan should also aim to reduce car traffic and encourage sustainable transport where possible.
- There remain data gaps in relation to noise data.
- There is the potential for adverse impacts on health and wellbeing if inappropriate new development is located near a major source of noise, for example new roads or locations of high traffic flow and/or congestion.
- Consideration should be given to construction impacts such as exposure to land contamination, deterioration in air quality from noise, dust, and vibration. Use of construction management plans can lessen these impacts, particularly hours of working and construction traffic movements.
- There are 53 wet-spots' (key flooding locations) were identified in the 2015 B&NES regional Surface Water Management Plan.
- According to the Environment Agency there are approximately 5,255 properties within Bath and North East Somerset at risk of fluvial (river) flooding, 21% at high risk, 19% at medium risk, and 60% at low risk.
- The Plan should prioritise the remediation of and redevelopment of previously developed land.
- Urban creep throughout the District (urban creep is the conversion of permeable surfaces to impermeable surfaces).
- Urbanisation and climate change have the potential to significantly impact surface water flood risk within the B&NES area.
- Climate change is likely to increase surface water flood risk throughout the B&NES area, particularly in those areas that are already at risk and identified as flooding wet-spots.
- Future development also has the potential to increase flood risk. It is therefore important that surface water flood mitigation measures are included in any development plans, following B&NES Sustainable urban drainage systems policy.
- Appropriate development management policies are already in place to minimise the potential impact of urbanisation and climate change, and it will be important for these to continue to be implemented for all new developments within the B&NES area.
- Sub catchments heavily modified due to flood protection and urbanisation – need more natural solutions to avoid impact further downstream, impact on ecology (barriers to fish passage, fisheries and pollution) and sense of place.

Climate change

- Carbon emissions have been in decline in B&NES but are still higher than target.
- Significant under achievement of the renewable energy targets.
- Transport emissions remain challenging to reduce.
- The plan should help to address climate and energy issues through limiting energy use and banning fossil fuels in new buildings, reduce existing buildings'

energy use, use renewable and low carbon technologies, whilst simultaneously improving resilience and increase uptake of adaptation measures.

- The need to establish and growth of the environmental & low carbon business sector as a business sector in its own right which can in turn help to facilitate:
 - The opportunity to encourage businesses and business supply chains to adopt efficiency measures which will use fewer resources and boost profits through associated cost savings.
 - The opportunity to encourage businesses to explore their exposure and risk to problems associated with climate change, and to undertake appropriate mitigation and adaptation. It is important to consider the influence that the Local Plan can have on the issues.

Waste

- Ensure new development incorporates space for waste sorting and storage to aid recycling.
- Encourage sustainable construction making use of recycled and recyclable building materials.
- Promote development of more sustainable waste treatment facilities, including sorting, recycling and reuse.
- The development of sustainable markets in the local region for materials currently not recycled e.g. carpets, plastic film.
- There is a need to reduce waste generation and to continue with increases in recycling and composting.
- The Local Plan should help to address waste issues through ensuring appropriate provision of waste management services, for example space for recycling and through encouraging good design that minimises waste.

Updates to scope

Since the publication of the Scoping Report earlier in 2023, it is acknowledged that several evidence base documents have been prepared which have informed the development of the plan. This additional evidence (alongside what is presented in the full Scoping Report) is presented below.

Additionally, further baseline and policy context has been provided to reflect the addition of the equalities focussed SA objective within the SA Framework.

Indices of Multiple Deprivation (IMD)

The IMD was updated in 2019⁸. Key findings include:

- 29.6% of LSOA's within Bath and North East Somerset fall within the top 10% least deprived neighbourhoods in the country. Notably, 60.1% of LSOA's within Bath and North East Somerset fall within the top 30% least deprived neighbourhoods. The district is therefore not considered to be deprived as a whole.

⁸ [English indices of deprivation 2019 - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019)

- Just 1.7% of LSOA's within Bath and North East Somerset fall within the top 10% most deprived neighbourhoods in the country. The two LSOA's identified as most deprived are 011C (Twerton West) and 015D (Whiteway, Southdown). Just 7.8% of LSOA's within Bath and North East Somerset fall within the 30% most deprived.

Equalities – policy context

- [Bath City Centre Accessibility Study](#)
- [Race Charter](#)
- [B&NES Gender and Ethnicity Pay Gap](#)
- [B&NES Council Equality Improvement Plan](#)
- [People Strategy 2019-23](#)
- [The State of Ageing 2025](#)
- [Strategic Evidence Base for Bath and North East Somerset](#)
- [Equality improvement and monitoring](#)
- [Ageing Well Community Survey Report](#)
- [UK Food Security Report 2024](#)

Equalities - baseline

Age

Latest ONS population projections suggest:

- The population of B&NES is projected to increase by 8.44% from 2022 to 2032, from 195,988 to 212,527.
- The working age population (15-64) is projected to increase by 7% by 2028.
- The 65+ population is projected to increase by 15% over the same period.
- Within the 65+ group, the largest increase is projected to be in the 75-84 age range (33%), followed by the 85+ age group (20%).

Nationally, although the proportion of older people living with a social care need has fallen, the projected increase in numbers of older persons still represents a potential demand increase for health care.

The state of ageing 2025 highlights deepening inequalities later in life across several domains including financial security, life expectancy, disability and loneliness. It recommends the appointment of 'Older People Champions' to help drive progress in local areas. The key findings were;

- There are 2.3 million older people living in homes that harm their health, with 1.3 million non-decent homes owned by people aged 55 and over.
- Life expectancy has declined across all English regions since the pandemic, and healthy life expectancy continues to fall.
- The employment rate gap continues to remain high in several regions nationally.

- At the time of the report, 17% of pensioners live in relative poverty, rising to one in five among those aged 85 and over.
- There are 4.2 million people aged 65 and over living alone as of 2023, and 29% of over-65s not using the internet.

The West of England Housing Needs Assessment notes that there is a predominant demographic trend towards an ageing population, with up to 54% of houses required by 2040 potentially needing to be adapted for people with limited mobility.

Disability

In the 2021 Census, 6.1% (11,717) of Bath and North East Somerset residents identified themselves as 'Disabled and limited a lot', a decrease when compared with 7.0% in 2011.

10.4% (20,061) of residents identified themselves as 'Disabled and limited a little' an increase when compared with 9.1% in 2011.

The proportion of residents that identified themselves as 'Not disabled' was 83.6% (161,631) a slight decrease when compared with 83.9% in 2011.

The percentage of residents who were identified as 'Disabled and limited a lot', 6.1%, is lower than the overall percentage across England and Wales (7.5%).

The percentage of residents who were identified as 'Disabled and limited a little', 10.4%, is slightly higher than the overall percentage across England and Wales (10.0%).

The percentage of residents who were identified as 'Not disabled', 83.6%, is higher than the percentage across England and Wales (82.5%).

B&NES Staff Network Groups are established for Disabled, LGBT+ & Ethnic Minority Menopause staff. These groups provide development sessions (including a managers training package (40 females attended Menopause Awareness session, 24 managers attended Managers session (4 males), 19 male employees attended Men: Let's talk menopause June 2021). There is also an active closed group on Yammer that offers ongoing peer support.⁹

B&NESC's workforce profile is published on the Council's website [here](#). Data from the past 4 years shows that figures for employees with a disability have increased from 3.5% in 2020/21 to 6.2% in 2024/25.

Race/ ethnicity

In the 2021 Census, 85.6% of people in B&NES identified their ethnic background within the White British category, compared with 90.1% in 2011.

In contrast, across the whole of England and Wales in 2021, 74.4% of people identified their ethnic background within the White British category.

Increases can be observed across the other ethnic backgrounds, and the area has become more diverse since 2011.

⁹ https://beta.bathnes.gov.uk/sites/default/files/bnes_council_equalities_improvement_plan_sept_2022.pdf

The largest ethnic group in B&NES other than White British (165,409) is 'White: Other White' (11,114), which excludes White British, Irish, Travellers and Roma.

The 'ethnicity pay gap' is the difference between the average earnings of employees who self-identify as white and the average earnings of employees who self-identify as any other ethnicity, excluding any employees who prefer not to state their ethnicity or whose ethnicity is not known. The B&NES Gender and Ethnicity Pay Gap Report includes ethnicity pay gap information since 2021.

In 2024, ethnic minority groups made up 5.07% of the B&NESC workforce. However, the number of full pay relevant employees increased between 2021 and 2024, from 2401 to 2,647 (10.25%). The ethnicity pay gap, in 2024, was 6%; indicating that white employees are paid 6% more per hour than ethnic minority employees, on average.

B&NESC's workforce profile is published on the Council's website [here](#). Data from the past 4 years shows that the Council have increased diversity slightly in relation to ethnicity.

Religion / belief

In the 2021 Census, for the first time since 2001 'No religion' (47.9% (92,567)) was the highest response in Bath and North East Somerset followed by 'Christian' (42.2% (81,553)).

Since 2011 in Bath and North East Somerset there has been an increase of 34,941 people that describe themselves as 'No religion' from 32.7% to 47.9%; and a decrease of 17,915 people that describe themselves as 'Christian' from 56.5% to 42.2%.

The percentage of people in Bath and North East Somerset who described themselves as having 'No religion' (47.9%) is higher than the overall percentage across the South West (44.1%) and across England and Wales (37.2%).

The percentage of people in Bath and North East Somerset who described themselves as 'Christian' (42.2%) is lower than the overall percentage across the South West (46.2%) and across England and Wales (46.2%).

Compared to 2011, there were increases in the number of people who described themselves as Hindu (875), Jewish (325), Muslim (1,909), other religion (1,097), Buddhist (996) and Sikh (162). Figures in brackets denote numbers in 2021, while percentages are shown in the chart opposite (noting that percentages shown did not increase for Buddhist and Sikh).

In 2021, 7.2% (13,930) of people did not state their religion, down from 8.5% (14,938) in 2011

Gender reassignment

In the 2021 census, 45.7 million people in England & Wales answered the question on gender identity. In B&NES, 5.8% of people did not answer the question, similar to the proportion in England & Wales (6.0%).

In B&NES, 93.7% of people answered "Yes" to whether their gender they identified with was the same as their sex registered at birth, similar to England & Wales (93.5%).

In B&NES, 0.5% of people answered “No” to whether their gender was the same as their sex registered at birth, the same proportion as in England & Wales.

The gender pay gap is different to equal pay. Equal pay relates to men and women receiving equal pay for equal work. The gender pay gap is concerned with differences in the average earnings of men and women, regardless of their role or seniority. It is a broader measure that captures the pay inequalities resulting from differences in the sorts of jobs performed by men and women in the workforce. In March 2024 the B&NESC workforce comprised of 62.5% female and 37.5% male employees.

As at the snapshot date of 31 March 2024, the mean average hourly rate of pay of female employees across the Council increased to £18.00 and males increased to £18.52. It means that the mean gender pay gap (i.e. the difference in average earnings between men and women) is 2.8%. This has increased from 2022 to 52 pence (from 31p).

It is difficult to compare with other local authorities as pay gaps between authorities are varied and will be influenced by differences in structures, the types of services provided and the extent of insourcing/outourcing activity. However, the mean gender pay gap in local government for 2024/25 was 3%. Furthermore, according for the Office for National Statistics (ONS), median hourly pay for full-time employees was 7% less for women than for men in April 2024.

Sex/ sexual orientation

In the 2021 Census, 44.9 million people answered the question on sexual orientation in England and Wales. In B&NES, 7.7% did not answer the question, a similar percentage compared to national (England & Wales) at 7.5%.

In B&NES, 88.3% identified as straight or heterosexual, which aligns closely with the national figure of 89.4% for England & Wales.

In B&NES, 4.0% identified with an LGB+ orientation (“Gay or Lesbian”, “Bisexual” or “Other sexual orientation”), a higher proportion when compared to England & Wales (3.2%).

In B&NES, 2.0% identified as Bisexual, a higher proportion compared to England & Wales (1.3%).

Benefit claimants

The Claimant Count is an experimental statistic that measures the number of people who are claiming unemployment-related benefits. The Claimants count in B&NES was 2225 in December 2023, up from December 2022 when there were 2110 claimants.

The proportion of people aged 16 to 64 years in Bath and North East Somerset who were claiming unemployment-related benefits was 1.8% in December 2023, compared with December 2022 when it was 1.7%. This is lower than the national average of 3.6% in England as of December 2023.

Poverty

The percentage of individuals in relative low income/poverty (after housing costs) in the UK has changed little since around the turn of the millennium, with a little over 1 in 5 living in poverty (22% during the period 2015/16 to 2019/20, which dropped to 20% during 2020/21, but due to data collection issues during the pandemic this was not significantly different to previous year).

In the UK children have had the highest relative poverty (after housing costs) rates throughout the last 25 years. Since 2013/14 child poverty has been rising, reaching around 3 in 10 (31% during 2019/20, which dropped to 27% during 2020/21, but due to data collection issues during the pandemic this was not significantly different to previous year).

The biggest improvement in UK relative poverty (after housing costs) rates since the 1990s has been seen in pensioner poverty – falling from a high of 28% and 29% in the mid to late 1990s to 13% in 2012/13. However, pensioner poverty in 2019/20 stood at 18% (which dropped to 15% during 2020/21, but due to data collection issues during the pandemic this was not significantly different to previous year).

There are several measures of local child poverty available:

- 1 in 5 (20%) children and young people in B&NES in 2019/20 were estimated to be living in relative poverty (after housing costs), amounting to some 6,500 children and young people aged 0 to 15.
- 1 in 11 (9%) children and young people in B&NES in 2020/21 were estimated to be living in relative poverty (before housing costs), some 3,000 children and young people aged 0 to 15. The comparable figure for the UK using this measure is 19%, two percentage points higher than the comparable figure for Twerton ward (17%). Other wards with relatively high child poverty rates include Radstock (14%), Keynsham South (14%) and Westfield (13%).
- The current cost of living crisis is likely to force more people into poverty. In May 2022, 88% of UK adults reported an increase in their cost of living. The Resolution Foundation estimates an extra 1.3 million people will fall into absolute poverty in 2023, including 500,000 children
- Based on these estimates, it would mean nearly 4,000 more people in B&NES in absolute poverty, including 1,500 children.

Food insecurity

Food insecurity is defined by the FAO (Food and Agricultural Organisation) as lacking regular access to enough safe & nutritious food for normal growth and development and an active and healthy life. This could be due to unavailability of food and/or lack of resource to obtain food.

The 2024 UK Food Security Report provides a comprehensive analysis of food security in the UK. The report highlights risks, progress, and areas of concern by examining trends across global food security, supply chain resilience, and household access.

As of FYE 2023, 94% of households are food secure in the South West region compared to 92% nationally.

The University of Southampton Food Insecurity Tool estimates the relative rank of food insecurity risk across local neighbourhoods in England. Risk is estimated based on benefits claimants, low-income at a household level, mental health and adult educational attainment.

Based on this tool, the ten areas with the highest food insecurity risk ranks in B&NES are: Whiteway, Whiteway West, Twerton West, Twerton, Fox Hill North, Westfield North, Clandown, South Paulton, Midsomer Norton West & Keynsham Wellsway.

Marriage / civil partnership

In B&NES, according to the 2021 Census, 41% of the population (aged 16+) have never been married and never registered a civil partnership, while 43% are married or in a civil partnership. 8% are divorced or formerly in a civil partnership, and 5.6% are widower or surviving partner from a civil partnership. Just 1.67% are separated, but still legally married, or still legally in a civil partnership.

Pregnancy / maternity

Vaccination

Flu vaccination coverage rates in all pregnant women (healthy and in at-risk groups combined) are higher in B&NES than nationally but have shown declines both nationally and in B&NES over recent years. Provisional figures for 2021-22 show 46% of B&NES pregnant women received a flu vaccination compared to 38% nationally.

Nationally, Covid-19 vaccination rates among pregnant women have been a concern but this has improved in recent months with 53.7% of women giving birth in England having received at least one dose in Dec 2021, up from 22.7% in Aug 2021.

Under 18s conception

The under-18 conception rate per 1,000 in B&NES has been significantly better than the England rate every year since 2012 (excluding 2017 & 2018) and was 6.9 per 1,000 in 2022. Rates have been steadily falling nationally since the late 90's. This is considered a proxy measure for good access to contraception.

The total prescribed LARC (Long-Acting Reversible Contraception) excluding injections rate per 1,000 in B&NES has been significantly higher than the England rate every year since 2014 and was 50.1 per 1,000 in 2020.

Research has shown that teenage pregnancy is associated with poorer outcomes for both young parents and their children. Teenage mothers are less likely to finish their education, more likely to bring up their child alone and in poverty and have a higher risk of mental health problems.

A recent study has related declining rates of teenage pregnancies in England to local areas experiencing less youth unemployment, growing Black or South Asian teenage populations, more educational attainment, unaffordable housing, and a lack of available social housing.

Smoking during pregnancy

Smoking during pregnancy increases the risk of stillbirth, and babies born to mothers who smoke are more likely to be born with low birthweight, born prematurely with the associated risks, develop asthma, chest infections, glue ear and learning difficulties.

Maternal smoking after birth is associated with a threefold increase in the risk of sudden infant death.

Pregnant women smoking at time of delivery has been decreasing year on year in England.

Prevalence in B&NES has followed a similar trend at a generally lower rate compared to the national rate.

Pregnant women smoking at time of delivery in B&NES in 2020/21 was estimated to stand at 8.5% of mothers. This equates to ~130 women. Contrary to the existing trend, this figure is an increase of 1.9 percentage points compared to 2019/20.

Stillbirths

The stillbirth rate reflects a population's quality of maternity care and women's health. In November 2014, the Secretary of State for Health announced a new ambition to reduce the rate of stillbirths by 50% in England by 2030. The NHS Long Term Plan (2019) accelerated this ambition, bringing the target year forward from 2030 to 2025 (target rate is 2.6 per 1,000 live births and stillbirths by 2025).

In England the rate of stillbirth fluctuated around 5.7 stillbirths per 1,000 live births and stillbirths between 1993 and 2005. Since then, stillbirth rates have fallen steadily. In 2024, the stillbirth rate fell to 3.9 stillbirths per 1,000 live births.

During the three years 2020 to 2022 there were 12 stillbirths registered in B&NES equating to a stillbirth rate of 2.3 per 1,000 live births and stillbirths (roughly half the comparable rate for England).

In a landmark study of more than 1 million births in England, 24% of stillbirths would not have occurred if all women had the same risk of adverse pregnancy outcomes as women in the least deprived socioeconomic group.

Breastfeeding

A review of existing studies published in The Lancet in 2016 highlights the benefits of breastfeeding for the child, including protection against child infections and malocclusion (misaligned teeth), increases in intelligence, and probable reductions in overweight and diabetes (although there were also associations found with allergic disorders such as asthma or with blood pressure or cholesterol, and there was an increase in tooth decay with longer periods of breastfeeding). There are also benefits for nursing women, including protection against breast cancer, improved birth spacing, and it may also protect against ovarian cancer and type 2 diabetes.

During 2024/2025 in B&NES 68% of infants at six to eight weeks were totally or partially breastfed, which is significantly higher compared to England (54%).

A recent study highlighted that inequalities exist in maintaining breastfeeding - "Among mothers breastfeeding at one week, those who were younger, White or had fewer years of full-time education were at greatest risk of discontinuing before six weeks. This risk persisted over time and was independent of their high risk of not initiating breastfeeding."

Safety and security

From July to December 2021, Anti-social behaviour and violent crime was concentrated in Bath City Centre, specifically the Kingsmead and Abbey areas. This is likely closely linked with the Night-Time Economy.

The Joint Community Safety Plan 2022 highlights that the Coronavirus pandemic impacted on crime and the demand for policing services during 2021, and levels of crime and demand for police services are returning to pre-pandemic levels.

Complex crimes with high levels of associated risk, such as Child Abuse, Child Sexual Exploitation (CSE), modern slavery and human trafficking are increasing and this rise is expected to continue.

County lines are becoming more prevalent in the Avon and Somerset region.

Comparative crime rates at the end of 2021 published by B&NES show that:

- In the twelve months to end of Q4 2021, B&NES recorded 59 crimes per 1,000 people, an increase from 57 crimes per 1,000 recorded in the 12 months ending Q4 2020. There were 11,634 total recorded offences in B&NES during this period.
- Nationally, B&NES ranks 22 out of 152 in all English single tier and county councils for total recorded crime. In the South West, B&NES ranks 11 out of 33 (lower ranks represent fewer crimes)
- The crime types for which B&NES ranks highest are shoplifting (ranked 95 of 152) and public order offences (ranked 68 of 152) as well as bicycle theft and non-residential burglary (63 of 152 for both).
- B&NES ranks particularly low for drug offences and possession of weapons (5 of 152 and 6 of 152 respectively).

Results from a resident community safety survey (2021) found that:

- 85% felt very safe or safe from violence outside the home in B&NES during the day and 5% outlined they felt not very safe or not safe at all.
- Just over half (56%) felt very safe or safe from violence outside the home in B&NES during the night and nearly a quarter (23%) felt not very safe or not safe at all.
- 71% felt children are very safe or safe from violence outside the home in B&NES during the day and 11% outlined they felt children are not very safe or not safe at all.
- 38% felt children are very safe or safe from violence outside the home in B&NES during the night and 37% outlined they felt children are not very safe or not safe at all.
- 62% said they would be very or fairly confident about reporting concerns about violence in their local area and 18% said they would be not very confident or not confident at all.
- 46% said they would be very or fairly confident about recognising the signs of child exploitation e.g., county lines, online grooming and 27% said they would be not very confident or not confident at all.

The Violence Reduction Unit commissioned an update to its problem profile of serious violence in 2021, covering the impact of the Covid-19 pandemic on the serious violence landscape in B&NES. The key findings from the 2020 update were:

- Despite the temporary drop-off in night-time economy violence due to the closure of the night-time economy, it has been reported that 'gang' and organised violence have become more prevalent.
- B&NES has a high proportion of offences where victims do not support further action which may be linked to domestic abuse and young people's willingness to engage with the police.
- The data on Domestic Abuse suggests only a small increase in volume but this may be due to challenges in reporting.
- There has been a large increase in BAME referrals to IRIS (specialist domestic violence and abuse programme for General Practices).
- The pandemic has had a general exacerbating effect on all drivers of serious violence (e.g. drug misuse, vulnerability and decline in effective enforcement) and has increased most forms of vulnerability. This is particularly true for financial need and mental health and opportunities for early intervention may have been lost.
- The cohort of offenders involved in serious and violent crime are getting younger (under 24) and there is a perceived increase in the involvement of young females in violent offending.
- Services are geographically concentrated in Bath City Centre and can be hard to access for more rural populations. (e.g. preventative and restorative domestic abuse perpetrator services and trauma counselling).

Community cohesion and participation

- The percentage of those satisfied with their local area as a place to live has decreased from 84% in 2022 to 81% in 2023. This is higher than the national rate reported of 75% in 2022. The level of satisfaction has been broadly stable since 2017, with a slight increase in 2020 (87%).
- The percentage of those satisfied with the way the Council runs things, decreased from 59% in 2022 to 47% in 2023 and is similar to the level reported in 2018 (49%).
- The percentage of those agreeing that the Council provides value for money, decreased from 34% in 2022 to 26% in 2023 and is now at its lowest level since 2018 (30%).

Equalities - Key issues

- The 65+ population is projected to increase by 15% from 2018 to 2028
- The percentage of B&NES residents who were identified as 'Not disabled', 83.6%, is higher than the percentage across England and Wales (82.5%).
- In the 2021 Census, the percentage of people identifying their ethnic background within the White British category decreased by 4.5% compared with 2011 figures.

However, at 85.6%, this is considerably higher than across the whole of England and Wales in 2021 (74.4%).

- In the 2021 Census, for the first time since 2001 'No religion' (47.9% (92,567)) was the highest response in Bath and North East Somerset followed by 'Christian' (42.2% (81,553)). This is higher than the overall percentage across the South West (44.1%) and across England and Wales (37.2%).
- In B&NES, 4.0% identified with an LGB+ orientation ("Gay or Lesbian", "Bisexual" or "Other sexual orientation"), and 2.0% identified as Bisexual; both higher than England & Wales (3.2% and 1.3% respectively).
- The percentage of children and young people in B&NES estimated to be living in relative poverty has decreased since 2019/2020, however levels are still significant at 9% (2020/21). It is considered that the current cost of living crisis is likely to force more people into poverty.
- The ten areas with the highest food insecurity risk ranks in B&NES are: Whiteway, Whiteway West, Twerton West, Twerton, Fox Hill North, Westfield North, Clandown, South Paulton, Midsomer Norton West & Keynsham Wellsway.
- The number of pregnant women smoking at time of delivery in B&NES has increased in 2020/21 (estimated to stand at 8.5% of mothers).
- Resident community safety survey results (2021) indicate a considerable proportion of B&NES residents (23%) felt not very safe or safe at all during the night.
- The percentage of those satisfied with their local area as a place to live has decreased from 84% in 2022 to 81% in 2023. This is higher than the national rate reported of 75% in 2022. The level of satisfaction has been broadly stable since 2017, with a slight increase in 2020 (87%).

Equalities SA objective and appraisal questions (to be included under 'communities' SA theme):

SA Objective	Appraisal questions
Create inclusive environments which foster good relations between people and support high-quality living environments with good access to housing and services.	Will the option/ proposal help to: • Lead to direct or indirect benefits for groups with protected characteristics? • Reduce barriers to access to housing services and facilities? • Ensure that decisions are inclusive? • Improve the quality of the living environment, particularly within areas of higher deprivation? • Ensure that areas and communities which require greater attention and need of services are accommodated? • Support and promote social inclusion and social cohesion? • Encourage local participation and active engagement?

Appendix C Settlement alternatives assessments

Introduction

Chapter 3 revisits key settlements where there are strategic choices to be made. These options have been subject to a comparative appraisal under each SA theme, and the detailed findings are presented in this Appendix.

For each of the options, the assessment examines likely significant effects on the baseline, drawing on the sustainability themes and objectives identified through scoping (see Table 3.1) as a methodological framework. Green shading is used to indicate significant positive effects, whilst red shading is used to indicate significant negative effects, however this is also stated in the text. Where appropriate neutral effects, or uncertainty will also be noted.

However, where there is a need to rely on assumptions to reach a conclusion on a 'significant effect' this is made explicit in the appraisal text. Where it is not possible to predict likely significant effects based on reasonable assumptions, efforts are made to comment on the relative merits of the alternatives in more general terms and to indicate a rank of preference. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'. Numbers are used to highlight the site option or options that are preferred from an SA perspective with '1' being the highest ranking. '=' has been used to highlight where options perform equally and cannot be differentiated between.

Bath City and environs

The options for assessment within Bath City and environs are set out below and shown overleaf in Figures C1 – C5.

- **Option BC1 – Growth within Landscape Character Area ELV1** (Sites S1PS54, S1PS53, S1PS52, HYSC-2213330, A02B, B05, HYSC-2300706, A03i, S1PS56, S1PS58, A03iiA, WSTN07, S1PS57, LAN07)
- **Option BC2 – Growth within Landscape Character Area ELV2** (Sites B04c, S1PS60, B04a, B04b, B04, S1PS60, HYSC-2301177, S1PS59, S1PS61, LAM07, LAM10, LAM06, S1PS62, LAM11)
- **Option BC3 – Growth within Landscape Character Area ELV5** (Sites S1PS63, S1PS64, S1PS65, BES13, HYSC-2295220, BES03, BES14, BES02, BES02a, BES07, BES10, BES11, BES12, S1PS66, BFD06, BFD10, S1PS67, EMAIL08, BFD02, BFD01, S1PS68, LAM08, LAM09, S1PS73, S1PS74, S1PS71, S1PS72, S1PS75, D09a, BHM02, S1PS70, D08, BHM06, S1PS69, HYSC-2296075, HYSC-2241397, EMAIL01)
- **Option BC4 – Growth within Landscape Character Area HWDS4** (Sites B07, S1PS77, BWK02, S1PS76, S1PS78, S1PS79, D09b, WID25, S1PS80, S1PS81, S1PS83, CDN05, HYSC-2300228, EMAIL05)
- **Option BC5 – Growth within Landscape Character Area ELV7** (Sites WID28, D12, S1PS82, WID26)
- **Option BC6 – Growth within Landscape Character Area ELV8** (Sites S1PS84, MKC04, S1PS85, S1PS86, S1PS88, S1PS87, S1PS89, E14c, E14a, E14b)
- **Option BC7 – Growth within Landscape Character Area HWDS5** (Sites S1PS90, HYSC-2301136, S1PS90, CHY01, A367PS7, E15, A367PS6, A367PS5, HYSC-2292076)
- **Option BC8 – Growth within Landscape Character Area EPV1** (Sites E16a, b, and c, S1PS91, S1PS92, ODN07, S1PS93, TWT18, S1PS94)
- **Option BC9 – Growth within Landscape Character Area SORV1** (Sites A4PS2, NSL05, NSL04, F18, S1PS95, TWT19, TWT17, NEW08, NEW07, S1PS54)

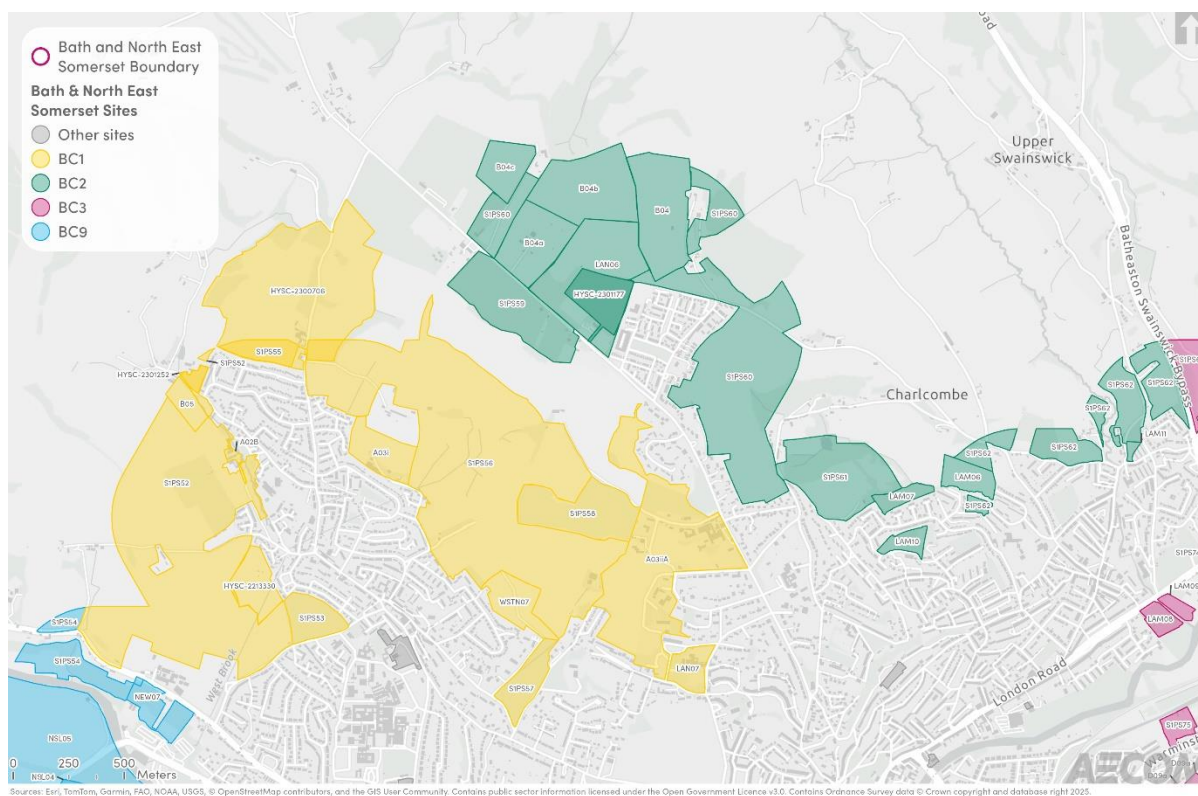


Figure C1: Options BC1 and BC2



Figure C2: Option BC3

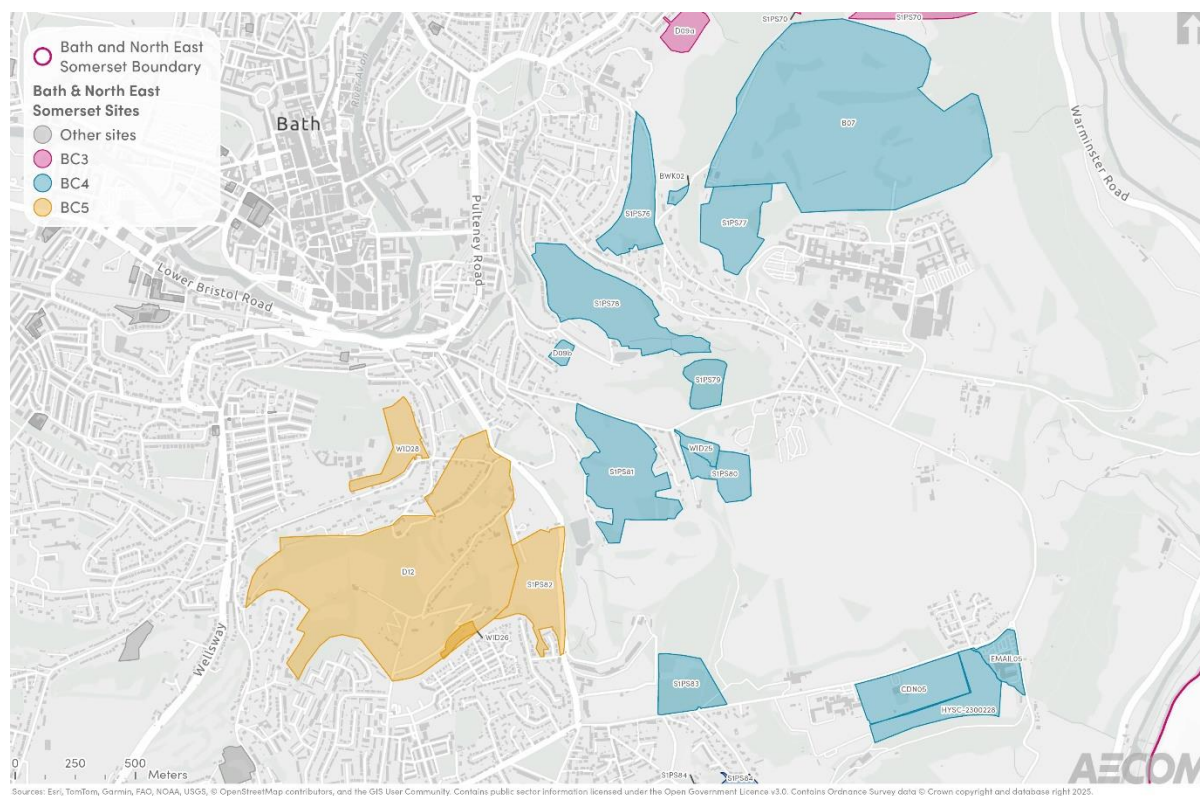


Figure C3 Option BC4 and BC5

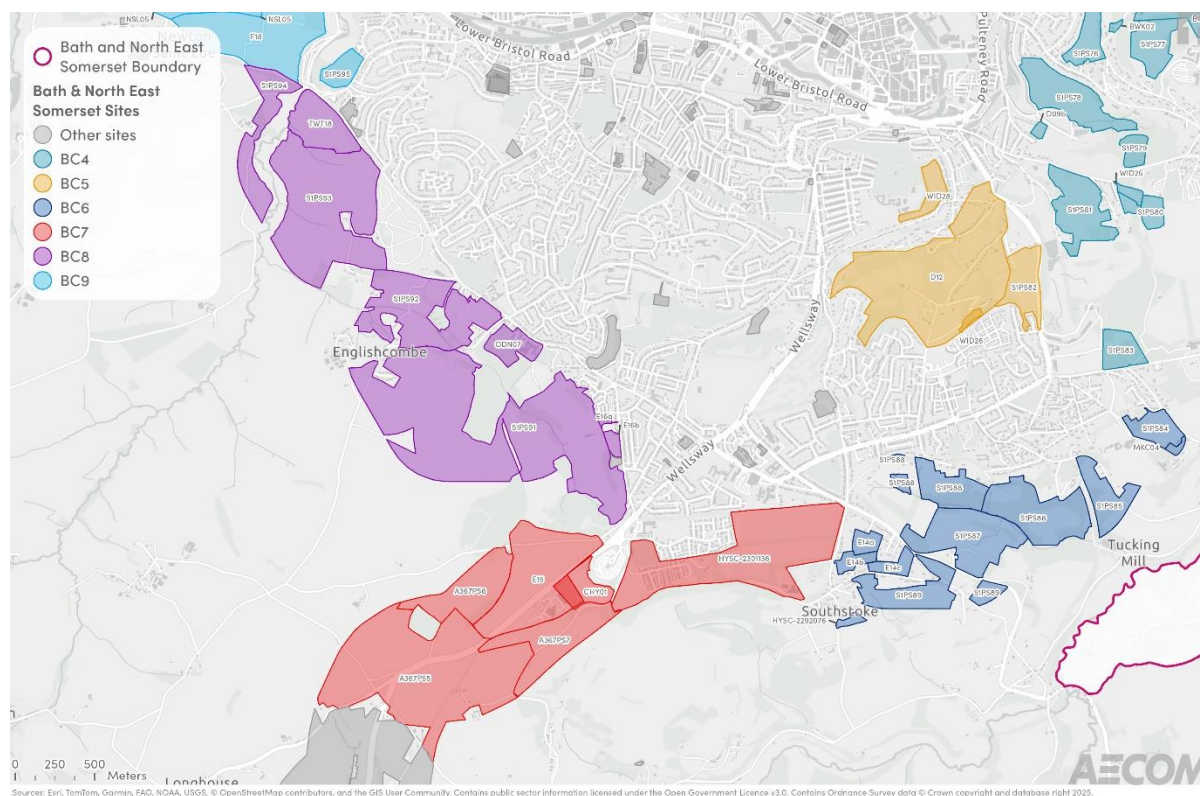


Figure C4 Options BC6, BC7, and BC8

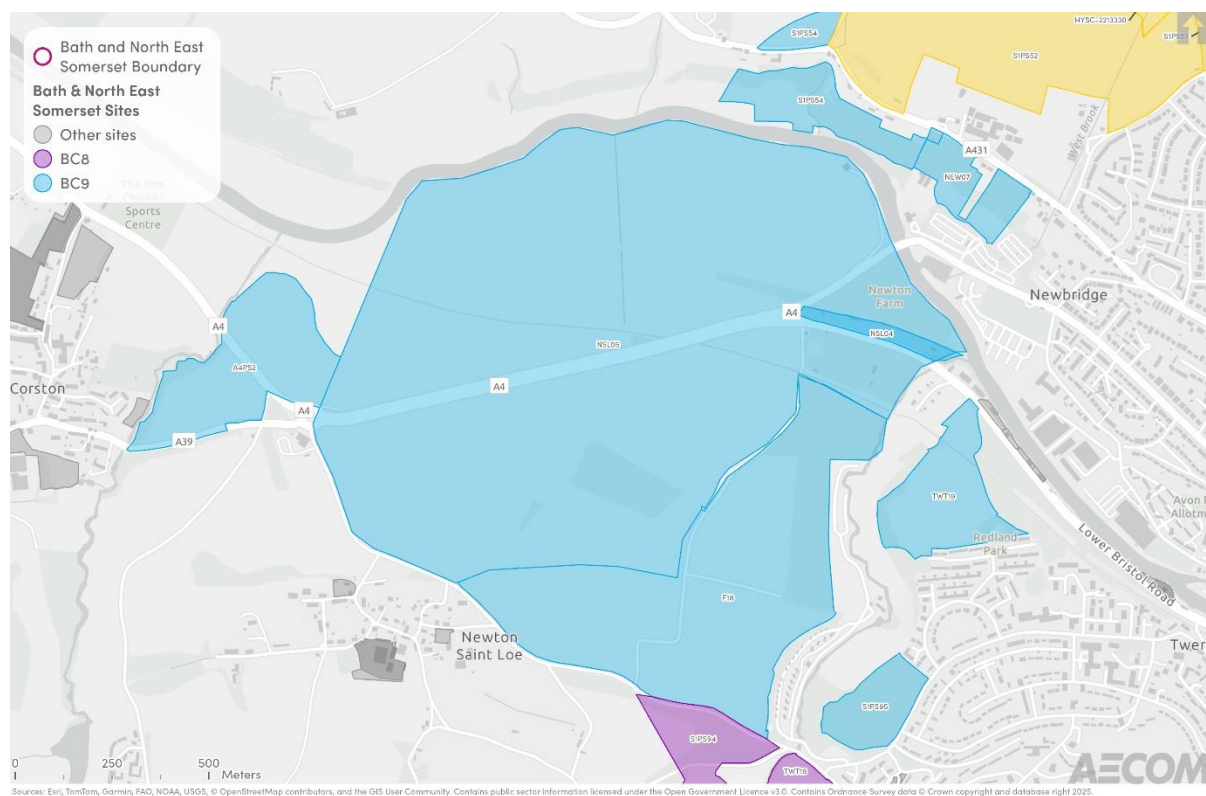


Figure C5 Option BC9

Assessment findings

SA theme		Option BC1	Option BC2	Option BC3	Option BC4	Option BC5	Option BC6	Option BC7	Option BC8	Option BC9
Health and wellbeing	Significant effects?	Yes – positive	Yes – positive	Yes – positive	Yes - negative	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	=1	=1	=1	3	=1	=1	=2	=2	=1
Housing	Significant effects?	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	=2	=2	=2	=2	=1	=2	=2	=2	=1
Communities	Significant effects?	Yes – positive	Yes – positive	Yes – positive	Yes – negative	Yes – positive	Yes – positive	No	No	Yes – positive
	Rank	=1	=1	=1	4	=1	=1	3	2	=1
Economy	Significant effects?	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	=1	=2	=2	=2	=2	=2	9	=2	=1
Transportation	Significant effects?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
	Rank	=1	=1	=1	=1	=1	=1	2	2	=1
Landscape	Significant effects?	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	=3	=3	=3	=3	=3	=3	1	=2	=2
Historic environment	Significant effects?	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	=2	=2	=2	=2	=2	=2	1	=2	=2

SA theme		Option BC1	Option BC2	Option BC3	Option BC4	Option BC5	Option BC6	Option BC7	Option BC8	Option BC9
Biodiversity	Significant effects?	No	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative	No	No	Yes – negative
	Rank	1	2	=4	=4	=4	=4	=3	=3	=4
Natural resources	Significant effects?	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	=2	=3	=2	=2	=2	1	=2	4	=3
Climate change	Significant effects?	Uncertain	No	Yes – negative	No	Uncertain	Uncertain	Uncertain	Uncertain	Yes – negative
	Rank	=2	=2	3	=1	=1	=1	=1	=2	4
Waste	Significant effects?	No	No	No	No	No	No	No	No	No
	Rank	=	=	=	=	=	=	=	=	=

Health and wellbeing

Bath City and its environs has a range of accessible health care facilities and public services. As such, growth around the city proposed through any option is considered likely to have at minimum, reasonable access to health facilities (e.g. pharmacies, GP surgeries etc.) either within Bath or in neighbourhoods on the outskirts of the city. Bath Royal United Hospital (RUH) on the west of the city is also considered accessible from all options, serving a population of 500,000 throughout the wider district. Furthermore, reflecting the strategic nature of the options, all options will be of a scale to support upgrades to / improved health infrastructure as required.

All options are also likely to further support health and wellbeing by maximising opportunities to deliver active travel infrastructure (capitalising upon Bath's extensive PRow, cycle and waterways), connecting new homes with the city centre, and encouraging reduced private vehicle use. Options located along the river (namely Option BC9 and the southwest of Option BC1) notably have good access to the 13-mile Bath to Bristol cycle path and the city.

Options located along the river and its tributaries (Options BC9 and BC1 and the part of Option BC3 closest to the city centre) also benefit from access to significant green / blue infrastructure, namely the river corridor, alongside wider assets such as open spaces, parks and gardens, and allotments that support healthy communities. It is recognised that green infrastructure exists throughout the city, and that under any option green infrastructure assets would be protected, underpinned by holistic scale masterplanning that can extend across existing and new communities.

Despite the above, it is recognised that all options would result in release of Green Belt land, which could slightly reduce access to the countryside surrounding the city for existing residents. This is particularly important to the health of communities, recognising that the landscape surrounding Bath is valued nationally and of significant importance to residents for recreation and leisure.

Consideration is also given to the loss of Bath Golf Club under Option BC4. The golf course is designated under Policy LCR5 (Safeguarding Existing Sport and Recreational Facilities), and therefore development will lead to loss of these community uses, contradicting with the adopted policy. The loss of community uses extends further than the direct users of the golf course, impacting users of the PRow and more broadly users of the site as a recreational space.

Overall, it is considered that Option BC4 is worst performing of the options, with the loss of Bath Golf Course leading to significant negative effects in relation to health and wellbeing objectives. Otherwise, it is considered that all options provide a significant opportunity to contribute positively towards health and wellbeing objectives, supporting development in accessible locations; facilitating active travel uptake; and capitalising upon and delivering improvements to Bath's multi-functional green infrastructure network alongside development. Therefore, significant positive effects are predicted under the remaining eight options. Option BC9 to the west of Bath, and the southwestern extent of Option BC1 stand out as having the potential to deliver positive effects of greatest significance. This reflects the location of these options along the river, which provides access to green/blue infrastructure and the Bristol to Bath cycle path, and the close location of these options to the Bath RUH. Options BC7 and BC8 perform less positively as they are less well connected to health facilities and the city centre. This is reflected in the ranking of the options.

Housing

Nearly half the overall need for affordable housing in B&NES is concentrated in Bath City. Achieving an appropriate mix of decent, affordable homes will need to be a priority in any new development proposals, and this is likely to be increased through strategic growth, as proposed under all options.

The 2019 Index of Multiple Deprivation (IMD) shows that Option BC9 overlaps with three LSOAs, all of which are within the top 10-20% most deprived areas in the country. These are also the most deprived LSOAs in Bath. Option BC5 is also noted as being deprived, overlapping with one of the 20% most deprived LSOAs in the country. This contrasts with Options BC2, BC3 and BC4 which overlap with numerous LSOAs within the top 10% least deprived areas in the country.

It is considered that stimulating housing growth in more deprived areas can ensure an element of affordable housing delivery in these areas, which will help tackle deprivation locally. The options document also highlights that there could be opportunities to explore the potential for improvement in the Foxhill and Twerton areas in Bath (Options BC5 and BC9 respectively). Regeneration offers the opportunity to improve the quality of place and increase the number of homes in these areas, including providing additional affordable housing.

Whilst options to the east of the city would deliver housing to affluent areas where existing house prices are high, there will nonetheless be a requirement to deliver a level of affordable housing which would contribute towards meeting local need within the city. As such, all options are considered to lead to significant positive effects in terms of meeting housing objectives.

Similarly, strategic growth in Bath (under all options) provides the chance to address competing housing needs, including accommodating a forecasted growth in the student population. Purpose Built Student Accommodation (PBSA) forms a distinct part of housing needs in Bath, that would be difficult to cater for outside of university grounds in the absence of strategic growth.

Communities

Bath is the most accessible settlement in the district, and the city is recognised as a regional retail hub and key employment location. Bath also includes the World Heritage Site (WHS) of Bath, which is the main commercial and recreational centre and international tourist destination, and is surrounded by a highly valued natural environment (including the Cotswold National Landscape).

It is considered that all options are well located around the City of Bath with the potential to utilise services, facilities and employment opportunities in the city and on its outskirts, supporting sustainable communities. On the outskirts, neighbourhoods include Bathampton and Batheaston (Option BC3), Fairfield Park & Larkhall (Option BC2), Bathwick and Widcombe (Options BC4 and BC5), Southstoke (Option BC6 and eastern extent of BC7) Weston & Newbridge (Options BC1 and the northern extent of BC9), and Odd Down (the northern extent of Option BC7 and eastern extent of Option BC8); all of which have local high streets with facilities and services utilised daily by residents. There are existing housing allocations in Odd Down, and as a location which is already being invested in, this area could present an opportunity to sustainably manage increased growth.

Whilst the north of Option BC7 connects well to Odd Down, it is noted that sites within the southern extent of the option are disconnected from Bath and would not connect as well to the city centre and local centres. Similarly, parts of Option BC8 and BC6 are distant from existing communities when compared with other options.

Bath is also supported by excellent sustainable transport infrastructure and is served by extensive PRow and cycle networks. This is in addition to two railway stations (Bath Spa and Oldfield Park) which connect the city with neighbouring centres, as well as connect the wider city to the city centre (i.e. services run from Oldfield Park to Bath Spa every 30 minutes, and travel time is less than two minutes). This service also extends further throughout the district to Keynsham and beyond to Bristol. Oldfield Park Railway Station is situated west of the city in East Twerton, with Options BC8 and BC9 most likely to benefit from this station and its services.

Whilst sustainable transport accessibility is good within Bath, congestion remains an issue during the day and more so at peak times (recognising that 75% of people driving to work in Bath do so from outside the city). Whilst this congestion could be exacerbated by growth under any of the options, it is noted that the Bath to Bristol corridor is being heavily invested in through strategic sustainable transport interventions (most notably the WECA Bristol to Bath Corridor Project). The WECA interventions are most beneficial to options to the west of the city, namely Options BC9, BC8 and BC1.

Furthermore, some of the options benefit from Park and Ride facilities at Lansdown (Option BC2), Newbridge (Option BC9) and Odd Down (Option BC7/8), connecting these areas to the centre of Bath via regular bus services (every 12-15 minutes).

Options to the west of Bath are also well connected to the city centre via the river, and the 13-mile Bristol to Bath cycle path runs through Option BC9. However, the west of Option BC9 is considered less well connected via wider public / active travel (buses and footpaths). This option is also constrained by capacity issues on the main roads into Bath from the west, namely the Lower Bristol Road and Upper Bristol Road.

Option BC9 is more isolated than other options (i.e., less well connected to schools and shops etc.). There is a social argument that focusing growth here would best achieve wider infrastructure objectives, tackling deprivation which is a key issue for the area. There is a clear range in deprivation levels between wards within Bath, seen through an increasing diversity within local communities and identified pockets of deprivation amongst growing levels of affluence across the district. The west of Bath includes two LSOAs within top 10% most deprived areas in the country, and therefore presents an opportunity to promote stronger, more cohesive communities. This would likely also lead to improvements to the public realm and vibrancy within communities, an example being the Bath Weston Riverside redevelopment.

Whilst options to the west are merited for investment proposed through the WECA project, options to the north and northeast also connect reasonably to the A4. For example, the villages of Batheaston, Bathampton and Bathford connect reasonably well to the city centre, despite development extending into the rural area. The strategic nature of all options presents an opportunity to support the delivery of improved sustainable transport and connectivity between sites and the city centre.

It is crucial that new development in and around the city is served by the timely provision of necessary supporting infrastructure, e.g. schools, health facilities, utilities, and green infrastructure etc. All options are strategic in nature, and therefore

it is reasonable to assume that the level of proposed housing would support the delivery of a new primary school (reflecting existing capacity issues), and the provision of other local facilities as required. High growth options could also support a level of investment in Bath City Centre, recognising that there is room for improvement in the centre as a place for entertainment, culture, and shopping. It is recognised that evidence is ongoing to identify and understand current deficiencies or surpluses in provision within Bath and will inform the next stage of plan making and SA.

In relation to community facilities, and as set out above under health and wellbeing, it is recognised that the loss of Bath Golf Course under Option BC4 has the potential to lead to significant negative effects. This is through the loss of important community assets, green space and recreational facilities, recognising the course is designated under Policy LCR5 (Safeguarding Existing Sport and Recreational Facilities).

In terms of impact on settlement identity, it is considered that growth to the north (Option BC2), northeast (Option BC3), and east (Option BC4) seeks to deliver piecemeal development along the existing settlement edge, and would more easily integrate with existing communities, leading to less of an impact on settlement pattern. However, it could be harder under these options to achieve synergistic goals, for example in relation to infrastructure delivery and connectivity. Options which seek to concentrate growth in a single location (site / group of neighbouring sites, such as Option BC5 and Options BC7, BC8, BC9 and BC1) could perform more positively in this respect. These options are however further from the existing settlement and would extend Bath into the open landscape to the northwest/ west / southwest. Notably, Option BC9 would reduce the green gap between Bath and Saltford to the west, which could significantly impact upon settlement identity in the longer term.

Moreover, larger site options would lead to increased open greenfield / Green Belt land take, which could impact upon recreation opportunities (for example site NSL05 within Option BC9). Conversely, these options may also support increased opportunities to deliver connected GI through well-planned, strategic masterplanning, further supporting the health and wellbeing of communities and providing active travel routes within GI.

Active travel opportunities could be more difficult to deliver through a piecemeal approach to development, particularly in the east of the city where congestion is a key issue (notably along London Road). Strategic intervention would be required to improve accessibility and support modal shift. Nonetheless, although development is seen to be piecemeal in nature under some of the options, there is an assumption that all options would deliver strategic, coordinated development.

Taking the above into consideration, it is concluded that all options will deliver strategic growth close to Bath City Centre, where residents can capitalise upon a wide range of services and facilities and employment and recreation opportunities. All options are also merited for their strategic nature, as they will likely deliver a range of supporting infrastructure to meet local needs and ensure new development is sustainable (including GI, transport infrastructure, and a primary school).

The above narrative sets out pros and cons for options. For example, many options benefit from having local centres close by (to the north and south) and sustainable connectivity with the city centre (all options perform well although ongoing city centre congestion is noted). Other options are further from the city centre but connect well

along the river (Option BC9 and to a lesser extent Options BC8 and BC1). Option BC9 further stands out as an opportunity to address areas of major deprivation in Bath, reducing inequalities suffered by enhancing the role of local centres alongside the city centre.

Option BC4 is identified as worst performing of the options, with the loss of Bath Golf Course leading to significant negative effects in terms of access to community facilities. It is difficult to rank the remaining options at this stage and therefore most options perform equally against communities SA objectives. These options are considered to lead to significant positive effects either through being broadly sustainably located or presenting an opportunity to invest in Bath's most deprived neighbourhoods. Options BC4, BC7 and BC8 perform less positively than the other options as they are less well connected to the city centre or local neighbourhood centres. Option BC7 is considered the worst performing as it would also impact upon the settlement pattern.

Economy

The City of Bath is the main economic centre and largest settlement within the district. As such it is the driver for much of the housing needed in B&NES (as discussed above) and a focus for economic / employment space. It will be important to maintain an appropriate supply of land in Bath for industrial processes and services to ensure the city retains a mixed economy. Hence, strategic growth (under any of the options) is likely to perform positively in terms of supporting a strong, competitive economy and enabling local businesses to prosper.

Key sites such as the Royal United Hospital (RUH), University of Bath (UoB), and Bath Spa University (BSU) help increase the provision of employment as significant employers for the area. The RUH is in the west of Bath, with Option BC1 followed by Option BC9 benefitting from good accessibility. Option BC4 and the southern extent of Option BC3 benefit from being closest to the UoB. BSU is to the west of Bath, approximately 2km west of Option BC9 – this option, alongside Option BC8, is considered to have good access to BSU.

To the west of the city along the river corridor, Newbridge Riverside is the only strategic industrial area in Bath. The area is protected by Local Plan policy for industrial uses, with an aspiration to intensify land uses and optimise development capacity in this area. This is likely to be capitalised upon through strategic growth under Options BC1 and BC9, contributing towards the vitality and vibrancy of the wider area. Notably, Twerton is the most deprived neighbourhood in the city and would benefit significant from investment and improvement in the wider area.

The Economic Needs Assessment is very clear that the city needs to protect existing office space and deliver a level of grade A office space in central locations and protect and enable the development of industrial land. Strategic growth options in and around the city are likely to support economic objectives in this respect, delivering a scale of housing growth that could be supported by a level of employment provision to further support high levels of self-containment.

Whilst self-containment is high, many residents out-commute to neighbouring settlements within the district as well as outside to Bristol. Bristol is accessible by train in 10-15 minutes (from Bath Spa and Oldfield Park every 30 minutes). Options located with good access to Bath's train stations therefore perform positively in terms of supporting access to employment.

Bath is a university city home to two universities. The availability of training and access to learning is therefore high, and there is an opportunity for all options to capitalise upon this through delivering new homes in accessible locations. However, the presence of the universities also creates tensions, including ability to meet employment needs through new office and industrial development. As such any scope to intensify economic development opportunities through strategic growth within / close to the city centre (all options) would perform particularly positively in relation to economic objectives.

However, when considering wider education, it is recognised that primary school capacity varies across the city. Some primary schools are currently at capacity, including to the south and west of Bath. However, to the west of Bath opportunities have been identified to expand in Newbridge close by, providing increased capacity for new residents. As set out above, it is considered reasonable to assume that sufficient housing would be required to support the development of a new primary school. This is likely to be deliverable through any of the options.

The city has a vibrant cultural offer which supports its important role as an international visitor destination that attracts over six million visitors annually. It is also a regional shopping destination. Investment in Bath through any of the options has the potential to attract more visitors and new development, promoting tourism and other economic benefits. The Bath WHS management Plan notably identifies Bath as a home for residents, businesses, education, and visitors. Conversely, it is recognised that strategic growth within / surrounding the city could lead to significant negative effects on the Outstanding Universal Value (OUV) of the WHS and/or its setting, alongside associated designated assets which contribute to the local tourism offer. This includes Prior Park, Royal Victoria Park, the Roman Baths, the Royal Crescent, and other key historic features of the city.

Overall, it is difficult to differentiate between the options in relation to economic objectives. It is broadly considered that all options will perform positively through directing growth to the economic hub of the district, where access to jobs and sustainable transport connectivity is high. Furthermore, it is recognised that strategic growth presents an opportunity to support economic investment in Bath, addressing deficiencies in sectors as identified through the Economic Needs Assessment. Significant positive effects are therefore predicted under all options.

In terms of ranking options, it is considered that the west of Bath (particularly Option BC9) would benefit most significantly from economic investment (reflective of its deprivation level), supporting the vitality and vibrancy of the wider area. Option BC9 is however less well connected to the city centre via bus and foot. West of Bath (including Option BC1) also benefits from access to the RUH, one of the City's main employers, and connects to the A4 corridor, as well as the Bristol to Bath cycle path. Options to the east and south connect well to the city centre and employment opportunities, whilst options to the south perform less positively in this respect. Notably, Option BC7 is disconnected from the city and sustainable travel opportunities to the south of Odd Down.

Transportation

In general, it is considered that focusing strategic development adjacent to Bath city's boundary (all options) will contribute towards reducing the need to travel by car. Options seek to provide homes near the city centre where a range of employment

opportunities and services and facilities are available, which will maximise use of public transport and incentivise modal shift.

Options will benefit from the existing strong public transport network, including a mainline railway station with a half hourly service to London and frequent connections to Bristol, Keynsham, and towns in Wiltshire. It is a very walkable city, with options likely to benefit from several strategic cycle routes: the Bristol to Bath Railway Path, the Kennet and Avon Canal to Bradford on Avon, and the Two Tunnels Greenway. The strategic nature of all options further presents an opportunity to invest in sustainable transport within and surrounding Bath (noting the WECA Bristol to Bath Corridor project), maximising infrastructure upgrades / improvements to support accessibility throughout the city.

Whilst public transport throughout the city is extensive, major link roads (A4, A36 and A46) pass through the centre of Bath. As such, Bath has a very high level of through traffic, including large numbers of HGVs. Therefore, all options have the potential to exacerbate this to an extent. Any proposal for further development within the area will need to address this by bringing relief from current congestion and promoting more sustainable forms of transport. The strategic nature of options presents an opportunity to deliver supporting transport infrastructure with the potential for positive effects. This includes through minimising the need to travel by car and encouraging movement by walking, cycling and public transport.

One of the benefits of options to the west of Bath (Option BC9 and Options BC1 and BC8 to a lesser extent) is the accessibility to the A4 corridor, recognising that the WECA Bristol to Bath Corridor Project seeks to focus investment in this location. This could include a Transport Interchange which is being explored, or the relocation / expansion of the Newbridge Park and Ride site (accessible via Options BC1 and BC9), which would better manage traffic into the city. Options BC1 and BC9 also have good access to the National Cycle Network and River Avon GI corridor, providing a level of access to the city centre. However, the west of Option BC9 is considered less well connected via public / active travel, and the option is also constrained by capacity issues on the main roads into Bath from the west, namely the Lower Bristol Road and Upper Bristol Road. Despite this, the strategic nature of option could deliver infrastructure to ensure no significant increases in traffic volume, for example through improvements to the Park & Ride services.

More widely, options are merited for being well connected to PRoW routes which provide connections to the surrounding rural and urban areas. Notably, options to the north of the city (Options BC1, BC2 and BC3) have the greatest accessibility. It is recognised that strategic growth under all options present an opportunity to capitalise upon existing connections and close gaps in this network, supporting green infrastructure and active travel objectives.

Outside of the PRoW network, north of Bath (Options BC2 and BC3) has good access to sustainable transport, with bus services including the Lansdown Park & Ride connecting to Bath city centre. It is noted that Lansdown Road could see increased vehicular traffic, however development could include junction improvements to ease congestion to an extent. Furthermore, Lansdown Park & Ride is located within Option BC2 and has the potential to be further invested in, which would provide additional relief to the city centre corridor.

Option BC3 to the east of Bath is considered reasonable for sustainable transport connectivity. There is a local centre within Batheaston, with regular buses connecting

to the city centre, and the area is supported by active travel. The east of the city is also well connected to the motorway / strategic transport network and neighbouring settlements such as Corsham and Chippenham. It is also noted that bus services are being improved between Chippenham and Bath.

Options BC4 and BC5 have good access to the city centre via sustainable travel (namely the PRoW and national cycle network), and therefore also connect well to the rail station, supporting reduced private vehicle use.

Similar conclusions can be drawn for the south of Bath as have been identified above for the north. This is reflective of Odd Down Park & Ride and established PRoW networks within the area. However, the A36 / A367 experience congestion and it is considered that the southern extent of Option BC7 and Option BC8 are less well connected to the city and could exacerbate private vehicle use out of and into Bath.

Overall, it is considered that all options will perform positively against transport objectives as they focus growth within / on the outskirts of the district's most sustainable settlement of Bath, which is a regional hub for employment and retail supported by a range of sustainable transport infrastructure. Whilst it is recognised that the city experiences a level of congestion throughout the day, options are strategic in nature. They therefore present an opportunity to further invest in sustainable transport infrastructure within and surrounding the city, supporting modal shift and accessible neighbourhoods.

All options are well located in terms of the city's extensive PRoW network and mostly connect well to the city centre (except for Options BC7 and BC8). Many options also benefit from a nearby Park & Ride service, which could help alleviate any potential additional congestion into the city. Notably, options to the west of Bath will provide increased critical mass to enable more significant infrastructure improvements and supplement the WECA Project, capitalising upon the A4 corridor connecting the two cities of Bath with Bristol (via Saltford and Keynsham). However, it is noted that options to the east of Bath also connect well to the A4 and will likely benefit from any future investment in the corridor.

At this stage, whilst there is the potential for options to lead to positive effects, uncertain effects are concluded. This reflects the absence of detail regarding masterplanning and infrastructure delivery, which would be required to ensure adverse effects on existing congestion in the city, and on the surrounding strategic road network is avoided. Options BC7 and BC8 are worst performing as these options do not wholly connect as well to the city and could exacerbate private vehicle use.

Landscape

The City of Bath is significantly constrained in relation to landscape designations; two thirds of the city is wrapped around by the Cotswolds National Landscape (NL). Bath is also unique in having two WHS designations: the City of Bath WHS and the Great Spa Town of Europe WHS. The landscape and topographic setting of Bath is of upmost importance to the character of the WHS, as identified through the WHS Setting Supplementary Planning Document (SPD) (2013).

Bath's landscape is characterised by strong dramatic landforms, with its topographical setting contributing to its compact urban form and unique character. The containment of the city by the bowl form of the landscape has given it one of its

distinct characteristics of being compact and inward looking, physically quite hidden from the wider countryside. The high quality of the landscape around Bath is signified by the NL status.

B&NES has carried out a study into the setting of the WHS (World Heritage – Site Setting Study 2009), with key characteristics identified. Those that are of importance to the landscape and topographic setting of Bath include:

- Strong landform features and distinctive character zones, reinforcing the containment of the city within its landscape;
- High quality surrounding landscape character; and
- Abrupt edge between built development and the countryside.

It is considered that these characteristics could be applied to all options surrounding Bath, reflective of the bowl formation and steep topography. These key landscape features also contribute to the special features of the NL designation, as reflected through the Cotswold AONB Management Plan (2022).

When identifying differences between options, it is highlighted that to the north of the city (Options BC1 and BC2) lies the high Cotswold plateau incised by the steep sided River Avon tributaries. Option BC1 is notably within an elevated position with open views, and as such the topography of this option is a key constraint for development, reflective of the sensitivity of the NL and WHS and their settings.

To the northeast, Options BC2, BC3 and BC4 mark a transition from the residential areas of Bath to the more open, rural landscape of the Cotswolds NL and Green Belt. The landscape sensitivity here is considered to be high due to the designations present, topography, and land use. Steep slopes are characteristic of this part of the city, including Sion Hill and Upper Lansdown. The wide, steep sided Limpley Stoke valley act as a constraint to development extending east / south (Options BC3-BC5).

It is anticipated that development to the east of the city would permanently change the open character of the area, having adverse effects on the nationally designated landscape and its setting.

To the south, the city lies close to the southern outer edge of the Cotswold plateau, which includes Combe Down and Odd Down (Options BC6 and BC7), effectively forming the sides or lip of the characteristic 'bowl'. Development further south is currently prevented by the strong, steep sided Midford and Cam Brook valleys, which form an abrupt edge to the high plateau. The topography to the south of Bath has historically defined the form and character of the city and presents constraints with regards to the urban-rural fringe.

To the west (Options BC8 and BC9) a steep sided tributary valley of the Newton Brook and the brook itself runs up against the western outer scarp slope of the Cotswold plateau and similarly prevents the city spreading over the lip of the bowl.

Notably, development above the ridgeline under Option BC9 would lead to an unacceptable impact on the setting of the WHS. This study area is constrained by the visual sensitivity of this location, including the WHS, NL and Green Belt. Additionally in relation to Option BC9, it is noted that the river corridor and flood plain, along with the valley containing Newton Brook to the east, form a landscape 'gap' to the west of the city which are strongly perceived from a range of receptors in and around the area.

Whilst constraints have been identified for all options (reflective of the sensitivity of the landscape surrounding Bath), it is recognised that the strategic nature of the options presents an opportunity to deliver green infrastructure benefits. Options could link via green infrastructure to the city (i.e. recognising that some options present a more piecemeal approach to development than other options focussed on larger sites). The use of green corridors could accommodate biodiversity enhancements and deliver biodiversity planting and screening to mitigate adverse effects. It is considered that piecemeal options including a range of smaller sites on the settlement edge could better deliver this, for example incorporating mature vegetation along existing site boundaries.

Taking the above into consideration, it is concluded that all options have the potential to significantly affect the landscape and would likely lead to significant negative effects.

In terms of ranking options, options to the west / southwest (Options BC9, BC8 and BC7) are ranked highly as they do not fall within the NL designation. Option BC7 performs more positively than Options BC8 and BC9 as it does not contribute as significantly to the Green Belt purposes. All other options are ranked equally at this stage.

Whilst significant negative effects are concluded, it is recognised that this will depend on the design and layout of any new development, including the incorporation of green infrastructure, recognising that strategic growth would be underpinned by landscape-led masterplanning. Consideration should also be given to the WHS Setting SPD, Green Belt Assessment, and AONB Management Plan.

Historic environment

Bath is unique in having two WHS designations: the City of Bath WHS and the Great Spa Towns of Europe WHS. This transnational inscription spans eleven spa towns from seven different countries and was inscribed on the list in 2021. It is reasonable to assume that harm to the City of Bath WHS is also likely to result in some level of harm to the Great Spa Towns of Europe WHS.

It is however recognised that Local Plan Policy HE1 (Historic Environment) states that development that has an impact upon a heritage asset will be expected to enhance or better reveal its significance and/or setting and make a positive contribution to its character and appearance. Furthermore, in line with the WHS Management Plan (2024), the impact upon the WHS's OUV will be a key consideration in all proposals for change, recognising that small-scale incremental change can be as influential as major interventions. There will be a strong presumption against development that would harm the OUV of the WHS itself, or its setting.

In addition to the WHS status, the city has over 5,000 listed buildings and an extensive conservation area that covers two thirds of the city. Bath Conservation Area is the largest conservation area in the district. Bath has many Registered Parks and Gardens (RPG), including the Royal Victoria Park and Prior Park. There are also numerous Scheduled Monuments (SM), including the Roman Baths and site of Roman town and Bath City Walls.

The landscape of the city and its surroundings has been instrumental in the location, form, and special character of the WHS. The setting is protected through planning policy, supplemented by the WHS Setting Supplementary Planning Document

(SPD), which defines what is important about the setting of the WHS and provides an overview of the international and national context for the management and protection of the setting of heritage assets. This should be considered alongside the progression of any growth option around Bath, as reflected in the emerging options document.

Except for Option BC7, all options fall partly within the WHS, with Option BC5 falling wholly within the designation. Options are similarly constrained by Bath Conservation Area, with Option BC8 overlapping slightly with Englishcombe Conservation Area, rather than Bath. Only part of Option BC7 (part of HYSC-2301136) falls within the WHS, however the remainder of the option is within the indicative extent of the WHS setting (as defined through the WHS Setting SPD). The option does not however overlap with a conservation area. It is also considered that Option BC5, followed by Options BC4 and BC1, are the most constrained to the north and east of the city. This is because these options wholly / predominantly overlap with the WHS and conservation area, whereas other options to the south and west intercept less with these assets. Options are also constrained by Listed Buildings, RPGs and SMs as noted above. However, given the extent of assets present across the city it is difficult to differentiate between options in this respect. Notably, a large SM is present within Option BC5, which also falls within the Conservation Area and WHS, constraining this option further. There are also two large RPGs adjacent to Options BC8 and BC9 to the west of Bath, and another to the southeast of Bath adjacent to Options BC5 and BC6. Options BC1 and BC2 to the north are also notably constrained by Grade I Listed Beckford Tower.

Options are evidently significantly constrained from a heritage perspective. Where options are located within the WHS, development has the potential to lead to significant negative effects on its OUV, which could be irreversible, and threaten the WHS designation. Furthermore, in terms of the WHS setting, any proposal should be mindful of the impact they will have on the WHS's characteristic 'bowl'. Any development would need to be kept away from the more exposed areas of the WHS to prevent the appearance of the city spilling beyond the contained hollow of Bath into rural views and open setting. The landscape and topographic setting to the WHS notably identifies the following key features, which are applicable to all options surrounding the city:

- The undeveloped landscape surrounding the city;
- The open elements of landscape both beyond and within the WHS boundary; and
- A variety of landscape character areas adjoining the settlement.

The north and east of the city is seen to be particularly constrained, reflective of the steep topography and long-distance views, alongside key features such as the Grade I Beckford Tower which contribute to the character of the WHS's northern fringe (Options BC1-BC3). The tower is a significant and recognised landmark from much of the surrounding area and has its own role as a long-distance viewpoint.

Options to the east and south (Options BC4-BC6) are further constrained by the WHS's characteristic 'bowl' formation, topography, and long-distance views from within Bath urban area. These options link into Bath and the open countryside, contributing significantly to the protected character.

Options to the west of Bath could be seen to be less constrained from a heritage perspective, with a slightly less steep topography. However, this area still holds

important viewpoints and is integral to the WHS's green setting. Development would fundamentally alter the character and appearance of these areas, which are broadly undeveloped greenfield / agricultural land.

Additional technical evidence and sensitivity testing is emerging in relation to the historic environment, which will likely to be available to inform the next stage of plan-making / SA.

Finally, consideration is given the potential benefits of options in relation to the historic environment, for example opportunities to enhance existing GI both within the area and linking into Bath and the open countryside. The strategic nature of options could ensure the delivery of stronger connections to the wider landscape and historic environment, improving accessibility to and understanding of assets. A cautionary approach, including good design and appropriate mitigation (i.e. screening and planting), would need to be taken. However, it is unlikely this would outweigh potential harm to the WHS and its setting (as well as other assets present and discussed above).

Overall, it is concluded at this stage that all options have the potential to lead to significant negative effects on the historic environment. Any strategic development within / within the setting of Bath WHS is predicted to cause significant harm to the OUV of the WHS and wider assets. This reflects the nature of the type of development proposed, and the potential harm that development could cause to the attribute of 'the green setting of the city in the hollow in the hills'.

It is difficult to rank options at this stage without a detailed heritage assessment, and therefore all options are ranked equally, except for Option BC7 which does not fall within the WHS and is therefore considered best performing. The option does however fall within the WHS setting alongside other assets.

Biodiversity

There are several designated sites for biodiversity within and surrounding Bath, including components of the internationally designated Combe Down and Bathampton Mines which forms part of the Bath & Bradford-on-Avon Bats Special Area of Conservation (SAC), designated primarily for horseshoe bat interest. The area includes important flight lines and foraging habitat associated with this SAC and with other Bat SACs within and outside of the district. Grazed permanent pastures, woodlands and linear features such as waterways and hedgerows are important and prevalent around Bath. Option BC4 (site BC07) is constrained by the SAC, which overlaps slightly with the site boundary to the east. Option BC3 is also constrained, with another area of the SAC extending east of the option near site BFD02. Options BC5 and BC6 are located near smaller components of the SAC, extending to the southeast of the city, between sites within these options.

The Habitats Regulations Assessment (HRA) screening note (2025) prepared for the Local Plan identifies Bath and its environs as the most sensitive region in terms of potential Bat SAC HRA issues. The screening note highlights that it will be essential for the Local Plan refresh to address the potential cumulative impacts of the re-development at scale along the river corridor which is considered functionally linked to the SAC. In terms of specific options, the screening note identifies a site within Option BC6 as a sensitive location for Greater Horseshoe Bats, and that the furthest extent of Option BC1 is close to components of the SAC and adjacent to or encompassing habitat features that may provide foraging and commuting habitat. The screening note further highlights at this stage that the development and adoption

of a strategic SAC Bat mitigation plan may be a suitable approach to enable development that retains the SAC bat interests of this area. Furthermore, it is recognised that any site option progressed through the Local Plan will be appropriately assessed through the full HRA process.

Nationally designated SSSIs overlap with several options, including with SAC designations discussed above (therefore impacting upon Options BC3-BC6). In addition to this, Option BC9 includes a SSSI within site NSL05, and Option BC3 is constrained by another SSSI (adjacent to site S1PS69).

In terms of wider national designations, Options BC2-BC4 and Options BC6-BC9 are constrained by ancient woodland falling within site boundaries or adjacent to.

All options are constrained by locally designated SNCIs, either within or adjacent to sites, which cover a significant proportion of Bath. All options are also constrained by varying extent of priority habitat, including significant areas of deciduous woodland and woodpasture and parkland.

Finally, all options also fall partly / wholly within Local Plan policy designations NE1 'Green Infrastructure' and NE3 'Ecological Networks', being identified as part of the district wide green infrastructure and ecological networks. Whilst this is a constraint to development, strategic growth under all options also presents an opportunity to maximise the potential of sites / options as a green infrastructure resource for the wider area, increasing ecological value and BNG. All options could support the delivery of strategic green infrastructure and nature recovery projects, such as Bath River Line and Bathscape.

It is difficult to conclude on significance of effects at this stage without knowing the exact design and layout of new development. Taking a precautionary approach, Options BC3-BC6 and BC9 are considered to have the potential to lead to significant negative effects, reflecting the constraints present across these options, and uncertainty regarding mitigation.

Overall, Option BC1 is ranked most favourably as it is not constrained by internationally or nationally designated sites / habitats. Option BC2 followed by Options BC7 and BC8 also perform better than the remainder of options, as international / national sites / habitats do not overlap with these options, although ancient woodland is adjacent. These options are also constrained by local designations and features, and therefore minor adverse effects are concluded.

While a precautionary approach has been taken at this stage, it is also recognised that strategic scale development under all options can correlate with higher planning contributions, which could be utilised to mitigate any impacts of higher growth and enhance / protect designated sites and/or areas identified for habitat creation / improvement schemes. This is likely to be explored further at the next stage of plan making / SA. For example, recognising that opportunities to better facilitate nature's recovery are being identified through a Local Nature Recovery Strategy and will be supported by new and amended planning policy.

Natural resources

When considering air quality, it is recognised that Bath suffers from significant traffic congestion with many people commuting into the city daily and of these a considerable proportion of them travel by private car. Many people also leave the city each day by private car to travel to work, and at peak times the roads also include

school traffic. A clean air zone was introduced in Bath in 2021 due to exceeding legal limits of nitrogen dioxide in some locations.

The NPPF (2025) states that “planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement.”

It is considered that the delivery of any option around Bath would cause pressure on the existing road network due to growth associated with new development. This would be associated with greater air and noise pollution from increased vehicles on main routes into Bath; for example, the A4 and A36 to the north / east, A367 to the south, and A4 to the west.

Whilst all options have the potential to exacerbate congestion and subsequent air quality issues, the strategic nature of options also presents an opportunity for well-located options to focus on sustainable travel. This would include capitalising upon Bath’s existing extensive PRoW network, bus routes (including Park & Rides) and rail services (with frequent services running from Oldfield Park and Bath Spa stations as discussed above). This would provide genuine travel choice for residents and reducing car dependence to reduce carbon emissions and improve air quality in the city centre.

Options are considered to perform equally at this stage against air quality objectives, with much uncertainty relating to the design and layout of development and infrastructure delivery. This reflects the potential for options to deliver growth around the city that could exacerbate congestion issues and deliver strategic interventions to support air quality objectives and modal shift.

In terms of noise and disturbance, Options BC2, BC3 and BC9 all include sites located adjacent to the A4 / A46, which are key transport corridors out of Bath, and could have significant issues of noise and disturbance to development. Options therefore have the potential to lead to negative effects in this respect. However, mitigation could reduce the significance of these effects, for example through sensitive masterplanning and design.

The key considerations for supporting the efficient use of land in the district is the need to avoid unnecessary loss of the highest quality ‘Best and Most Versatile’ (BMV) agricultural land. In relation to this, the Agricultural Land Classification (ALC) classifies land into six grades (plus ‘non-agricultural’ and ‘urban’), where Grades 1 to 3a are recognised as being BMV land and Grades 3b to 5 are of poorer quality. None of the options surrounding Bath have had recent (post 1988) land classification undertaken, and therefore at this stage there is a need to rely on provisional (pre 1988 data). Provisional data indicates that, broadly, all greenfield land surrounding the urban area of Bath is Grade 3 agricultural land, which could be either Grade 3a (BMV) or Grade 3b (not BMV). The exception to this is to the southeast (Option BC6), which appears to be Grade 4 agricultural land (i.e. not BMV). Grade 4 agricultural land also extends along the urban boundary to the northeast, including the south of Option BC3 (south of the A4). The other area identified as Grade 4 is to the northwest (western extent of Option BC1). Finally, a small amount of Option BC8 appears to fall within an area of Grade 2 agricultural land (i.e. BMV).

Whilst it is difficult to rely on provision data, options are ranked based on this evidence given greenfield land take is similar under all options. Option BC8 is therefore identified as worst performing, as it is partially underlain by Grade 2 agricultural land. Option BC6 is considered best performing as is underlain by Grade 4 agricultural land, which is not BMV, followed by Option BC3. All other options are ranked equally against land resource objectives.

In terms of water resources and quality, Wessex Water is likely to maintain adequate water services over the plan period, therefore, it will be important for new development to avoid negative impacts on water quality and contribute to reducing consumption and improving efficiency. Policy development in this respect will likely be informed by emerging evidence, ensuring that proposals are supported by appropriate infrastructure and encourages sustainable drainage.

Overall, Option BC8 is worst performing, followed by Options BC2 and BC9 as these options could lead to loss of high-quality agricultural land, and could lead to noise disturbance being located close to the strategic road network. Option BC6 is best performing, with all other options ranked equally given similar effects are predicted in relation to loss of BMV land and air quality.

Significant negative effects are concluded for all options given the high level of greenfield loss.

Climate change

All options involve increasing amounts of growth at Bath, which is a regional economic hub, supported by an extensive range of amenities and facilities, accessible via numerous sustainable travel networks. However, congestion in the city remains high, particularly at peak times, noting the designation of a Clean Air Zone in 2021.

It is considered that public transport interventions likely to be delivered through strategic options will contribute to creating an improved public transport network within and surrounding Bath, supporting commitments for transitioning towards net-zero targets. All options are merited in this respect, being strategic in nature with reasonable accessibility. Options BC7 and BC8 perform less positively than other options as their location could exacerbate existing transport issues.

Whilst there are some opportunities to deliver highly sustainable development on greenfield land, there will likely be higher embodied carbon in developments and a need to consider the mitigation/offsetting of carbon sequestration opportunities that may be 'sterilised' by development. An overall higher scale of growth is also likely to have a greater carbon impact.

Broadly speaking, strategic growth options offer greater potential to secure high levels of resource efficiency, to plan for sequestration and for development-wide solutions to energy provision. As such, though the climate impact is greater than all other options, higher growth has the potential to be offset by opportunities for sustainable design, renewable energy, and sequestration measures. Whilst all strategic options are likely to perform positively in this respect, an example is the potential to maximise opportunities provided by the River Avon corridor, for nature recovery and climate adaptation and mitigation.

It is recognised that Bath is at risk of flooding from rivers, sewers, surface water, artificial sources and to a lesser degree from groundwater (springs). Level 2 SFRA

has shown that large proportions of the central area and areas closest to the River Avon are in Flood Zone 3a and 3b (the highest risk). Flood risk and surface water runoff will need to be managed within Bath to respond to increasing frequency of extreme weather events, using nature-based solutions wherever possible (riverside locations).

In terms of the options, Options BC9 and BC3 are significantly constrained by Flood Zone 3 which is of high risk of flooding. This relates to the location of options coinciding with the River Avon. Notably, site NSL05 (Option BC9) north of the A4 is within Flood Zone 3, along with the whole of site LAM08 (Option BC3) and part of sites S1PS69 and S1PS67.

Other options constrained to a lesser extent include Option BC1, where a small area of Flood Zone 3 overlaps with sites S1PS52 and A02B. Options BC8 and BC2 include sites that are adjacent to high flood risk areas, reflective of the presence of Newton Brook and Lam Brook, respectively.

Overall, options are ranked in relation to flood risk, as it is difficult to rank options at this stage in relation to climate mitigation objectives. Option BC9 is therefore worst performing, followed by Option BC3, with both options identified as having the potential to lead to significant adverse effects. Options BC1, BC8 and BC2 also perform negatively as are constrained by higher flood risk areas. Options BC4, BC5, BC6 and BC7 are therefore considered best performing.

However, it is assumed that susceptible development proposed under all options would be directed to areas of lower flood risk as per the requirements of sequential testing. It is also assumed that there is suitable mitigation available to ensure that the additional development does not increase flood risk, for example through the delivery of sustainable drainage systems in accordance with National Planning Policy and sustainable drainage systems (SuDS) legislation.

Furthermore, it is noted that strategic development offers increased opportunity for flood betterment. This will be explored further at the next stage of plan-making / SA.

Waste

It is considered that all options will promote waste management in accordance with the waste hierarchy, and all options will have access to recycling facilities in nearby Bristol. Options therefore cannot be differentiated between at this stage in relation to meeting waste objectives.

Keynsham

The options for assessment within Bath City and environs are set out below and shown below in Figure C6:

- **Option K1** - Growth to south-east (Sites K20, K22, K24, HYSC-2300714)
- **Option K2** - Growth to the west (Site HYSC-2298739)
- **Option K3** - Larger-scale growth to the west (Sites K15a & b, S1PS16, HYSC-2298739, HYSC-2304642)
- **Option K4** - Growth to the south-west (HYSC-2391287, S1PS15, CDAN34, CDAN36, CDAN41))
- **Option K5** - Growth to the north (Sites K12, K13, K29Z, K30)

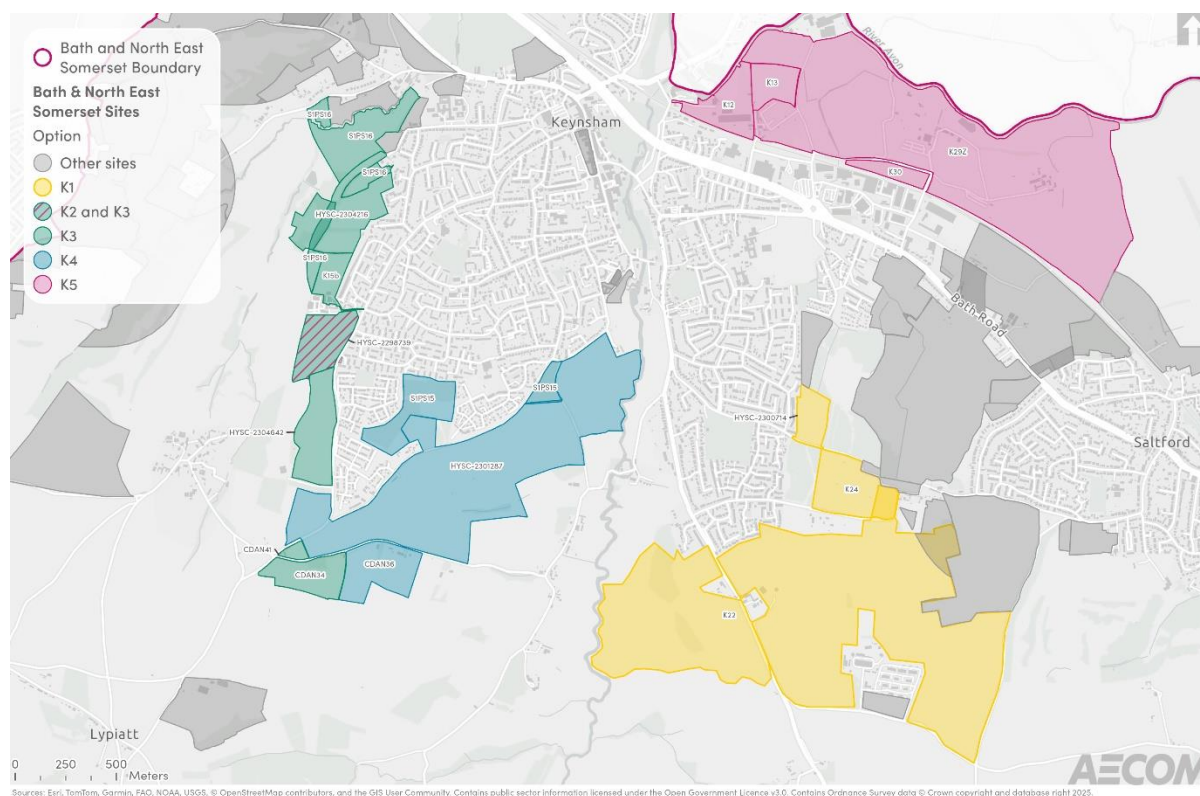


Figure C6 Keynsham options

Assessment findings:

SA theme		Option K1	Option K2	Option K3	Option K4	Option K5
Health and wellbeing	Significant effects?	No	No	Yes – positive	Uncertain	Yes – positive
	Rank	4	3	2	5	1
Housing	Significant effects?	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	1	3	=2	=2	=2
Communities	Significant effects?	Yes – positive	No	Yes – positive	Uncertain	Yes – positive
	Rank	3	5	2	4	1
Economy	Significant effects?	No	Yes – negative	No	No	Yes – positive
	Rank	2	5	4	3	1
Transportation	Significant effects?	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	2	3	=1	4	=1
Landscape	Significant effects?	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	5	1	3	2	4
Historic environment	Significant effects?	Yes – negative	No	No	Yes – negative	Yes – negative
	Rank	=3	1	2	=3	=3
Biodiversity	Significant effects?	Uncertain	Uncertain	No	Yes - negative	Uncertain
	Rank	=2	3	1	4	=2
Natural resources	Significant effects?	Yes – negative	Uncertain	Yes – negative	Yes – negative	Yes – negative
	Rank	3	1	2	4	5
Climate change	Significant effects?	Uncertain	No	Uncertain	Uncertain	Uncertain
	Rank	3	5	1	4	2
Waste	Significant effects?	No	No	No	No	No
	Rank	=	=	=	=	=

Health and wellbeing

In terms of access to health facilities, there are three pharmacies and a GP surgery in Keynsham. The nearest hospital with an A&E department to Keynsham is Royal United Hospital, Bath, which is approximately 5 miles east. Options to the north (K5) and to the west (K2 and K3) of Keynsham are best located in this respect, being within proximity to the town centre and public transport facilities. Options, K1, K4 and Option K5 are less well connected to the town centre and could see a continued reliance on the private vehicle in the town centre if progressed unsupported by sustainable transport upgrades.

Given all options (with the exception of K2) are strategic in nature, all present significant opportunity to deliver critical mass to support local services and facilities. Therefore where Options K1, K4 and K5 are less well connected to the town centre, these are larger options that could provide community and green infrastructure to support new and existing residents on the edges of the town. Notably Option K5 is disconnected by the River Avon and rail line, while Options K1 and K4 are located on the southern edge of the town, over 2km from the town centre.

Option K1 is also constrained by Saltford to the east and could lead to coalescence in the longer term if the site were fully developed. This would have a negative effect in terms rural identity and open landscapes, which are highly valued by residents and support good overall health. It is considered that any development proposal would be required to ensure a green gap between Keynsham and Saltford, recognising that high quality accessible open space are priorities for both settlements.

Capitalising upon their strategic nature, all three options would require investment to secure pedestrian access/ improved routes from the sites to the town centre, supporting healthy travel choices and positively connected place-making. In this respect, larger option K1 is likely to be best performing given the opportunities associated with growth at this scale.

Option K4 is considered worst performing in terms of accessibility and connectivity, as any access would be via the Charlton Road / Parkhouse Lane junction, and could place stress on the existing junction. Traffic modelling is likely to be required if this option were to be considered further, particularly to explore the effects of additional traffic along Charlton Road through Keynsham town centre – for example to access the A4 corridor (Bristol, Bath, etc.). Option K1 would likely similarly increase traffic along Wellsway, which is a B road connecting the strategic site to the centre of Keynsham and the A4 corridor. However, Option K1 is of scale that the level of associated infrastructure delivery could positively impact upon transport issues in the longer term, particularly given the District's strategic priorities. Furthermore, it is recognised that the potential for a train station to come forward within Saltford is being explored through West of England Combined Authority (WECA) feasibility studies. While this would be significant in relation to growth to the east of Keynsham, ultimately - given extensive lead in times, this will be a consideration for the next plan period.

Bus routes extend through the town centre, connecting relatively well to the north (Option K5), and (Option K2 and K3), but less well to options to the south (Option K1 and K4, and the southern extent of Option K3). It is recognised that the WECA Bristol to Bath Corridor Project (BBCP) will include bus priority improvements and is

likely to also include active travel measures. As part of this project, there is proposed to be a Keynsham Interchange Hub situated on the A4 Keynsham bypass, with access via Memorial Park, providing a 3-to-5-minute walk from Keynsham High Street. If delivered, this service will provide a high frequency 'turn up and go' public transport option for those travelling from Keynsham to Bath and Bristol for work, leisure and access to other key services. Strategic interventions such as this favour high growth options, as will contribute positively towards ensuring the delivery of public transport investment. This has the potential to deliver positive effects, avoiding increased congestion and facilitating modal shift to support healthy places.

An existing constraint in terms of active travel is limited access from Keynsham town centre to the Sustrans National Cycle Network (NCN) Route 4, which passes north of Keynsham linking east Bristol with Bath. Strategic growth options (K1, K3, K4 and K5) present an opportunity to better utilise the proximity of the settlement to the route through provision of additional and dedicated cycle paths.

In terms of wider access to the countryside, recreation, and green infrastructure, Keynsham's offer includes Abbots Wood Ecological Park, Manor Road Community Woodland Local Nature Reserve (LNR), Avon Valley Adventure and Wildlife Park, the blue-green infrastructure networks of the River Chew and River Avon and golf courses at Saltford and Stockwood Vale. All options have reasonable access to a level of green infrastructure including sites identified above. Notably Option K5 to the north of the settlement and K1 and K4 to the south are connected to the River Avon and/ or the River Chew. Strategic growth under each option could present an opportunity to enhance access to the rivers for leisure and recreation. The rivers provide rich ecological and placemaking contributions to the area, as support well-used public access/space and green/blue corridors through Keynsham. Opportunities to enhance these spaces have the potential to lead to significant positive effects in terms of health and wellbeing objectives.

Overall, it is considered that Option K5 to the north of the settlement is best performing, being relatively well connected to the town centre and the wider sustainable transport network; and is of a scale that can support new/improved infrastructure and amenities to serve both the new and existing communities. This could include maximising links to the river and supporting improved green corridors, which Option K1 could also support. However, Option K1 is less well connected to the town centre, services and amenities; and therefore, performs less positively than Option K2 and K3 which are better located to support sustainable integration with the town's core. Option K3 performs more positively than Option K2 as is of strategic scale and could therefore deliver appropriate infrastructure such as improved pedestrian routes and links into Keynsham and to connect more widely with, for example, the Bath to Bristol cycle path.

Option K4 is worst performing, followed by Option K1 as both would extend the settlement south, distant from the town centre, and into the open countryside. While strategic in scale and therefore presenting opportunities to improve connectivity between the south of the town and the town centre, development under both options could further exacerbate local issues such as congestion, recognising that access is currently limited. Option K1 performs more positively than K4 given the increased scale of growth proposed and that opportunities at this scale may be presented to address key issues identified above. However, it is uncertain whether strategic extension of the town to the south east could deliver long term benefits to health and wellbeing; particularly given coalescence concerns with neighbouring Saltford.

Housing

All options have the potential to lead to significant positive effects, delivering new housing to meet local needs, and contributing towards sustaining sufficient land supply throughout the plan period.

It is considered that Option K2 is a low growth option, while all other options would deliver growth that is of a strategic scale. Option K1 is the largest of the options. It is therefore assumed at this stage that as the level of growth increases, so does the ability to help significantly boost the supply of housing, delivering a greater mix of housing types and tenure to cater for all population groups, including affordable housing. A key consideration in this respect for Keynsham is the slightly older population present, with the percentage over 70's (19%) notably higher than this category in both B&NES (14.6%) and England (13.5%).

Additionally, high growth options (K1 followed by K3, K4, and K5) could help meet the accommodation needs of any increase in demand for PBSA; recognising that this is being explored within sustainably located settlements along the Bristol to Bath corridor.

Increasing the level of growth also increases opportunities for accessibility improvements and other community benefits associated with development (including new and improved service and facility provision, extended green infrastructure, transport and infrastructure upgrades, new open spaces, and an improved public realm). Option K2 is therefore ranked lowest of the options, while Option K1 is ranked highest. Options K3, K4 and K5 are ranked equally at this stage given the high-level nature of the assessment, and that the level of growth is broadly similar under each option.

Communities

Keynsham is a thriving market town, with a population of around 20,000 people. Its town centre is characterised by variety of local independent retailers, many of which have evolved and set up on the High Street in more recent years. Keynsham is a key settlement within the transport corridor that connects Bath and Bristol and is accessible by public transport in terms of access to nearby employment and services and facilities. Crucially Keynsham is well linked to Bristol and Bath by public transport, both bus and train from Keynsham.

All options will likely support local communities, focusing growth in a sustainable location along the Bath to Bristol corridor, which is being heavily invested in through strategic sustainable transport interventions (WECA Bristol to Bath Corridor Project).

The BBSC will include bus priority improvements and is likely to also include active travel measures. As part of this project, there is proposed to be a Keynsham Interchange Hub situated on the A4 Keynsham bypass, providing a 3-to-5-minute walk from Keynsham High Street. If delivered, this service will provide a high frequency 'turn up and go' public transport option for those travelling from Keynsham to Bath and Bristol for work, leisure and access to other key services.

The strategic nature of options presents an opportunity to further invest in sustainable transport and connectivity between sites, the town centre, and neighbouring Bristol, Saltford, and Bath (albeit further along the A4 corridor). Options to the north (K5) and to the west (K2 and K3) of the town perform most positively in

this respect, connecting well to the A4 and town centre, and therefore will best capitalise upon transport improvements identified above.

Larger growth options (K1, K3, K4 and K5) also perform positively as will deliver an increased critical mass to enable more significant infrastructure improvements, including for example the Keynsham Interchange Hub proposed through the BBCP. Options K4 and K1 perform well in this respect as the southern extent of the town is currently less well-connected to the town centre, and therefore strategic intervention could have the most positive effect on the baseline. Traffic modelling is likely to be required if Option K4 were to be progressed, particularly to determine the effects of potential additional traffic along Charlton Road and through Keynsham town centre to access the A4.

While associated with significant uncertainty, consideration should also be given to the possible delivery of a Saltford train station, which is being explored through West of England Combined Authority (WECA) feasibility studies. The SA recognises that the delivery of a new station would alleviate transport concerns associated with growth to the east of Keynsham (and more widely to an extent), however ultimately - given extensive lead in times, this will be a consideration for the next plan period.

When considering options to the north and west of Keynsham, it is recognised that these are wholly better connected and therefore perform well through connecting to the town centre via pedestrian and cycle routes. Strategic growth in these locations presents an opportunity to further invest in this infrastructure and maximise connectivity/ modal shift. Options K1, K4, and the southern extent of Option K3 are less well connected to the town centre via active/ sustainable travel. However, reflecting the scale of growth proposed, options could provide a walking and cycling route into Keynsham, alongside improved pedestrian access to bus stops; supporting the BBCP to alleviate accessibility constraints in the wider town. Option K1 is likely to be best performing in this respect given it is the largest of the options.

In terms of local services and facilities, primary school provision is unbalanced across Keynsham and Saltford, with three primary schools in the west and one in the east, causing additional commuting across the area. The provision of a new primary school is a key required from any new development in the area, as those existing are at capacity. This is likely to be delivered through largest growth Option K1, and larger growth Options K3, K4 and K5. This delivery is less likely under smaller scale option K2.

Keynsham is also deficient in a cultural space such as a hall with theatre for use by the community. As above, there is an opportunity for this to be delivered through strategic growth options K1, K3, K4 and K5, for example as part of a new neighbourhood centre, such as a hall with theatre for use by local communities.

When considering deprivation across the town, it is recognised that Keynsham South ward is relatively more deprived than Keynsham East, containing one Lower Super Output Area (LSOA) in the 30% most deprived nationally. Keynsham East conversely is among the least deprived areas nationally. As such, focusing growth to the east under Options K1 and K5 perform positively in terms of reducing inequalities suffered and improving access services and facilities for all groups including minority groups. Furthermore, strategic growth provides an increased opportunity to deliver a mix of homes for different groups within the community, recognising the need locally for more affordable housing.

More broadly, there is a need to consider the impact of growth options on Keynsham's existing settlement pattern and subsequent impact to community identity. The physical separation of Keynsham from Bristol (to the west) and Keynsham and Saltford (to the east) are of great importance to the respective communities. In considering locations for development the need to retain, strengthen and enhance green infrastructure settlement gaps is crucial.

Keynsham has expanded at a rapid rate to cater for development associated with the growth of Bristol. Expansion eastwards along Wellsway saw growth of the settlement on either side of the Chew Valley, presenting limitations in settlement connectivity. Despite development growth and pressures exerted by its proximity to Bristol, Keynsham currently remains separated from Bristol to the northwest by the Green Belt. Option K3 is considered to perform negatively as would extend the settlement further west, placing further pressure on the Green Belt and reducing the gap between the two settlements. Similarly, to the east, Options K1, and to a lesser extent K5, seek to extend into the green gap between Keynsham and Saltford. Development of these options would encroach on the land separating the settlements; land which contributes to the important identity of each community. It is considered that any development proposal would be required to ensure a green gap between Keynsham and Saltford, recognising that high quality accessible open space are priorities for both settlements.

While unlikely to contribute towards the coalescence of settlements, the development Option K4 would adversely impact upon the existing settlement pattern. Option K1 forms part of Green Belt Parcels P83, P84 and P85 from the WECA Strategic Green Belt Assessment (2021) and is identified as making significant contribution to two of the five Green Belt purposes –safeguarding the countryside from encroachment and preventing the merger of neighbouring town. Development of the option would extent the settlement into the open countryside, leading to coalescence with Saltford to the east. While there is an expectation that any development would be required to deliver a green gap to maintain the identity of settlements; the overall rural and cultural values of both communities would inevitably be impacted.

In terms of the remainder of the options, K3 performs less well as Options K1, K4 and K5 are of size and scale that could provide an increased opportunity to take a holistic approach to placemaking, connecting green infrastructure to the north and south of the settlement. While it is also anticipated that Option K1 could deliver these benefits, the extension of Option K1 into the open landscape is much more significant than other options and therefore more difficult to mitigate. Nonetheless, mitigation will be important under all options, ensuring a green buffer is maintained, and the potential for adverse effects are reduced overall.

Taking the above into consideration, it is concluded that strategic growth options (K1, K3, K4, and K5) are likely to perform most positively overall; reflective of the opportunities presented by increased critical mass to enable more significant infrastructure improvements in sustainable locations in/ around Keynsham. Of the strategic options, Option K5 to the north of the town performs most positively at this stage. This reflects the connectivity of the option to the town centre, sustainable transport, and the A4; and that mitigation could minimise adverse effects on the green gap between Keynsham and Saltford.

Option K3 is next best performing as is well connected to the town centre, Bristol and the A4.

Option K4 is the worst performing of the strategic options as has accessibility issues, is disconnect from the town centre to the south of the town and is constrained by the Green Belt and could therefore adversely impact upon settlement pattern and identity. Option K1 performs more positively than K4 given the increased scale of growth proposed and that opportunities at this scale may be presented to address key issues identified above. However, it is uncertain whether strategic extension of the town to the south east could deliver long term benefits to health and wellbeing; particularly given loss of Green Belt and coalescence concerns with neighbouring Saltford. Altering the settlement pattern and settlement identity of both places would require significant mitigation, recognising the rural and cultural value held by both communities.

Option K2 is considered to lead to minor negative effects in relation to community objectives. Although located on the settlement edge, the site is not well located to access the town centre, and would likely exacerbate existing issues surrounding accessibility, congestion, and capacity of services/ facilities (notably inability to deliver a primary school). Option K2 would also encroach on the Green Belt separating Keynsham and Bristol.

Economy

Keynsham plays an important role in supporting sustainable economic growth across the district, with its absolute employment numbers having increased over the period 2011 – 2021. This includes sectoral increases in wholesale and retail, administrative and support services, public administration and defence, and human health and social work. A key objective for the area is to create opportunities to enable Keynsham to attract new employers and generate a range of jobs suitable to the resident workforce. Net employment land requirements for the town over the new Local Plan period comprise around 11K sqm office space, 7K – 9K sqm industrial floorspace, and 19K sqm warehousing / logistics floorspace.

Keynsham is highly accessible, benefitting from its own railway station, which improves the regional connectivity of the area. From Keynsham, there are regular services at peak times to Bath Spa and Bristol Temple Meads railway stations, which have connections to the wider network across the country. The town also benefits from its strategic location along the A4 corridor, which is being invested in through the WECA BSCP as discussed above.

In light of the above, it is considered that there is opportunity for strategic residential development in Keynsham, and therefore larger growth options (K1, K3, K4 and K5) perform most positively overall, supporting sustainable economic growth of the town and overall levels of self-containment. Option K5 is considered best performing with the potential for significant positive effects. This reflects the option's location close to the A4, the town centre, and the railway station, and access to existing employment land to the north. Option K1 is less well connected to the town centre or railway station into the north of the town, however as discussed above, strategic growth could present an opportunity for investment in the south of the town to improve overall accessibility/ connectivity. Furthermore, it is recognised that a train station within Saltford may be explored within the next plan period, which could serve any strategic growth to the east of Keynsham in the longer term.

Option K3 and K2 would lead to the loss of employment land at Lays Farm industrial estate. Strategic growth under Option K3 could present an opportunity to relocate or replace this employment land, however this is unlikely to be the case for Option K2

given the size of the option. The loss of employment land is considered to lead to significant negative effects against employment objectives; with Option K2 performing worst of the options overall.

Option K4 performs reasonably, delivering strategic growth adjacent to the existing settlement; however, is located some distance from Keynsham town centre, Keynsham train station, and the A4 corridor. Nonetheless, residents would likely be able to access existing and new employment opportunities within the town.

Transportation

Keynsham occupies a strategic location on the A4 between Bath and Bristol, linking to both cities by the A4; part of the Major Road Network (MRN) that provides direct access west to Bristol and east to Bath via the A36 and A4174 to the Avon Ring Road, which connects via the M32 to the M4.

In terms of sustainable travel, Keynsham also connects the two cities by rail, having its own railway station with regular services to Bath Spa and Bristol Temple Meads railway stations. Keynsham is served by regular bus services, linking Keynsham residential areas to Keynsham town centre, other key settlement locations such as Ashton Way, and wider areas such as Bath and Bristol including Bristol Airport. Sustrans National Cycle Network (NCN) Route 4 links east Bristol with Bath, passing closely to the north of Keynsham.

However, while the town is well connected, the Bath to Bristol Strategic A4 corridor experiences significant congestion in both directions during peak times, including through the centre of Saltford. To date, insufficient public transport provision and easy and cheap parking within Keynsham has resulted in an over-dependence on travelling by car within Keynsham and Saltford. Currently no public transport options exist between the two settlements, and congestion on the A4 is causing delays in Keynsham town centre.

As discussed above, the WECA BBCEP seeks to deliver strategic, sustainable transport interventions along the A4, providing upgrades to active travel modes and bus services to improve connectivity. Amongst others, improvements would provide continuous and designated walking and cycling routes along the A4, continuous designated bus lanes on both sides of the bypass for much of the corridor, and mobility hubs located along the corridor providing facilities to easily transfer between different modes of transport. A new cycling and walking route is also proposed along Station Road in Keynsham, providing good connectivity between the A4, Keynsham Railway Station and Keynsham Town Centre.

It is recognised that strategic growth presents an opportunity to increase critical mass to maximise accessibility improvements, particularly under option K3 where the option connects well to Bristol, and the A4; and Option K5 which is well located for access to the train station and the A4. Options K1 and K4 perform less positively in this respect although would connect well with the A39 to the south. These options are also recognised as opportunities to invest in the south of the town, capitalising upon WECA proposed improvements to address localised congestion issues and support modal shift. This includes significant improvements to walking and cycling routes between the options, Keynsham train station, the town centre, and neighbouring centres (notably Saltford where accessibility via active travel is currently limited).

While associated with significant uncertainty, consideration is also given to the possible delivery of a Saltford train station, which is being explored through West of

England Combined Authority (WECA) feasibility studies. The SA recognises that the delivery of a new station would alleviate transport concerns associated with growth to the east of Keynsham (Option K1) (and more widely to an extent), however ultimately - given extensive lead in times, this will be a consideration for the next plan period.

Option K4 also performs less positively than Option K1 as is constrained by existing accessibility issues. Access to the option would be via the Charlton Road / Parkhouse Lane junction, and strategic growth could place further stress on this junction. Traffic modelling is likely to be required if this option were to be explored further. Modelling traffic for the site should include analysis of the potential additional traffic along Charlton Road having to travel through Keynsham town centre (also already particularly congested) to access the A4.

A key constraint for Keynsham in respect of active travel is the poor connectivity to the Bristol to Bath cycle route. Strategic growth presents an opportunity to improve walking/ cycle links to the Bristol to Bath cycle routes, with positive effects of greatest significance likely under Options K1 and K5. This reflects the cycle route extending north and east of the settlement, and therefore Options K1 and K5 are most likely to provide opportunities to utilise the proximity to the cycle route through provision of additional and dedicated cycle paths. Option K1 arguably performs more positively than K5 given economy of scale.

In terms of lower growth option K2, this option is not well located to access the town centre and would likely lead to a further reliance on the private vehicle for all journeys. This would likely exacerbate existing congestion issues within and surrounding the town.

In conclusion, while there are opportunities to deliver sustainable transport infrastructure to support a modal shift; strategic growth in and around Keynsham is considered, at this stage, to lead to significant negative effects on transport objectives. This reflects the existing significant capacity issues along the A4 and throughout the town, and high reliance on the private vehicle for travel.

There is clearly an opportunity for strategic growth close to the A4 (Option K3 and K5) to capitalise upon sustainable transport interventions proposed through the WECA BBCEP; and to provide increased critical mass to enable more significant infrastructure improvements, supplementing the WECA BBCEP. Options K1 and K4 are also noted in this respect; particularly as opportunities to invest in the south of the town and improve connectivity with Saltford. Option K1 is considered to perform more positively than K4 in this respect given the increased scale of growth proposed. However, mitigation and interventions to be delivered are currently unknown, and will be considered at a later stage of SA. This is a key concern for Option K4, recognising that accessibility is a key constraint at this option. Option K4 is therefore worst performing overall.

Non-strategic growth option K2 performs less well than most options, focusing growth away from the town centre and would exacerbate existing congestion issues without opportunity to provide strategic transport interventions.

Landscape

Keynsham is an area of gently sloping plateaus, edged by steep sided valleys of the Chew Valley and Stockwood Vale, running roughly south-north to meet the floodplain

of the River Avon to the north. The Cotswolds National Landscape is situated to the northeast, and the Mendip Hills lie in the distance, to the south and west.

Views vary throughout the area, with long-distance, open views experienced from ridgelines, across the plateaus and within the River Avon floodplain. The hills of the Cotswolds form an important visual landmark to the northeast, with views from the hills playing a significant contribution to the NL designation. Strategic Option K5 to the north is most constrained in this respect, with the potential for development to alter views if not appropriately mitigated.

Keynsham is also surrounded by the Bristol and Bath Green Belt, which plays an important strategic role in separating Keynsham and Saltford; alongside other settlements between Bristol and Bath. Additionally, a local designation (Policy NE2A) relating to the 'Landscape Setting of Settlements' wraps around much of Keynsham (notably to the south, east and west of the town, including Options K1-K4).

Reflective of the above, concern has been raised locally that further expansion of Keynsham would result in the loss of/ change to landscape character and village feel, with the potential to contribute towards the merging of settlements. This is particularly a concern under Option K1, given the option extends east of Keynsham into the open landscape towards Saltford.

To the south, Option K4 is also constrained by the River Chew in the south east. Development would be visually prominent, reflective of the topography of the option, and extend the settlement boundary towards the Chew Valley; disrupting rural landscape character and views.

Consideration is also given to opportunities presented, particularly through strategic growth options (K1, K3, K4 and K5), to take a holistic approach to development and deliver landscape-led, masterplanned development that strengthens the local landscape. This could include the delivery of green infrastructure buffers to mitigate adverse effects on views, and capitalising upon landscape/ biodiversity features to enhance landscape character and setting. Further landscaping could seek to reduce the potential adverse effects on key viewpoints within the National Landscape, particularly through Option K5 to the north, and help maintain the visual separation between Keynsham and Bristol (Option K2/3), and Keynsham and Saltford (Option K1 and K5). A green corridor separating the settlements could be crucial to maintaining settlement character.

Overall, it is considered that strategic growth under Options K1, K3, K4 and K5 would result in the scale and the character of the settlement changing significantly, leading to the loss of significant greenfield land in the Green Belt, and/ or in the setting of the National Landscape.

However, strategic growth options do present opportunities to make new connections to the wider network of open space and, importantly, deliver improved access to the countryside for residents, that forms the setting for Keynsham.

Nonetheless, taking a precautionary approach and considering the findings of the Green Belt assessment, significant negative effects are predicted at this stage for all options, with strategic options identified as worse performing than non-strategic options given the increased greenfield/ Green Belt loss. Option K1 followed by K5 are worst performing overall as are constrained by the National Landscape and

would reduce the green gap between Keynsham and Saltford. Option K1 is worst performing due to the scale of growth within the National Landscape and Green Belt, and likely significant change to the existing rural landscape and setting east of the town. Significant mitigation, for example street tree planting and green buffers, would be required to reduce impact of development on views from the National Landscape.

Option K3 is next worst performing as would encroach on Green Belt separating Keynsham and Bristol, which is limited in its extent. Option K4 would disrupt the rural landscape character of the Chew Valley and would be potentially visually prominent, however performs better than Option K3.

Non-strategic Option K2 would also encroach on the Green Belt separating Keynsham and Bristol, however, is best performing of the options, reflective of its size and scale of growth proposed.

Historic environment

Keynsham's settlement origins are demonstrated by the location of its historic core and Conservation Area fronting onto and within the River Chew Valley. Heritage assets are clustered throughout the Conservation Area in the town centre, as well as scattered along the edges of the settlement.

Option K1 is constrained by a number of Grade II Listed Buildings: three north of site K20 and one west of K20 (Chewton Pack Horse Bridge, also a Scheduled Monument). Site K22 surrounds Uplands Farmhouse Grade II Listed Building, local and Grade II Listed Keynsham Manor is west of site K24. Assets are broadly open in nature, and it is considered that development would change the setting of assets from open rural landscape to built development, if not appropriately masterplanned and screened.

Option K2 is not constrained by designated heritage assets in proximity, nor Option K3. However, is noted that the southern extent of Option K3 could be constrained by Grade II Listed Parkhouse Farmhouse. While 500m from the option (specifically sites CDAN 24 and CDAN36), the setting surrounding the asset is open in nature with long distance views which could likely be impacted by development.

Option K4 is also constrained by Grade II Listed Parkhouse Farmhouse, with the potential to adversely impact upon the setting of the asset. Option K4 (site K19) is located at the southern extent of the Keynsham Conservation Area, which extends along the Chew Valley. There are several Grade II listed structures to the northeast in the Conservation Area, and the Chew Valley contributes to Keynsham's historic character as a settlement framed by valleys. Development has the potential to significantly impact upon the setting of the Conservation Area, any views from listed structures and the historic character of the Chew Valley.

Option K5 is the most constrained of the options, with Keynsham conservation area (including Grade I Listed Keynsham Abbey, and The Abbey Scheduled Monument) located to the southwest, and Saltford conservation area to the east. There are also seven Grade II Listed Buildings to the west, along the option's boundary, and to the north there are four Grade II Listed Buildings including Avondale House and Avondale Wharf. There are also Grade II Listed Buildings further north, which although further from the option would likely be impacted in terms of long-distance views and setting.

It is recognised that development under Options K1, K4 and K5 would change the setting of the rural landscape to the north and south of Keynsham that surrounds and contributes to the character and setting of the designated assets identified above. While it is recognised that masterplanning and screening could reduce the significance of effects, for example through providing a green buffer and appropriate planting; the delivery of such is uncertain at this stage.

Taking a precautionary approach, Options K1, K5 and K4 are identified as having the potential to lead to significant negative effects on the historic environment (recognising at this stage that this does not consider policy directions such as masterplanning, design and layout of development). While mitigation could reduce effects to an extent, there will nonetheless be a permanent change in the setting of assets. Consideration is also given to the opportunity development presents to improve access to and understanding of assets through strategic scale development that is sensitively designed and masterplanned. However, at this stage significant negative effects cannot be ruled out.

Option K3 is best performing of the strategic options, however, is worse performing than non-strategic option K2. K2 is best performing as is not constrained by heritage assets.

Biodiversity

Keynsham is not constrained by internationally or nationally designated biodiversity sites, however Stidham Farm SSSI and SNCI are located to the east of Option K5. Broadmead Field SNCI and River Avon SNCI are also located within the option boundary, with the potential to be adversely impacted as a result of damage to the sites or biodiversity loss. Avon Valley Wildlife Park is also located to the east of K5, and Abbots Wood Ecological Park is located north of Option K4 and could be adversely impacted through increased recreational pressure placed on the asset.

It is however noted that the West of England Nature Partnership has identified a regional Nature Recovery Network which runs through the area. It is a joined-up network of marine, water and terrestrial habitats which identifies opportunities to deliver nature's recovery. As such, and in accordance with local and national policy, strategic development will also provide an opportunity to maximise nature recovery, restoring habitats and expanding wildlife to deliver a range of benefits.

In this respect, it is recognised that the northern extent of Option K5 is located along the River Avon, which provides further opportunity for creating wetland habitats to maximise nature recovery, building resilience to flood risk and deliver wider benefits for nature and people. Similar effects can be predicted for strategic options K1 and K4, which are located adjacent to the River Chew (which is a SNCI). It is highlighted that ecological buffer zones should be maintained on hedgerows, woodlands, the River Avon/ River Chew and tributaries to ensure negative impacts on their ecological function are avoided.

The potential for options S4 and S5 to maximise ecological value in the area is further reflected through the options falling within an area of Green Infrastructure designated as part of the district wide green infrastructure network through LPPU Policy NE1. Notably this only includes sites K17c (eastern extent), K19a and K19 within Option S4. While this is a constraint to development in this location, strategic growth also presents an opportunity to maximise the potential of these sites as a green infrastructure resource for the wider area, increasing ecological value and biodiversity net gain. Option S5 performs most positively in this respect, followed by

Option K4. It is noted that the western extent of Option K1 is also included in this designation with the potential to deliver positive effects.

A further two SNCI's fall within Option S1 (site HYSC-2304520), and therefore development has the potential to lead to adverse effects through loss or damage to sites, including species and habitats present. Both sites are located relatively close together, which could present an opportunity for development to support connectivity between the sites as part of strategic landscape-led masterplanning. Option K1 also includes areas of priority habitat deciduous woodland, notably within site K22. Loss of priority habitat would lead to significant negative effects against biodiversity objectives, however uncertainty exists in this respect given opportunities to protect and enhance biodiversity when delivering growth at a strategic scale.

In terms of strategic Option K3, there is a SNCI located adjacent to the option (K15a), and there is another which extends north to south alongside the option to the west. This area forms part of the grassland strategic network and, as set out above, presents an opportunity for strategic growth to support nature recovery and maximise connectivity of green infrastructure around the settlement. An ecological buffer zone should be maintained where possible, and this is also the case for Option K2, which is also near SNCI's to the west of the settlement.

Within Option K4, sites CDAN34 and CDAN36 are wholly priority habitat deciduous woodland, and as such this option performs least positively overall, with the potential for significant negative effects as a result of loss of this important habitat. Given relatively limited constraints at the option, and opportunities presented through economy of scale to deliver net positive effects for biodiversity, Option K3 is considered best performing at this stage.

Option K5 performs well overall, reflective of the opportunities presented to maximise nature recovery, taking strategic approach to development to the north of the town. However, Option S5 is also the most constrained option, and without further details regarding masterplanning, site layout and design, residual effects are uncertain at this stage.

Option K1 performs similarly to Option K5, with biodiversity constraints and opportunities presented to the south of the town; and with uncertainties surrounding mitigation and masterplanning at a strategic scale. Options K1 and K5 are therefore ranked equally at this stage.

Option K2 performs less positively than Options K1, K3 and K5 as does not provide the strategic mechanisms that Option K3 does to potentially deliver a more continuous and robust ecological corridor to the west of the settlement. However as above, effects are uncertain at this stage.

Natural resources

In terms of air quality, Option K5 and Option K3 focus strategic growth close to the A4 transport corridor where sustainable transport interventions are being focused. This could deliver positive effects in terms of reducing vehicular use and facilitating modal shift between Keynsham and Bristol to the west, and Saltford to the east. Option K5 will also likely provide active travel connectivity between the option and Keynsham train station, and the town centre, which will reduce travel by private vehicle in the town centre and the Keynsham AQMA. Option K3 performs less positively in this respect, given the option extends to the south of the settlement which connects less well to the town centre and station in the north.

Options K1 and K4 focus growth to the south (distant from the town centre and train station) however as discussed above, strategic growth could present an opportunity for investment in the south of the town to improve overall accessibility/ connectivity. These options could capitalise upon WECA proposed improvements to address localised congestion issues (notable in the Keynsham High Street AQMA) and support modal shift. This includes significant improvements to walking and cycling routes throughout the town, connecting to Keynsham train station, the town centre, and neighbouring centres. WECA improvements also focus on connectivity between Keynsham and Saltford, where accessibility via active travel is currently limited.

While associated with significant uncertainty, consideration should also be given to the possible delivery of a Saltford train station, which is being explored through WECA feasibility studies. The SA recognises that the delivery of a new station would alleviate transport concerns associated with growth to the east of Keynsham (and more widely to an extent), however ultimately - given extensive lead in times, this will be a consideration for the next plan period.

Despite the above, consideration is given to known accessibility issues at Option K4, which could further exacerbate congestion in the town centre (including Keynsham High Street AQMA) via Charlton Road. When ranking options, Option K4 therefore performs less well than Option K1 in this respect.

While larger growth options could capitalise upon WECA proposals, non-strategic growth under Option K2 could increase private vehicle use in Saltford village centre, adversely impacting upon Saltford AQMA through worsened congestion. Similar effects are likely to be seen for Keynsham High Street AQMA if Option K2 were taken forward, given the options are on the edge of the town with limited connectivity with the town centre/ train station, and therefore likely increased use of the private vehicle.

It is further recognised that the potential delivery of larger-scale developments (Option K1, K3, K4 and K5) will likely be accompanied by necessary infrastructure to alleviate the risk of strategic growth leading to exacerbated air quality issues along the A4 corridor between Bath and Bristol.

Conversely, it can also be assumed that the level of air pollution generated from specific site allocations will correspond to the scale of development, as it can broadly be assumed that there are likely to be more private cars on the road under the highest growth options. Under this assumption, Option K2 would be best performing, with Options K1, K3, K4 and K5 performing less positively overall.

Taking the above into consideration, Option K5 performs most positively against air quality objectives, directing growth to a sustainable location that (assuming necessary infrastructure interventions are delivered) will likely reduce private vehicle use in the AQMA. Option K3 performs similarly positively, although it is recognised that the southern extent of the option is less well connected than the north.

Option K4 is worst performing as is not well connected to the town centre nor rail station, although is of a size to be supported by necessary transport infrastructure. However, the option would likely facilitate further reliance on the private vehicle, reflective of limited access opportunities from the option via Charlton Road.

Option K2 similarly is expected to lead to increased vehicular use in the town centre (and within the AQMA), and as a non-strategic option, performs less well than Option

K1 which, given its scale, would likely support improved connectivity in the south of the town.

In terms of noise and disturbance, Option K5 (and north of Option K3) focuses development adjacent to the A4 which is a key transport corridor and could have significant issues of noise and disturbance to development. It is considered that both options have the potential to lead to negative effects in this respect, however mitigation could reduce the significance; for example, through sensitive masterplanning and design.

The key considerations for supporting the efficient use of land in the district is the need to avoid unnecessary loss of the highest quality 'Best and Most Versatile' (BMV) agricultural land. In relation to this, the Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are recognised as being BMV land and Grades 3b to 5 are of poorer quality. All options (with the exception of the northern extent of Option K4) have had recent (post 1988) land classification undertaken. This shows that Option K1 is made up of Grade 4 and Grade 3b, Option K4 is Grade 3b (with the exception of the unsurveyed area to the east), while Options K2 and K3 are wholly Grade 4 land; all of which are not seen to be high quality. Option K5 falls within Grade 3a agricultural land (which is BMV), and Grade 3b (which is not).

For the east of Option K4 there is a need, at this stage, to rely on provisional (pre 1988 data). Provisional data indicates that Option K4 falls within Grade 3 and urban land, which could be Grade 3a (BMV) or Grade 3b (not BMV).

Option K5 is therefore ranked as worst performing as contains areas of Grade 3a agricultural land which is BMV. Following this, options are ranked based on their level of greenfield land take, with Option K2 best performing, followed by Option K3 and K4 ranked equally and more positively than Option K1 which is the largest of the strategic options.

In terms of water resources and quality, Wessex Water is likely to maintain adequate water services over the plan period, therefore, it will be important for new development to avoid negative impacts on water quality and contribute to reducing consumption and improving efficiency. Policy development in this respect will likely be informed by emerging evidence, ensuring that proposals are supported by appropriate infrastructure and encourages sustainable drainage.

Overall Option K5 is worst performing, given the significant loss of greenfield land including BMV agricultural land. Option K4 is next worst performing option, constrained by accessibility issues which could exacerbate congestion in the town including within the AQMA. However, the strategic nature of the option does present opportunities to address this to an extent.

Option K1 performs less positively than Option K3 and K2 given the size of the option and loss of greenfield land, and that it is less well connected than Option K3 (despite opportunities presented through economy of scale). Non-strategic option K2 is ranked as best performing, as the increased loss of greenfield land is likely to be more significant than the difference between options from an air quality perspective (recognising that masterplanning and design will have a significant role to play in this respect).

Climate change

All options involve increasing amounts of growth in Keynsham, which is a key settlement within the transport corridor that connects Bath and Bristol and is accessible by public transport (bus and train services). Public transport interventions likely to be delivered through strategic options (K1, K3, K4 and K5) will contribute to creating an improved public transport network across Keynsham and with neighbouring settlements, which is important for transitioning towards net-zero targets. Strategic growth options are merited in this respect, with Option K1 performing most positively. Conversely low growth option K2 is considered to perform negatively through exacerbating existing transport issues.

A potential caveat to this however is Option K4 which experiences accessibility constraints, and could exacerbate transport issues locally, although the opportunities presented by strategic interventions are not overlooked. This will be explored through transport modelling if taken forward for further consideration through the plan-making/ SA process.

Whilst there are some opportunities to deliver highly sustainable development on greenfield land, there will likely be higher embodied carbon in developments and a need to consider the mitigation/offsetting of carbon sequestration opportunities that may be 'sterilised' by development. An overall higher scale of growth is also likely to have a greater carbon impact.

Broadly speaking, strategic growth options K1, K3, K4 and K5 offer greater potential to secure high levels of resource efficiency, to plan for sequestration and for development-wide solutions to energy provision. As such, though the climate impact is greater than all other options, higher growth has the potential to be offset by opportunities for sustainable design, renewable energy, and sequestration measures. An example of this is the potential to deliver a continuous and robust ecological corridor to the open spaces and arable landscape to the south and west of the settlement. This could include utilising wetland habitat along the River Avon and River Chew (Option K1, K4 and K5) to build resilience to flood risk and deliver wider benefits for nature and people.

In terms of flood risk, areas of flood risk exist along parts of the River Avon to the north of Keynsham (coinciding with Option K5), and along the River Chew which extends north to south through the centre of Keynsham, just west of Option K1, and east of Option K4. Option K5 is worst performing of the options in terms of flood risk, with much of the option to the north falling with Flood Zone 3 which is of high risk of flooding, and an area to the south, just north of the railway line, with Flood Zone 2 (medium risk). Within Option K1, a considerable area of site K20, to the west, falls within Flood Zone 3. This is where the option extends up to the River Chew and is therefore at high risk of flooding. Similarly, Option K4 (site K19) is constrained by flood risk along the eastern extent of the site, coinciding with the River Chew. All other options are not constrained by flood risk.

While Options K1, K4 and K5 are constrained by flood risk, it is assumed that susceptible development proposed under options would be directed to areas of lower flood risk as per the requirements of sequential testing. It is also assumed that there is suitable mitigation available to ensure that the additional development does not increase flood risk, for example through the delivery of sustainable drainage systems in accordance with National Planning Policy and Sustainable Drainage (SUDs) legislation.

Waste

It is considered that all options will promote waste management in accordance with the waste hierarchy, and all options will have access to recycling facilities in Keynsham. Options therefore cannot be differentiated between at this stage in relation to meeting waste objectives.

Whitchurch

The options for assessment are set out below and shown in Figure C7:

- **Option W1** - Growth to the south-east (Sites HYSC-2300368, HYSC-2304659, WCH29, WCH30)
- **Option W2** - Growth to the north/ north-east (Sites WCH11, WCH12, HSYC-2293101, HSYC2285738, CDAN24, S1PS24) (*note: this option is expected to reduce the development area to maintain separation with Bristol*)
- **Option W3** - Growth to the south-west (Sites, WCH05, HYSC-2297266, HYSC-2304648, HYSC-2303826, S1PS22)
- **Option W4** – Maximised growth (Options 1 – 3 combined)
- **Option W5** - New settlement area to the south-east (Sites CDAN20, CDAN24, CDAN25, PEN10) (this assumes separation from Whitchurch so excludes HYSC-2300368, HYSC-2304659, WCH29, WCH30 and is not included in a maximised growth in Whitchurch scenario)

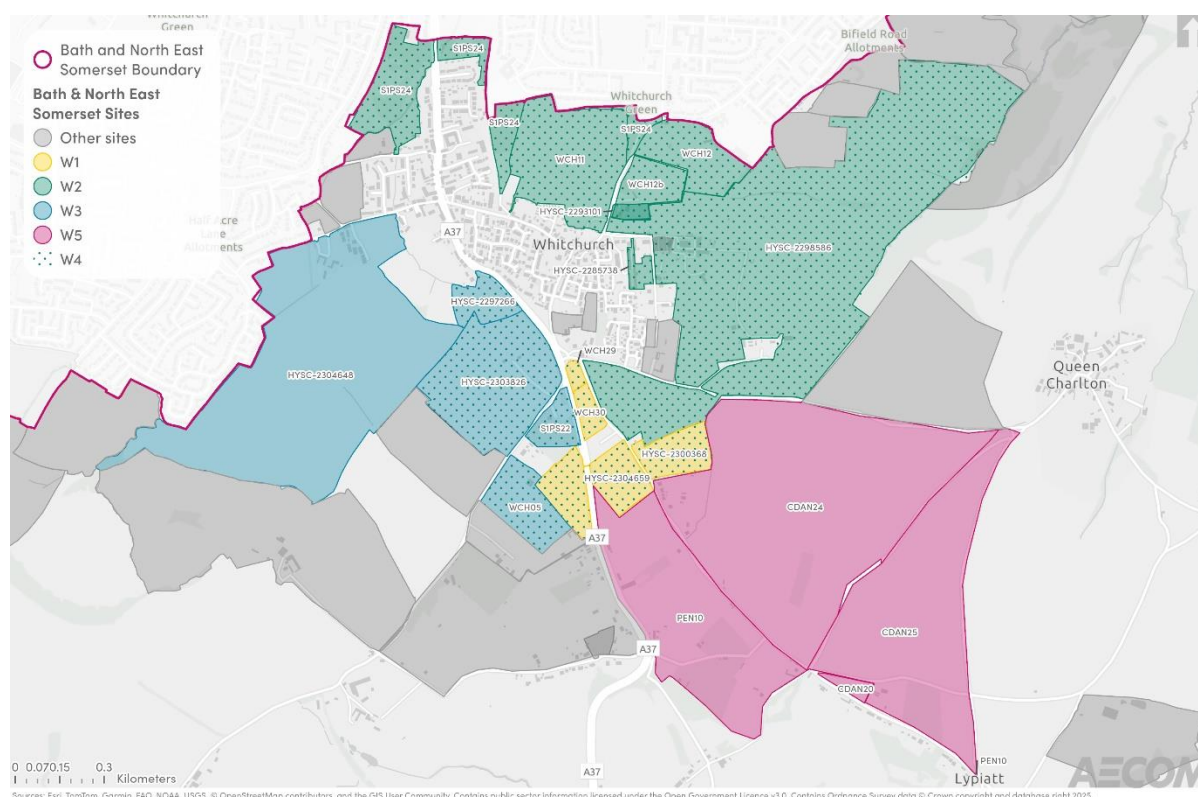


Figure C7: Whitchurch options

Assessment findings

SA theme		Option W1	Option W2	Option W3	Option W4	Option W5
Health and wellbeing	Significant effects?	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	5	2	3	1	4
Housing	Significant effects?	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	4	=2	3	1	=2
Communities	Significant effects?	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	4	=2	3	1	=2
Economy	Significant effects?	No	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	4	=2	3	1	=2
Transportation	Significant effects?	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	4	=2	3	1	=2
Landscape	Significant effects?	Uncertain	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	1	=3	=3	4	2
Historic environment	Significant effects?	Uncertain	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	1	=2	3	4	=2
Biodiversity	Significant effects?	No	Uncertain	Uncertain	Uncertain	Uncertain
	Rank	1	=2	3	4	=2
Natural resources	Significant effects?	Uncertain	Uncertain	Uncertain	Uncertain	Uncertain
	Rank	1	=2	=2	3	=2
Climate change	Significant effects?	No	No	No	No	No
	Rank	=	=	=	=	=
Waste	Significant effects?	No	No	No	No	No
	Rank	=	=	=	=	=

Health and wellbeing

In terms of access to health facilities, whilst there is not a GP surgery in Whitchurch, there are two nearby in Bristol; one in Hengrove & Whitchurch Park and the other in Stockwood. The nearest hospital is South Bristol Community Hospital, also in Hengrove & Whitchurch Park. However, the nearest hospital with an A&E unit is located in the north of Bristol. Whilst all options have good access to Bristol, Options W1 performs most favourably as all of the sites within this option are located adjacent to / near the A37 (Bristol Road), which is the main road running through Whitchurch, connecting it with Bristol. This enables residents to walk to the bus stop along the A37, which provide a sustainable mode of transport into Bristol.

Whilst it is recognised that significant growth in Whitchurch could place considerable pressure on existing services and facilities, it is noted that where options are looking to deliver strategic growth (particularly Options W2, W3 and W5) or high growth (Option W4), this may trigger the need for a GP surgery (and potentially other health facilities) to be delivered alongside development.

Options delivering strategic growth (Options W2, W3 and W5) and higher growth (Option W4) are likely to support health and wellbeing by delivering improved active travel infrastructure, encouraging active travel uptake and modal shift. As Option W4 delivers not only the highest level of growth but also growth across the widest area, it is most likely to deliver the greatest strategic sustainable transport improvements (noting the Local Plan objective to avoid the creation of any new roads).

All options have the potential to increase opportunities for healthy living by protecting and enhancing provision of multi-functional green infrastructure, public open space, and recreational facilities / areas. It is likely that, as above, strategic opportunities for a network of green infrastructure will be greatest under the highest growth options, delivering development that is landscape-led and underpin by holistic scale masterplanning that can extend across existing and new communities.

Finally, opportunities also exist to integrate Public Rights of Way (PRoW) and cycle networks, further supporting healthy lifestyles. All of the options are connected to the PRoW network, either via the road network or dedicated PRoWs.

Positive effects are therefore anticipated in terms of improving physical and mental health and wellbeing by encouraging healthier lifestyles, quality living environments, and community cohesion.

It is noted that sites WCH12 and WCH12b (Option W2) are currently used as sports pitches, and therefore the development of these sites has the potential to result in the loss of this recreational facility.

Overall, it is considered that all options provide a significant opportunity to deliver improvements to support health and wellbeing objectives, providing an opportunity to support active travel uptake, deliver new and improved areas of multi-functional green infrastructure alongside development; and promote access to the countryside. Given all the options are similarly located and would support sustainable, accessible, development, options are ranked in terms of level of growth. However, it is noted that Option W5 would be disconnected from the existing settlement boundary. The level of infrastructure delivery is expected to be greatest under the high growth option (Option W4), with the benefits seen across a wide area. Low growth option (Options W1) is ranked least positively overall as it is less likely to deliver strategic

sustainable transport interventions. However, it is recognised that this option is best located in terms of its proximity to Whitchurch.

Housing

All options have the potential to lead to significant positive effects, delivering new housing to meet local needs, and contributing towards sustaining sufficient land supply throughout the plan period.

It is considered that Option W1 is the lowest growth option, followed by Option W3, then Options W2 and W5, which could deliver similar levels of growth, with Option W4 being the highest growth option. It is therefore assumed at this stage that as the level of growth increases, so does the ability to help significantly boost the supply of housing, delivering a greater mix of housing types and tenure to cater for all population groups, including affordable housing. A key consideration in this respect is housing needs of older people, i.e. sheltered housing, assisted living, lifetime homes and wheelchair accessible homes.

High growth could also potentially contribute towards meeting any unmet need in neighbouring Bristol. However, the Draft Local Plan will first need to establish a strategy and locations to meet housing need arising within B&NES, before consideration is given as to whether sustainably located sites or capacity could also be allocated to help accommodate a proportion of Bristol's unmet needs.

Higher levels of growth also increase opportunities for accessibility improvements and other community benefits associated with development (including new and improved services and facilities, extended green infrastructure, transport and infrastructure upgrades, new open spaces, and an improved public realm).

Taking the above into consideration, Option W4 is ranked most favourably, followed by Options W2 and W5, which are ranked equally, then smaller but still strategic in nature Option W3, and finally Option W1.

Communities

All options will likely support local communities, focusing growth in a relatively sustainable location adjacent to Bristol, which is well connected via public transport. There are four bus stops in Whitchurch, and apart from one on Staunton Lane, these are all located along the A37 (Bristol Road). These bus stops are serviced by the 172 (Bristol / Wells – Paulton – Midsomer Norton – Bath), the 376 (Bristol – Wells – Glastonbury – Street), and the less frequent SB3 (Stockwood – Hartcliffe – Knowle – St. Brendan's). Notably, the bus stop on Staunton Lane is only serviced by the SB3. Option W1, and to a lesser extent Options W3 and W4, perform most favourably by locating growth nearest to these bus stops. However, it is noted that the strategic options (Options W2, W3 and W5) and high growth option (Option W4) are more likely to deliver new transport infrastructure, which could include new bus stops.

Interventions proposed through the WECA Bristol to Bath Corridor will help ensure sustainable access to a broad range of community services and facilities, including leisure, and recreation within neighbouring centres. This includes the A37 / A4108 Corridor and the A37 / A367 Corridor between Midsomer Norton and Bristol or Bath.

While all options perform positively in terms of supporting sustainable communities, high growth (Option W4) presents an increased opportunity to deliver essential infrastructure such as education, health services, green infrastructure, allotment space etc. However, it is recognised infrastructure delivery will be dependent on site

masterplanning and choices on developer contributions. Nevertheless, it is likely that strategic growth will best support communities and groups, capitalising upon links between settlements and utilising new / upgraded infrastructure to strengthen local places. In this respect, Options W2, W3 and W5 also perform well.

In terms of supporting cohesive communities, Options W1 and W5 deliver growth to the southeast of Whitchurch, thereby preserving the Green Belt land to the northeast and northwest of Whitchurch. This land is key to maintaining separating between Bristol and Whitchurch. However, it is noted that Option W5 would be separated from the existing settlement boundary of Whitchurch. Conversely, Option W2, and to a lesser extent Option W3, would contribute to the merging of Bristol and Whitchurch, which would significantly alter settlement pattern and identity. Nevertheless, it is noted that there is an assumption that a landscape buffer would be delivered to prevent complete coalescence between Bristol and Whitchurch.

The primary school in Whitchurch currently has capacity to accommodate pupils from around 150 new homes. Any development of a higher capacity would need to bring with it a new primary school and therefore be of a scale for this to be sustainable (i.e. approximately 500-600 homes). All options could deliver new infrastructure, such as a new primary school. However, the higher growth (Option W4) and strategic growth (Options W2, W3 and W5) options are more likely to deliver new infrastructure.

Overall, it is considered that all options will support stronger and more vibrant, cohesive communities, delivering growth in sustainable locations supported by strategic sustainable transport interventions to improve accessibility to neighbouring services and facilities. However, it is considered that as the level of growth increases, so does the likelihood for positive effects of significance. Option W4 would deliver growth across the widest area, maximising opportunities for social engagement and active travel, thereby improving community cohesion and exposure to the natural environment. Furthermore, a likely increased level of supporting infrastructure would better ensure sustainable growth of existing and new communities, providing access to essential services without reliance on the private vehicle. Whilst Options W2, W3 and W5 would deliver strategic growth, they would either contribute to coalescence (Options W2 and W3) or be separated from the existing settlement boundary (Option W5). Notably, Option W4 would suffer the same issues as Option W2 as it comprises Options W1-W3. However, it is noted that mitigation would reduce the significance of effects in accordance with higher level policy.

Economy

All options perform positively in relation to the economy SA theme, as all will support development that enables access to economic opportunities. Bristol is easily accessible via the A37 (Bristol Road), which is a hub for employment opportunities, whilst Keynsham is accessible via Stockwood Lane or Charlton Road.

Whitchurch is primarily a commuter settlement, with the majority of residents commuting into Bristol via private car to access employment opportunities. A key issue identified through SA Scoping is the need to enable increased local employment, with less overall commuting. This could be delivered through high growth Option W4, supporting future local economic growth.

In light of the above, significant long-term positive effects are anticipated under high growth Option W4. Strategic growth Options W2, W3 and W5 also perform

positively, with Option W3 ranking worst of the three options due to its reduced size. Non-strategic, lower growth Option W1 is ranked lowest with no significant effects anticipated. Nevertheless, all options are sustainably located to capitalise upon accessible employment in Bristol, with potential to provide a level of employment alongside housing; deliver infrastructure improvements; and support a range of housing to meet demographic imbalances.

Transportation

Whitchurch is considered relatively sustainable in transport terms; it lies close to the edge of Bristol, with key connections to the centre of Bristol (along the A37 (Bristol Road)) and Keynsham to the east. However, current capacity on the A37 is critical. Traffic and congestion along the A37 corridor is high, particularly at peak times, and there is a perception that any level of growth would exacerbate this issue. It is also noted that the A37 severs the north and south of the village, and there are limited pedestrian crossings across the busy road.

The A37 is also a public transport route, with regular bus services running to Bristol. There are four bus stops in Whitchurch, and apart from one on Staunton Lane, these are all located along the A37 (Bristol Road). These bus stops are serviced by the 172 (Bristol / Wells – Paulton – Midsomer Norton – Bath), the 376 (Bristol – Wells – Glastonbury – Street), and the less frequent SB3 (Stockwood – Hartcliffe – Knowle – St. Brendan's). Notably, the bus stop on Staunton Lane is only serviced by the SB3. Option W1, and to a lesser extent Option W3, perform most favourably by locating growth nearest to these bus stops. However, it is noted that the strategic options (Options W2, W3 and W5) and the high growth option (Option W4) are more likely to deliver new transport infrastructure, which could include new bus stops.

Sustainable transport improvements are ongoing through the WECA Bristol to Bath Corridor. This includes improvements to bus services and walking and cycling opportunities along the A37 / A4108 Corridor and the A37 / A367 Corridor between Midsomer Norton and Bristol or Bath.

A key ongoing issue associated with growth in Whitchurch is the level of growth that can be achieved in the absence of strategic transport interventions (i.e., new roads). This is because the Local Plan introduces a presumption against building new roads to deliver future growth; instead, the focus is on rebalancing the transport network in favour of sustainable modes of transport. Therefore, any new development in Whitchurch will need to be at a level that can be supported by interventions to improve sustainable travel.

There is a network of Public Rights of Ways and cycleways around the area, connecting to neighbouring centres. Specifically, Sustrans National Cycle Network (NCN) Route 3 links central and south Bristol to the Chew Valley and Wells, passing through Whitchurch along Staunton Lane and Sleep Lane. However, there are inadequate walking and cycling facilities on the A37 corridor, owing to the constrained carriageway and narrow footway widths at certain points. Footpaths and cycleways are being invested in through the WECA Bristol to Bath Corridor.

In conclusion, whilst there are opportunities to deliver sustainable transport infrastructure to support a modal shift; strategic growth at Whitchurch under all five options is considered, at this stage, likely to lead to significant negative effects on transport objectives. This reflects the existing significant capacity issues along the A37 and throughout the village, and high reliance on the private vehicle for travel.

There is clearly an opportunity for strategic growth along the A37 (under all options) to capitalise upon existing public transport provisions, as well as new sustainable transport interventions proposed through the WECA BBCP. Ultimately, the high growth option (Option W4) has the greatest potential to provide increased critical mass to enable more significant infrastructure improvements, supplementing the WECA BBCP. Due to this, the options are ranked according to the quantum of growth they deliver. However, mitigation and interventions to be delivered are currently unknown, and will be considered at a later stage of SA.

Landscape

All options fall within the Bristol and Bath Green Belt, with the exception of part of site S1PS24 (Option W2 and W4). The B&NES Green Belt Review (2013) states that the Whitchurch land parcel of the Green Belt encircles the village of Whitchurch and extends east towards Keynsham and Queen Charlton. Green Belt in the western portion of this land parcel is of particular importance for preventing the sprawl of Bristol into open countryside that could result in the coalescence of Bristol with Whitchurch. The Green Belt designation within this land parcel also serves the purposes of protecting the countryside from encroachment and assisting urban regeneration in south Bristol. Green Belt in the southern part of the land parcel is of lower importance as it does not prevent the merger of towns and the land parcel does not preserve the special character of a historic town.

Options W1 and W5 deliver growth to the southeast of Whitchurch, thereby preserving the Green Belt land to the northeast and northwest of Whitchurch which are key to maintaining separating between Bristol and Whitchurch. However, it is noted that Option W5 would be separated from the existing settlement boundary of Whitchurch. Conversely, Options W2 and W3 (and therefore also Option W4) would contribute to the merging of Bristol and Whitchurch, which would significantly alter settlement pattern and identity. This could lead to significant negative effects, recognising that a key purpose of Green Belt land is to prevent neighbouring towns merging into one another. It is noted that there is an assumption that a landscape buffer would be delivered to prevent complete coalescence between Bristol and Whitchurch.

The West of England Landscape Sensitivity Assessment (2015) shows that the land to the southeast of the existing settlement boundary of Whitchurch falls within area BN5/1 (Southeast of Whitchurch), which has a medium landscape sensitivity. From a landscape perspective, there is potential for development in this area with suitable mitigation. The assessment outlines that there is a need to protect the setting of Maes Knoll, as well as the skylines to the adjoining valley landscapes and the setting of Queen Charlton village. However, any development in the vicinity of Maes Knoll requires careful landscape buffering. Queen Charlton Lane is visually important due to its tree line – it requires sensitive treatment and protection of character. Sensitive landscape and structural planting will be required to integrate new development with the landscape to the south and southeast, especially close to Queen Charlton.

Alongside the potential for negative effects, it is recognised that there is there is also the opportunity for growth to deliver landscape enhancements; maximising opportunities to improve green infrastructure and ecological connectivity, and to secure and/or improve public open space and recreation provision through planning gain. Opportunities to deliver positive effects in this respect are considered to increase as the level of growth increases, but likely to be minor overall when considered in the context of greenfield development. It is recognised that the nature

and significance of effects will ultimately be dependent on the exact location, design and layout of development, and the implementation of mitigation measures.

Taking the above into consideration, it is concluded that Options W2, W3, W4 and W5 have the potential to significantly affect the landscape with the potential for significant adverse effects. Option W4 is ranked least favourably as it delivers growth over the widest area, leading to the greatest loss of Green Belt land. This is followed by Options W2 and W3, which would contribute to the coalescence of Bristol and Whitchurch. This is followed by Option W5, which would reduce the green gap between Whitchurch and Queen Charlton / Keynsham. Conversely, Option W1 is the least likely to lead to significant adverse effects and is ranked most favourably. Nevertheless, uncertainty is still noted under these options as they still have the potential to impact the local landscape to some degree depending on the design and layout of development.

Historic environment

All of the options are constrained by designated heritage assets to varying degrees; however, Option W3 is one of the most constrained. Notably within site HYSC-2304647 is Grade II* listed Lyons Court Farmhouse and within 500m of the site is Grade II* listed Church of St Nicholas and an unidentified (Grade II listed) monument in the associated churchyard. It is also in proximity to a range of Grade II listed buildings to the north, east, south and west; however, many are screened by existing development. Site HYSC-2304647 is also approximately 500m northeast of scheduled monument 'Maes Knoll camp', and 800m northeast of scheduled monument 'Wansdyke: section E of Maes Knoll camp'.

Option W5 is also one of the most constrained options. Sites CDAN24 and CDAN25 are approximately 225m southwest of the edge of a cluster of 18 listed buildings (including two grade II*) in Queen Charleton, and 300m southwest of scheduled monument 'Queen Charlton village cross', also in Queen Charleton. Notably, Queen Charleton is covered by a conservation area. In addition, Site PEN10 is approximately 550m north of scheduled monument 'Part of the linear boundary known as the Wansdyke 210m north west of Cottles'.

Option W2 is also one of the most constrained options. The boundary of Site HYSC-2298586 is adjacent to Grade II listed building 'Milestone at National Grid Reference St 6198 6703' on Queen Carlton Lane. The site is also approximately 425m south of a cluster of four grade II listed buildings in Stockwood (South Bristol), and 675m west of the edge of a cluster of 18 listed buildings (including two grade II*) in Queen Charleton. As noted above, Queen Charleton is covered by a conservation area. In addition, site WCH11 is approximately 25m north of the edge of a cluster of three grade II listed buildings. The two western parts of site S1PS24 are approximately 250m south of the edge of a cluster of another three grade II listed buildings. Finally, the part of site S1PS24 west of site WCH11 is approximately 200m northeast of a cluster of three listed buildings, including one grade II*. Notably, some of these listed buildings are screened by existing development.

Option W1 is not constrained by nearby assets and therefore performs most positively of the options in this respect.

A Heritage Assessment carried out for the area (2023) concludes that the area immediately to the southwest of Whitchurch (part of Option W3), as well as the areas to the southeast and northeast of Whitchurch (Option W1 and part of Options W2 and W5), are medium risk to the significance of heritage assets. Meanwhile, the

areas to the northeast and northwest of Whitchurch (part of Option W2) are low risk to the significance of heritage assets.

Notably, the sites within Options W1, W2 and W3 which are constrained by designated heritage assets are also relevant to Option W4.

Overall, it is considered that Options W2, W3, W4 and W5 have the potential to lead to significant adverse effects on the historic environment. Option W4 is considered most likely to lead to significant adverse effects as it delivers the highest level of growth over the widest area. This is followed by Option W3, which is particularly sensitive with regards to its proximity to scheduled monument 'Maes Knoll camp'. This is followed by Options W2 and W5 which are ranked equally. Option W1 is considered the least constrained; however, uncertainty is still noted as the impact of this option on the historic environment is largely dependent on the design and layout of development, which is not known at this stage.

Biodiversity

None of the options overlap with internationally, nationally or locally designated sites for biodiversity. Whilst site HYSC-2298586 (Option W2) is approximately 700m south of Stockwood Open Space LNR, this is separated from the site by the built-up area of Stockwood (South Bristol). All of the options overlap Impact Risk Zones (IRZs) for SSSIs; however, these do not impact the types of development likely to come forward through these options (i.e. residential or rural residential development).

Only a few of the options overlap with Biodiversity Action Plan (BAP) priority habitats. All four parts of site S1PS24 (Option W2) contain deciduous woodland. Notably, the part of site S1PS24 to the west of site WCH11 is almost entirely covered by deciduous woodland. Sites PEN10, CDAN24 and CDAN25 (Option W5) also contain areas of deciduous woodland. However, these areas are small in comparison to the total area of each of these three sites.

All of the sites that make up Option W2 overlap to varying degrees with Network Expansion Zone of the National Habitat Network. This is land beyond the Network Enhancement Zones with potential for expanding, linking / joining networks across the landscape.

Sites PEN10, CDAN20 and CDAN25 (Option W5) partially overlap with a priority area for Countryside Stewardship (CS) measures addressing Brown Hairstreak habitat issues.

Overall, whilst it is difficult to conclude on significance of effects without knowing the exact design and layout of new development, it is considered that Option W1 is likely to perform well in terms of avoiding significant negative effects. Taking a precautionary approach, Options W2, W3, W4 and W5 are worst performing at this stage, reflecting the constraints present and uncertainty regarding mitigation. Option W5 is ranked least favourably as it has the potential to impact biodiversity across the widest area. However, these constraints are not considered significant, and therefore no significant adverse effects are predicted. It is also recognised that strategic scale development (Options W2, W3, W4 and W5) can correlate with higher planning contributions, which could be spent to mitigate any impacts of higher growth and enhance / protect designated sites and/or areas identified for habitat creation / improvement schemes.

Natural resources

In terms of air quality, as above, it is considered that by focusing additional growth adjacent to the strategic transport corridor (A37), where strategic sustainable transport interventions are being focused, Option W1 performs well. However, it is also noted that strategic growth (Options W2, W3 and W5) and high growth (Option W4) are more likely to deliver strategic transport improvements, which could include new bus stops or improved walking and cycling infrastructure. This will have positive implications for air quality if appropriately delivered.

However, it can also be assumed that the level of air pollution generated from specific site allocations will correspond to the scale of development, as it can broadly be assumed that there are likely to be more private cars on the road under the highest growth options. Under this assumption, Option W1 would be best performing, with Option W4 performing least positively overall. It is therefore difficult to rank options in relation to air quality objectives at this stage.

Options W1 lies adjacent to / near the A37 (Bristol Road), which is a busy road which could lead to noise pollution to nearby sites. However, this is not considered likely to be significant, and mitigation could reduce the significance; for example, through sensitive masterplanning and design.

The key considerations in terms of supporting the efficient use of land in the district is the need to avoid unnecessary loss of the highest quality 'Best and Most Versatile' (BMV) agricultural land. In relation to this, the Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are recognised as being BMV land and Grades 3b to 5 are of poorer quality. Only site HYSC-2298586 (Option W2) – which is primarily underlain by Grade 4 (poor quality) land – is covered by data from the post-1988 ALC. However, data from the provisional ALC shows that all of the options are underlain by Grade 3 (good to moderate quality) land. It is not clear whether this land is Grade 3a (BMV) or Grade 3b (poorer quality), and therefore development has the potential to lead to the loss of BMV land. This should be investigated as a prerequisite to development.

Despite the above, it is considered that as the scale of growth increases, as does the loss of land (whether that be BMV land or not). Therefore, the options are ranked accordingly. However, uncertainty is still noted with regards to whether or not the Grade 3 land in this location is 3a (BMV) or Grade 3b (poorer quality).

In terms of water resources and quality, Wessex Water is likely to maintain adequate water services over the plan period, therefore, it will be important for new development to avoid negative impacts on water quality and contribute to reducing consumption and improving efficiency. Policy development in this respect will likely be informed by emerging evidence, ensuring that proposals are supported by appropriate infrastructure and encourages sustainable drainage.

Climate change

All options involve growth at Whitchurch, which is a sustainable development located on the edge of Bristol, with good access to the services and facilities available here.

Whilst there are some opportunities to deliver highly sustainable development on greenfield land, there will likely be higher embodied carbon in developments and a need to consider the mitigation / offsetting of carbon sequestration opportunities that

may be 'sterilised' by development. An overall higher scale of growth is also likely to have a greater carbon impact.

Despite the above, the high growth option (Option W4) offers greater potential to secure high levels of resource efficiency; to plan for sequestration and for development-wide solutions to energy provision. As such, though the climate impact is greater than through the other options, higher growth has the potential to be offset by opportunities for sustainable design, renewable energy and sequestration measures. Strategic options (Options W2, W3 and W5) also perform well by delivering substantial growth.

In terms of flood risk, Whitchurch is entirely within Flood Zone 1. Whilst there are isolated areas at medium-high risk of surface water flooding, these do not intersect with any of the sites which make up the options.

In light of the above, it is difficult to differentiate the options, and therefore they are all ranked equally. It is assumed that susceptible development proposed under all options would be directed to areas of lower flood risk as per the requirements of sequential testing. It is also assumed that there is suitable mitigation available to ensure that the additional development does not increase flood risk, for example through the delivery of sustainable drainage systems in accordance with National Planning Policy and sustainable drainage systems (SuDS) legislation.

Waste

It is considered that all options will promote waste management in accordance with the waste hierarchy, and all options will have access to recycling facilities in nearby Bristol. Options therefore cannot be differentiated between at this stage in relation to meeting waste objectives.

Midsomer Norton and Radstock

The options for assessment are set out below and shown below in Figure C8:

Option R1: Growth north east Radstock (RAD16a, RAD16b, RAD16c, RAD16d, RAD16e, RAD16f, RAG16g, RAD16h, RAD19a, RAD19b, RAD19c)

Option R2: Growth central/ east Radstock (RAD21a, RAD21b, RAD24, RAD40, S2PS31, HYSC-2304310)

Option R3: Growth south east Radstock (RAD30, RAD31a, RAD31b, RAD31c, RAD35, HYSC-2298566)

Option M1: Growth north Midsomer Norton (HYSC-2268130, HYSC-2295134, HYSC-2304106, HYSC-2304429, HYSC-2304622, HYSC-2308025)

Option M2: Growth south east Midsomer Norton (HYSC-2301064, HYSC-2301412)

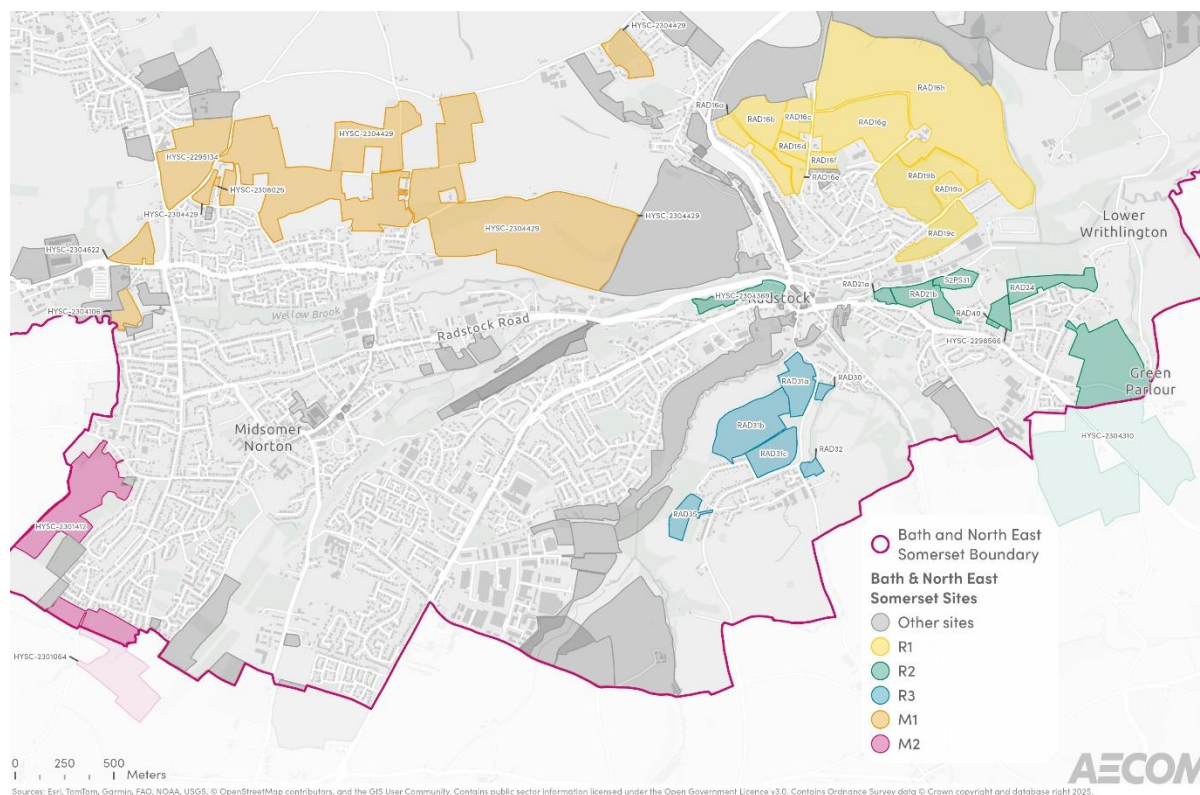


Figure C8 Radstock and Midsomer Norton options

Assessment findings:

SA theme		Option R1	Option R2	Option R3	Option M1	Option M2
Health and wellbeing	Significant effects?	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	2	=3	=3	1	=3
Housing	Significant effects?	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	=1	=3	=3	=1	=3
Communities	Significant effects?	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	2	=3	=3	1	=3
Economy	Significant effects?	Yes – positive	Yes – positive	Yes – positive	Yes – positive	Yes – positive
	Rank	=1	=3	=3	=1	=3
Transportation	Significant effects?	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	=1	=3	=3	=1	=3
Landscape	Significant effects?	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	3	2	4	5	1
Historic environment	Significant effects?	Yes – negative	Yes – negative	Yes – negative	Yes – negative	Yes – negative
	Rank	4	3	2	5	1
Biodiversity	Significant effects?	Yes – negative	No	No	Yes – negative	No
	Rank	=2	=2	5	4	1
Natural resources	Significant effects?	No	No	No	No	No
	Rank	=1	=3	=3	=1	=3
Climate change	Significant effects?	No	No	No	No	No
	Rank	=1	=1	=1	=1	=1
Waste	Significant effects?	No	No	No	No	No
	Rank	=1	=1	=1	=1	=1

Health and wellbeing

In terms of access to health facilities, there are three GP surgeries in Radstock and one in neighbouring Westfield, and a further two in Midsomer Norton and one in Paulton. All the options have good access to a GP surgery. Whilst there is a hospital in Paulton (Paulton Memorial Hospital), this is a specialist facility. The nearest hospital with an A&E unit is the Royal United Hospital in Bath.

Whilst it is recognised that significant growth in Radstock and Midsomer Norton could place considerable pressure on existing health facilities, it is noted that where options are looking to deliver higher growth (Options R1 and M1), this may trigger the need for a new GP surgery to be delivered alongside development.

Options R1 and M1 are also likely to support health and wellbeing by delivering improved active travel infrastructure, encouraging active travel uptake and modal shift. As Option M1 delivers growth across the widest area, it is most likely to deliver the greatest strategic sustainable transport improvements (noting the Local Plan objective to avoid the creation of any new roads).

All options have the potential to increase opportunities for healthy living by protecting and enhancing provision of multi-functional green infrastructure, public open space, and recreational facilities / areas. It is likely that, as above, strategic opportunities for a network of green infrastructure will be greatest under the highest growth options, delivering development that is landscape-led and underpin by holistic scale masterplanning that can extend across existing and new communities.

Finally, opportunities also exist to integrate Public Rights of Way (PRoW) and cycle networks, further supporting healthy lifestyles. All the options are connected to the PRoW network, either via the road network or dedicated PRoWs.

Positive effects are therefore anticipated in terms of improving physical and mental health and wellbeing by encouraging healthier lifestyles, quality living environments, and community cohesion.

Overall, it is considered that all five options provide a significant opportunity to deliver improvements to support health and wellbeing objectives, providing an opportunity to support active travel uptake, deliver new and improved areas of multi-functional green infrastructure alongside development, and promote access to the countryside. Given all the options are similarly located around key settlements, and would support sustainable, accessible, development; options are ranked in terms of level of growth. The level of infrastructure delivery is expected to be greatest under the higher growth options (Options R1 and M1), with the benefits seen across a wider area under Option M1. Lower growth options (Options R2, R3 and M2) are ranked least positively overall as they are less likely to deliver strategic active travel interventions.

Housing

All options have the potential to lead to significant positive effects, delivering new housing to meet local needs and contributing towards sustaining sufficient land supply throughout the plan period.

Options R2, R3 and M2 are the lowest growth options, whilst Options R1 and M1 are the highest growth options. It is therefore assumed at this stage that as the level of growth increases, so does the ability to help significantly boost the supply of housing, delivering a greater mix of housing types and tenure to cater for all population

groups, including affordable housing. A key consideration in this respect is housing needs of older people, i.e. sheltered housing, assisted living, lifetime homes and wheelchair accessible homes.

Higher levels of growth also increase opportunities for accessibility improvements and other community benefits associated with development (including new and improved services and facilities, extended green infrastructure, transport and infrastructure upgrades, new open spaces, and an improved public realm).

Taking the above into consideration, Options R1 and M1 are ranked most favourably, followed by Options R2, R3 and M2.

Communities

The towns of Midsomer Norton and Radstock provide most of the retail and leisure facilities in the Somer Valley, as well as the secondary schools. Writhlington School is within Radstock, while there are two secondary schools within Midsomer Norton (Norton Hill School and Fosse Way School which is a specialist school). There is also a secondary school in Stratton-on-The-Fosse, 1.5 miles from Midsomer Norton.

Midsomer Norton has six bus stops, however only three (Pinewood Road, Somervale School and The Hollies) are served by more than two bus services. Radstock also has six bus stops, however only three (Maple Drive, Bath College and Victoria Hall) are served by more than one bus service. These services are the 2V (Midsomer Norton only), 171, 172, 173, 174, 184 (Midsomer Norton only), 414, 424, and 522. These provide connections to Bristol, Keynsham, Wells, Paulton, Midsomer Norton, Bath, and Frome. All options will likely support local communities, focusing growth in a relatively sustainable location, which is well connected via public transport.

Interventions proposed through the WECA Somer Valley Links project will help ensure sustainable access to a broad range of community services and facilities, including leisure, and recreation within neighbouring centres. This includes improvements to bus services and walking and cycling opportunities along the A37, A362 (runs through both Midsomer Norton and Radstock) and A367 (runs through Radstock). Notably, the project aims to deliver bus stop upgrades in ten locations, including in Clandown (to the north of Radstock); this will benefit Option R1. This is in addition to a new mobility hub in both the centre of Midsomer Norton and Radstock, which will make switching between different types of transport easier.

Whilst all options perform positively in terms of supporting sustainable communities, higher growth options present an increased opportunity to deliver essential infrastructure such as education, health services, green infrastructure, allotment space etc. However, it is recognised infrastructure delivery will be dependent on site masterplanning and choices on developer contributions. Nevertheless, it is likely that strategic growth will best support communities and groups, capitalising upon links between settlements and utilising new / upgraded infrastructure to strengthen local places. In this respect, Options R1 and M1 perform well.

It is recognised that farming land to the south of Radstock (Option R3) is a social / meeting point area. Therefore, preserving access to the river valley is important.

Overall, it is considered that all options will support stronger and more vibrant, cohesive communities, delivering growth in sustainable locations supported by strategic sustainable transport interventions to improve accessibility to neighbouring

services and facilities. However, it is considered that as the level of growth increases so does the likelihood for positive effects of significance. Option M1 would deliver growth across the widest area, maximising opportunities for social engagement and active travel, thereby improving community cohesion and exposure to the natural environment. Furthermore, a likely increased level of supporting infrastructure would better ensure sustainable growth of existing and new communities, providing access to essential services without reliance on the private vehicle. Whilst Option R1 would also deliver strategic growth, the benefits of this would be restricted to the north of Radstock.

Economy

Midsomer Norton and Radstock are the largest towns in the area, geographically close to each other alongside the village of Westfield, together forming the heart of the Somer Valley. A lack of available commercial space in the Somer Valley has constrained business and employment growth for some time, with many residents having to commute to surrounding towns and cities for work. B&NES Council's Economic Strategy Review recognises this issue, and the 'urgent need' to encourage new employment land use in this area.

The Somer Valley Enterprise Zone (SVEZ) was established in April 2017 to support existing local businesses and to attract new business to the area. Enterprise Zones are designated areas across England which encourage business growth and new jobs by providing business rate discounts, tax breaks, superfast broadband and other government support. The SVEZ site is located at Old Mills, a greenfield area extending to 13.5ha on the north-western edge of Midsomer Norton. Due to this, no employment uses are proposed for Radstock. Nevertheless, all options perform positively in relation to the economy SA theme, as they will support development that enables access to economic opportunities at the SVEZ and further afield.

In light of the above, significant long-term positive effects are anticipated under all options, which are ranked according to the quantum of growth they deliver. All options are sustainably located to capitalise upon accessible employment in the SVEZ, Bath and Bristol, with potential to deliver infrastructure improvements and support a range of housing to meet demographic imbalances.

Transportation

Car ownership varies across the Somer Valley, with Radstock having the lowest levels (1.43 cars per household). However, the number of residents owning two or more cars in Radstock is still higher than the B&NES average, at 44.2%, highlighting the high level of car ownership within the Somer Valley.

Whilst Midsomer Norton and Radstock are within a rural setting, they are relatively well connected by public transport. Midsomer Norton has six bus stops, however only three (Pinewood Road, Somervale School and The Hollies) are served by more than two bus services. Radstock also has six bus stops, however only three (Maple Drive, Bath College and Victoria Hall) are served by more than one bus service. These services are the 2V (Midsomer Norton only), 171, 172, 173, 174, 184 (Midsomer Norton only), 414, 424, and 522. These provide connections to Bristol, Keynsham, Wells, Paulton, Midsomer Norton, Bath, and Frome. However, it is noted except for Peasedown St John, all the other areas in the Somer Valley, including Midsomer Norton and Radstock, fall well below the B&NES bus use average (3.6%).

There is a network of Public Rights of Ways and cycleways around the area, connecting to neighbouring centres. Most notably, Colliers Way is a 16km pedestrian and cycle route between Dundas Aqueduct, Radstock and Frome, making use of disused railway lines and country lanes, with onward connectivity via the Two Tunnels cycle route (NCN 244) to Bath. In addition, Norton Radstock Greenway is an off-road 4km pedestrian and cycle route between Radstock and Midsomer Norton. Notably, cycling is highest within Midsomer Norton, Westfield and Radstock, however this also falls below the B&NES average.

It is recognised that the pedestrian and cycle movement within Radstock town centre is severed due to the busy A367, which cuts through the centre, and the highways layout is overly complex. Moreover, congestion in Radstock town centre creates an unpleasant environment for pedestrians and cyclists. This is primarily caused by the double mini-roundabout junctions in the centre of the town which provide a confluence between multiple routes into and through the town. Bath Old Road, which intersects Option R1, is currently used as a rat run as speed is only limited in the built-up areas to the south. In addition, the existing five-way junction at Frome Road, Old Road and Manor Road, adjacent to Option R2, is heavily congested at peak times. Manor Road is also used as a rat run to access Peasedown St John.

Within the Somer Valley the main east west road is the A362, which runs through both Midsomer Norton and Radstock. The B3355 runs north south through Midsomer Norton and connects it with Paulton and Hallatrow to the north and the A367 to the south. Whilst Midsomer Norton does not experience as much congestion as Radstock, additional growth through Option M1 in particular could worsen existing congestion on these roads, particularly during peak hours.

In response to the above, sustainable transport improvements are ongoing through the WECA Somer Valley Links project. This includes improvements to bus services and walking and cycling opportunities along the A37, A362 (which runs through Midsomer Norton and Radstock) and A367 (which runs through Radstock). Notably, the project aims to deliver bus stop upgrades in ten locations, including the north of Radstock; this will benefit Option R1. This is in addition to new mobility hubs in the centre of both Midsomer Norton and Radstock, which will make switching between different types of transport easier.

In conclusion, whilst there are opportunities to deliver sustainable transport infrastructure to support a modal shift; strategic growth at Midsomer Norton and Radstock under all five options is considered, at this stage, likely to lead to significant negative effects on transport objectives. This reflects the existing significant capacity issues along the A362 and A367 and throughout the town, and high reliance on the private vehicle for travel.

There is clearly an opportunity for strategic growth along the A362 and A367 (under all options) to provide greater critical mass to enable more significant infrastructure improvements, supplementing the WECA Somer Valley Links project. The higher growth options (Options R1 and M1) are best performing in this respect, and as such, options are ranked according to the quantum of growth they deliver. However, mitigation and interventions to be delivered are currently unknown, and will be considered at a later stage of SA.

Landscape

Midsomer Norton and Radstock lie within the sunken valley of Wellow Brook, set within the surrounding topography, and were historically characterised by operational collieries. All options fall outside of the Bristol and Bath Green Belt, which is approximately 1.5km northeast of the edge of the built-up area of Radstock.

The West of England Landscape Sensitivity Assessment (2015) only covers the part of Radstock that is covered by Option R3, which has a high landscape sensitivity according to the assessment. Nevertheless, it is recognised that the land to the north of Radstock (Option R1) is important to the green setting of the village. Meanwhile, the land to the east of Radstock (Option R2) sits within the existing landscape framework of agricultural fields, enclosed by the Combe to the northeast, which forms part of the Wellow Brook valley to the north.

Option M1 would contribute to the coalescence of Midsomer Norton and Paulton, which would ultimately affect the townscape / villagescape character of both settlements, as well as the wider landscape character. Conversely, Option M2 only forms a minor extension to the southwestern edge of the settlement and is therefore less likely to impact townscape and villagescape character in this location.

Alongside the potential for negative effects, it is recognised that there is also the opportunity for growth to deliver landscape enhancements; maximising opportunities to improve green infrastructure and ecological connectivity, and to secure and/or improve public open space and recreation provision through planning gain. Opportunities to deliver positive effects in this respect are considered to increase as the level of growth increases, but likely to be minor overall when considered in the context of greenfield development. It is recognised that the nature and significance of effects will ultimately be dependent on the exact location, design and layout of development, and the implementation of mitigation measures.

Taking the above into consideration, it is concluded that all options have the potential to significantly affect the landscape with the potential for significant negative effects. However, Option M1 is ranked least favourably as it delivers growth across the widest area and would lead to the coalescence of Midsomer Norton and Paulton. This is followed by Option R3 which delivers growth in an area of known high landscape sensitivity. This is followed by Option R1, Option R2, and Option M2 respectively. It is noted that the impact of development on the local landscape across all five options is highly dependent on the design and layout of development, which is not known at this stage.

Historic environment

Midsomer Norton is an ancient market town dating to the medieval period. It became an important coal-mining settlement in the C18 and C19, which is reflected in a historic townscape in a river valley landscape setting. The Midsomer Norton Conservation Area is currently included on Historic England's 'At Risk' register, where its condition is assessed as 'very bad', its vulnerability as 'medium' and the trend as 'improving'. The adjacent open and gently rolling countryside to the north and east along Millards Hill forms an attractive and clearly defined rural edge to this part of the conservation area. Elsewhere it is surrounded primarily by C20 suburban type housing development and public open space.

Radstock has been described as one of England's best preserved coal mining towns, which is the principal reason for the designation of Radstock Conservation

Area. It extends over most the settlement and its significance derives from its industrial past, encompassing the main coal-mining areas, buildings and associated features. The conservation area also incorporates areas of open landscape reflecting the character of Radstock, whereby countryside comes close to the heart of the town. There is a small number of listed buildings located within the conservation area. These are historic religious buildings, buildings from the mining area or historic farm buildings.

All of the options are constrained by designated heritage assets to varying degrees, however Option R1 could be considered the most constrained. This is because site RAD16h is approximately 25m from scheduled monument 'Camerton Romano-British town and associated Prehistoric and early medieval monuments' to the northwest. In addition, site RAD16a is approximately 150m east of a grade II listed building. It is also in proximity to a cluster of grade II listed buildings to the south, in the centre of Radstock, however existing development provides a degree of screening. Nevertheless, Option R1 is at a higher elevation than the centre of Radstock, and therefore development in this location still has the potential to impact the setting of heritage assets. Sites RAD19b and RAD19c fall within the Radstock Conservation Area, and it is recognised that the land to the north of Radstock, covered by Option R1, is important to the green setting of the conservation area. It is also noted that Option R1 is intersected by Bath Old Road, which is a historic route.

Option R2 is also relatively constrained. Site RAD25 contains grade II listed building 'Manor Farmhouse' and is adjacent to another grade II listed building. Site RAD24 to the north is also adjacent to two grade II listed buildings. Whilst site RAD21a is in proximity to a cluster of grade II listed buildings to the west, in the centre of Radstock, existing development provides a degree of screening. Nevertheless, Option R2 is at a higher elevation than the centre of Radstock, and therefore development in this location still has the potential to impact the setting of heritage assets. Sites RAD26 and MDP32 (Option R2) are approximately 1km from grade II* registered park and garden 'Ammerdown House' to the south. Sites RAD21a, RAD21b, S2PS31, RAD23 and RAD40 fall within the Radstock Conservation Area.

Option R3 is also constrained, although slightly less so than the other options. Site RAD32 is adjacent to two grade II listed buildings, whilst site RAD25 is approximately 150m northwest of another two grade II listed buildings. Site RAD31a is in proximity to a cluster of grade listed buildings to the north, in the centre of Radstock, with the nearest approximately 75m from the site. However, it is noted that Option R3 is at a lower elevation than the other two options. Sites RAD31a and RAD30 fall within the Radstock Conservation Area.

Option M1, particularly site HYSC-2304429, has the potential to impact a cluster of listed buildings to the south of Millards Hill, which are located in the Midsomer Norton Conservation Area. This includes Grade II* listed 'Welton Manor House'. This site also has the potential to impact Grade II listed buildings in Clandown and in Radstock, to the west of Coomb End. Option M1 would also contribute to closing the green gap between Midsomer Norton and Paulton, which would ultimately affect the historic character of both settlements.

Option M2 is relatively unconstrained from a heritage standpoint. However, it is noted that development in this location has the potential to impact the setting of a cluster of grade II listed buildings in the east of Clapton.

Overall, it is considered that all options have the potential to lead to significant negative effects on the historic environment. Option M1 is considered most likely to lead to significant adverse effects as it delivers the highest level of growth over the widest area, with potential to impact heritage assets across multiple settlements. This is followed by Option R1 and then Option R2. Options R3 and M2 is considered the least constrained. It is noted that the impact of development on the historic environment across all four options is highly dependent on the design and layout of development, which is not known at this stage.

Biodiversity

None of the options overlap with internationally sites for biodiversity. However, as noted above, Radstock has been described as one of England's best preserved coal mining towns, and this is seen in some of the nationally/ locally designated sites for biodiversity and geodiversity.

Option R3 is considered the most constrained from a geodiversity and biodiversity perspective. Sites RAD31a, RAD31b and RAD31c are adjacent to nationally designated Kilmersdon Road Quarry SSSI. In addition, Huish Colliery Quarry SSSI is approximately 350m east of site RAD30. Both sites are designated for their outstanding geodiversity value. Whilst all the options overlap IRZs for SSSIs; only sites RAD31a, RAD31b and RAD31c cover IRZs that impact the types of development likely to come forward (i.e. residential or rural residential development). Site RAD35 is adjacent to an area of ancient woodland. Finally, Option R3 almost entirely falls within Network Expansion Zone 2 of the National Habitat Network. This is land connecting existing patches of primary and associated habitats which is less likely to be suitable for creation of the primary habitat.

Option M1 is also relatively constrained; site HYSC-2304429 is adjacent to Bowlditch Quarry SSSI. However, none of the sites overlap with IRZs for this SSSI which impact the types of development likely to come forward (i.e. residential or rural residential development). Site HYSC-2304429 contains an area of deciduous woodland (although this is considered small enough to be retained), whilst sites HYSC-2304622 and HYSC-2304106 are adjacent to areas of deciduous woodland.

With regard to Option R2, Writhlington SSSI is approximately 225m north of site RAD24, and Huish Colliery Quarry SSSI is approximately 425m south of site RAD21b. However, it is recognised that sites have no identified pressures, being designated for exposures of their geological strata and insect fossil specimens.

With regard to Option R1, Writhlington SSSI is approximately 200m southeast of site RAD16h. Sites RAD19b and RAD19c contain BAP priority habitats (deciduous woodland). As this priority habitat only covers a portion of each site, it could be retained as part of development.

Option M2 is relatively unconstrained from a biodiversity perspective. However, site HYSC-2301412 is adjacent to two areas of deciduous woodland.

All options entirely overlap with a priority area for Countryside Stewardship (CS) measures addressing Lapwing habitat issues.

Overall, whilst it is difficult to conclude on significance of effects without understanding the exact design and layout of new development, it is considered that Options M2, R1, and R2 are likely to perform well in terms of avoiding significant negative effects. Taking a precautionary approach, Option R3 is considered the worst

performing at this stage, followed by Option M1, reflecting the constraints present under both options and uncertainty regarding mitigation. Due to the proximity of nationally designated sites, significant negative effects are predicted under both options. Nevertheless, it is recognised that the delivery of strategic scale development through these options, can correlate with higher planning contributions. These contributions could be spent to mitigate any impacts of higher growth and enhance / protect designated sites and/ or areas identified for habitat creation / improvement schemes.

Natural resources

In terms of air quality, as above, it is considered that by focusing additional growth adjacent to the strategic transport corridor (A367), where strategic sustainable transport interventions are being focused, Option R1 performs well. Option M1 is also well located along the A362, which connects to the A37 to the west. It is also noted that higher growth (Options R1 and M1) is more likely to deliver strategic transport improvements, which could include new bus stops or improved walking and cycling infrastructure. This will have positive implications for air quality if appropriately delivered.

However, it can also be assumed that the level of air pollution generated from specific site allocations will correspond to the scale of development, as it can broadly be assumed that there are likely to be more private cars on the road under the highest growth options. Under this assumption, Options R2, R3 and M2 would be best performing, with Options R1 and M1 performing least positively overall. It is therefore difficult to rank options in relation to air quality objectives at this stage.

Options R1, R2 and R3 lie adjacent to / near the A367, which is a busy road which could lead to noise pollution to nearby sites, which is particularly relevant to Option R1. However, this is not considered likely to be significant, and mitigation could reduce the significance; for example, through sensitive masterplanning and design.

The key considerations in terms of supporting the efficient use of land in the district is the need to avoid unnecessary loss of the highest quality 'Best and Most Versatile' (BMV) agricultural land. In relation to this, the Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are recognised as being BMV land and Grades 3b to 5 are of poorer quality. According to data from the provisional ALC, all of the sites that make up each option are underlain by Grade 3 agricultural land, with the exception of part of RAD16h (Option R1) which is underlain by Grade 4 (poorer quality) agricultural land. With regards to the Grade 3 agricultural land, it is not possible to determine whether this is Grade 3a (BMV land) or 3b (poorer quality) land at this stage.

Despite the above, it is considered that as the scale of growth increases, as does the loss of land (whether that be BMV land or not). Therefore, the options are ranked accordingly.

In terms of water resources and quality, Wessex Water is likely to maintain adequate water services over the plan period, therefore, it will be important for new development to avoid negative impacts on water quality and contribute to reducing consumption and improving efficiency. Policy development in this respect will likely be informed by emerging evidence, ensuring that proposals are supported by appropriate infrastructure and encourages sustainable drainage.

Climate change

All options involve growth at Radstock or Midsomer Norton, which are both relatively sustainable settlements located in the Somer Valley, with good access to the services and facilities locally.

Whilst there are some opportunities to deliver highly sustainable development on greenfield land, there will likely be higher embodied carbon in developments and a need to consider the mitigation / offsetting of carbon sequestration opportunities that may be 'sterilised' by development. An overall higher scale of growth is also likely to have a greater carbon impact.

Despite the above, the higher growth options (Option R1 and M1) offer greater potential to secure high levels of resource efficiency, to plan for sequestration, and for development-wide solutions to energy provision. As such, though the climate impact is greater than through the other options, higher growth has the potential to be offset by opportunities for sustainable design, renewable energy and sequestration measures.

In terms of flood risk, Radstock and Midsomer Norton are primarily within Flood Zone 1. However, there are isolated areas at medium-high risk of surface water flooding. These areas are not found within any of the sites that make up the options.

In light of the above, it is difficult to differentiate the options and therefore they are ranked equally. It is assumed that susceptible development proposed under all options would be directed to areas of lower flood risk as per the requirements of sequential testing. It is also assumed that there is suitable mitigation available to ensure that the additional development does not increase flood risk, for example through the delivery of sustainable drainage systems in accordance with National Planning Policy and sustainable drainage systems (SuDS) legislation.

Waste

It is considered that all options will promote waste management in accordance with the waste hierarchy, and all options will have access to recycling facilities in Radstock. Options therefore cannot be differentiated between at this stage in relation to meeting waste objectives.

Paulton

The options for assessment are set out below and shown below in Figure C9:

Option P1: Growth to the north west (Sites PAU02a, c, & d, PAU15a, HYSC-2272642, HYSC-2304318).

Option P2: Growth to the south (Sites HYSC-2297548, HYSC-2297569, PAU09a).

Option P3: Growth to the east (Sites PAU06a, b & c).

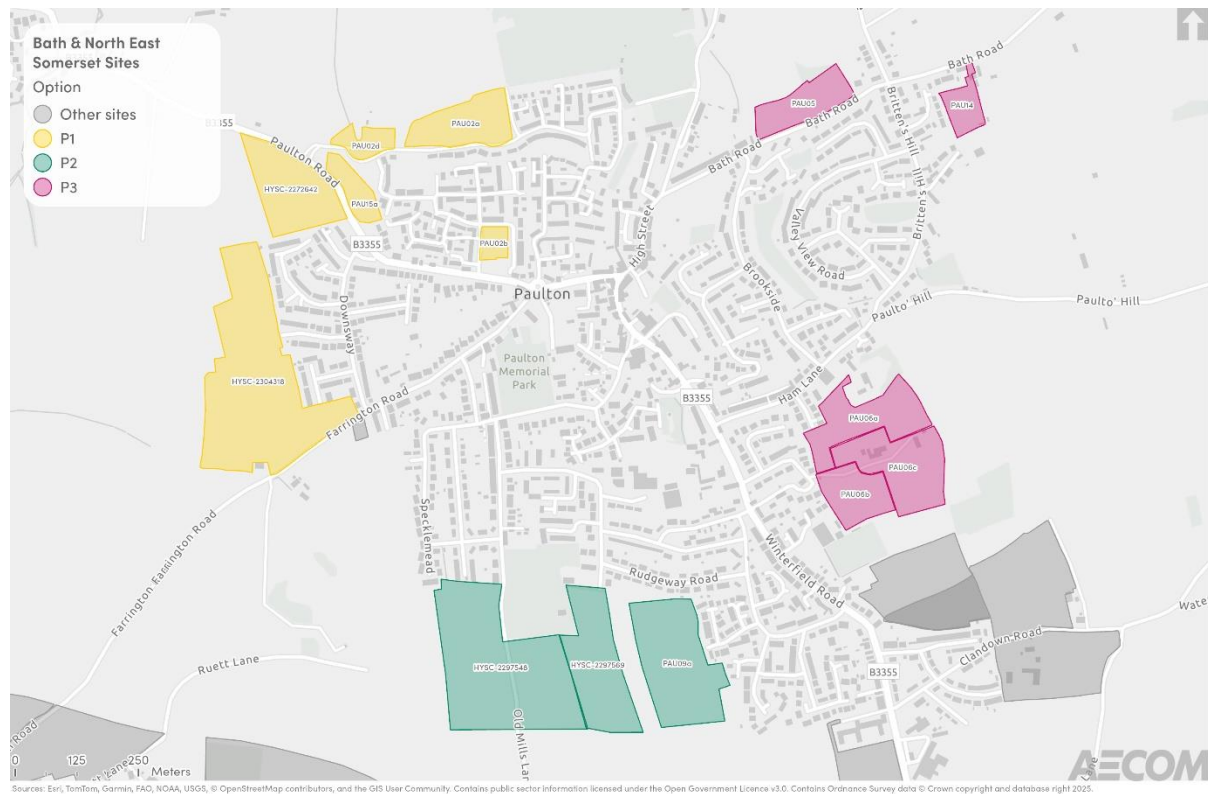


Figure C9: Paulton options

Assessment findings

SA theme		Option P1	Option P2	Option P3
Health and wellbeing	Significant effects?	Yes – positive	Yes – positive	Yes – positive
	Rank	1	=2	=2
Housing	Significant effects?	Yes – positive	Yes – positive	Yes – positive
	Rank	1	=2	=2
Communities	Significant effects?	Yes – positive	Yes – positive	Yes – positive
	Rank	1	=2	=2
Economy	Significant effects?	Yes – positive	Yes – positive	Yes – positive
	Rank	1	=2	=2
Transportation	Significant effects?	No	No	No
	Rank	3	=1	=1
Landscape	Significant effects?	Yes – negative	Yes – negative	Yes – negative
	Rank	1	3	2
Historic environment	Significant effects?	No	Yes – negative	Yes – negative
	Rank	1	2	3
Biodiversity	Significant effects?	No	No	No
	Rank	2	1	3
Natural resources	Significant effects?	Yes – negative	Yes – negative	No
	Rank	3	2	1
Climate change	Significant effects?	No	No	No
	Rank	=1	=1	=1
Waste	Significant effects?	No	No	No
	Rank	=1	=1	=1

Health and wellbeing

In terms of access to health facilities, there is one GP surgery in the southeast of Paulton. Option P2 and the eastern cluster of Option P3 are within walking distance (<800m) of this GP surgery. However, Option P1 and the northeastern cluster of Option P3 are not within walking distance to this GP surgery. Whilst there is a hospital in Paulton (Paulton Memorial Hospital), this is a specialist facility. The nearest hospital with an A&E unit is the Royal United Hospital in Bath.

Whilst it is recognised that significant growth in Paulton could place considerable pressure on existing health facilities, it is noted that where options are looking to deliver a higher level of growth – such as Option P1 – this may trigger the need for a new GP surgery to be delivered alongside development.

Option P1 is also most likely to deliver improved active travel infrastructure, encouraging active travel uptake thereby contributing to health and wellbeing. As this option delivers not only the highest level of growth but also the largest singular site, it is most likely to deliver the greatest strategic sustainable transport improvements (noting the Local Plan objective to avoid the creation of any new roads). However, it is recognised that benefits through any of the three options would likely be relatively isolated to the part of village they direct growth to, i.e. the northwest through Option P1, the south through Option P2, and the northeast / east through Option P3.

All options have the potential to increase opportunities for healthy living by protecting and enhancing provision of multi-functional green infrastructure, public open space, and recreational facilities / areas. It is likely that, as above, strategic opportunities for a network of green infrastructure will be greatest under the highest growth option (Option P1), delivering development that is landscape-led and underpinned by holistic scale masterplanning that can extend across existing and new communities.

Finally, opportunities also exist to integrate Public Rights of Way (PRoW) and cycle networks, further supporting healthy lifestyles. All three options are connected to the PRoW network, either via the road network or dedicated PRoWs.

In light of the above, positive effects are anticipated in terms of improving physical and mental health and wellbeing by encouraging healthier lifestyles, quality living environments, and community cohesion.

Overall, it is considered that all options provide a significant opportunity to deliver improvements to support health and wellbeing objectives, providing an opportunity to support active travel uptake, deliver new and improved areas of multi-functional green infrastructure alongside development, and promote access to the countryside. The level of infrastructure delivery is expected to be greatest under the higher growth option (Option P1), and therefore this option is ranked most favourably. Lower growth options (Options P2 and P3) are ranked slightly less favourably as they are less likely to deliver strategic sustainable transport interventions due to economies of scale.

Housing

All options have the potential to lead to significant positive effects under this SA theme, delivering new housing to meet local needs and contributing towards sustaining sufficient land supply throughout the plan period.

Options P2 and P3 deliver a lower level of growth than Option P1. It is therefore assumed at this stage that as the level of growth increases, so does the ability to

help significantly boost the supply of housing, delivering a greater mix of housing types and tenure to cater for all population groups, including affordable housing. A key consideration in this respect is housing needs of older people, i.e. sheltered housing, assisted living, lifetime homes and wheelchair accessible homes.

Higher levels of growth also increase opportunities for accessibility improvements and other community benefits associated with development (including new and improved services and facilities, extended green infrastructure, transport and infrastructure upgrades, new open spaces, and an improved public realm).

Taking the above into consideration, Option P1 is ranked most favourably, followed by Options P2 and P3 which are ranked equally.

Communities

Paulton has limited services and facilities, meaning that residents are likely somewhat dependent on nearby Midsomer Norton and Radstock. Paulton does however contain several bus stops which are served by the 2V, 171, 172, 376a, and 522 services, connecting the village with the surrounding towns in the Somer Valley (including Midsomer Norton and Radstock), as well as Bath, Bristol and Wells. All three options are likely to support local communities, focusing growth in a somewhat sustainable location, which is well connected via public transport.

Interventions proposed through the WECA Somer Valley Links project will help ensure sustainable access to a broad range of community services and facilities, including leisure, and recreation within neighbouring centres. This includes improvements to bus services and walking and cycling opportunities along the A37, A362 and A367. However, it is noted that only one of the proposed improvements – an improved walking, wheeling and cycle route – serves Paulton. In this respect, Option P2 is best located to benefit from this improvement, which connects the south of Paulton with the A362 to the south and west towards Farrington Gurney.

Whilst all three options perform positively in terms of supporting sustainable communities, the higher growth option (Option P1) presents an increased opportunity to deliver essential infrastructure such as education, health services, green infrastructure, allotment space etc. However, it is recognised that infrastructure delivery will be dependent on site masterplanning and choices on developer contributions. Nevertheless, it is likely that strategic growth will best support communities and groups, capitalising upon links between settlements and utilising new / upgraded infrastructure to strengthen local places.

Overall, it is considered that all options will support stronger and more vibrant, cohesive communities, delivering growth in sustainable locations supported by strategic sustainable transport interventions to improve accessibility to neighbouring services and facilities. However, it is considered that as the level of growth increases so does the likelihood for significant positive effects. As such, Option P1 is ranked first as it would maximise opportunities for social engagement and active travel, thereby improving community cohesion and exposure to the natural environment. Furthermore, a likely increased level of supporting infrastructure would better ensure sustainable growth of existing and new communities, providing access to essential services without reliance on the private vehicle.

Equally, it is caveated that if new growth is not accompanied by enhancements in community facilities, additional pressures will occur on these existing facilities.

Economy

A lack of available commercial space in the Somer Valley has constrained business and employment growth for some time, with many residents having to commute to surrounding towns and cities for work. B&NES Council's Economic Strategy Review recognises this issue, and the 'urgent need' to encourage new employment land use in this area.

The Somer Valley Enterprise Zone (SVEZ) was established in April 2017 to support existing local businesses and to attract new business to the area. Enterprise Zones are designated areas across England which encourage business growth and new jobs by providing business rate discounts, tax breaks, superfast broadband and other government support. The SVEZ site is located at Old Mills, a greenfield area extending to 13.5ha on the north-western edge of Midsomer Norton. Due to this, no employment uses are proposed for Paulton. Nevertheless, all three options perform positively in relation to the economy SA theme, as they will support development that enables access to economic opportunities at the SVEZ and further afield.

In light of the above, significant long-term positive effects are anticipated under all three options, which are ranked according to the quantum of growth they deliver. All options are sustainably located to capitalise upon accessible employment in the SVEZ, Bath and Bristol, with potential to deliver infrastructure improvements and support a range of housing to meet demographic imbalances.

Transportation

Whilst Paulton is within a rural setting, it is relatively well connected by public transport. The village contains several bus stops which are served by the 2V, 171, 172, 376a, and 522 services, connecting the village with the surrounding towns in the Somer Valley (including Midsomer Norton and Radstock), as well as Bath, Bristol and Wells. However, it is noted that Paulton falls well below the B&NES bus use average (3.6%).

There is a network of PRoWs and cycleways connecting Paulton to neighbouring centres. However, it is noted that cycling in Paulton falls below the B&NES average.

Interventions proposed through the WECA Somer Valley Links project will help ensure sustainable access to a broad range of community services and facilities, including leisure, and recreation within neighbouring centres. This includes improvements to bus services and walking and cycling opportunities along the A37, A362 and A367. However, it is noted that only one of the proposed improvements – an improved walking, wheeling and cycle route – serves Paulton. In this respect, Option P2 is best located to benefit from this improvement, which connects the south of Paulton with the A362 to the south and west towards Farrington Gurney.

In conclusion, whilst there are opportunities to deliver sustainable transport infrastructure to support a modal shift; strategic growth at Paulton under all three options is considered, at this stage, likely to lead to minor negative effects on transport objectives. This reflects the high reliance on the private vehicle for travel. The options are ranked according to the quantum of growth they deliver, with the highest growth option – Option P1 – ranking last.

Landscape

Paulton, particularly the southern extent of the settlement, as well as the area to the east of the settlement, lies at a higher elevation than Midsomer Norton to the south due to its ridge top location. As such, growth through Option P2 has the potential to impact views to/ from Midsomer Norton and is therefore more constrained in this respect. The West of England Landscape Sensitivity Assessment (2015) highlights that dark skies and tranquillity are a key element of the landscape between Paulton and Peasedown St John, making Option P3 more constrained in this respect.

All three options comprise sites adjacent to the existing settlement boundary and they perform well in this respect. However, it is noted that Option P1 closes the existing green gap between Paulton and Hallatrow to the northwest.

Alongside the potential for negative effects, it is recognised that there is also the opportunity for growth to deliver landscape enhancements, maximising opportunities to improve green infrastructure and ecological connectivity, and to secure and/or improve public open space and recreation provision through planning gain. Opportunities to deliver positive effects in this respect are considered to increase as the level of growth increases, but likely to be minor overall when considered in the context of greenfield development. It is recognised that the nature and significance of effects will ultimately be dependent on the exact location, design and layout of development, and the implementation of mitigation measures.

Taking the above into consideration, it is concluded that all options have the potential to significantly affect the landscape with the potential for significant negative effects. However, Option P2 is ranked last as it delivers growth in a prominent position in the landscape, with the potential to lead to adverse impacts on views to/from Midsomer Norton. This is followed by Option P3 and Option P1 respectively. It is noted that the impact of development on the local landscape across all three options is highly dependent on the design and layout of development, which is not known at this stage.

Historic environment

Paulton is covered by a conservation area which extends from Tennis Court Avenue in the southwest to Bristol Road and Bath Road in the northwest. A further conservation area covers the area to the north of Hanham Lane, including Hanham House and Withymills Cottage. In this respect, Option P3 is particularly sensitive as it contains a site (PAU05) within the conservation area covering Paulton. A further site (PAU14) is also in proximity to a grade II listed building.

The main cluster of listed buildings is located in the centre of Paulton, along the B3355. Whilst none of the options are in close proximity to this part of the village, Option P2 has the potential to impact the setting of these buildings and the conservation area that cover them due to its location in an area of higher elevation.

In light of the above, it is considered that Option P3 is the most constrained from a heritage standpoint and is therefore ranked last. This is followed by Option P2, with significant negative effects predicted under both of these options. Option P1 is ranked first as it is comparatively unconstrained, with no significant effects anticipated.

Biodiversity

None of the options overlap with internationally designated sites for biodiversity. In terms of nationally designated sites, site PAU06C in Option P3 is just over 1km from Bowlditch Quarry SSSI to the southeast. However, given the distance and level of growth likely to come forward, and the nature of the SSSI as a site designated for its geodiversity value, significant negative effects are not anticipated.

In terms of BAP priority habitats, the same site (PAU06C) in Option P3 is adjacent to an area of deciduous woodland. Meanwhile, one of the sites (PAU02d) in Option P1 overlaps with an area of traditional orchard.

All three options overlap with a priority area for Countryside Stewardship (CS) measures addressing Lapwing habitat issues.

In light of the above, whilst it is difficult to conclude on significance of effects without knowing the exact design and layout of new development, it is considered that Option P2 is the least constrained and therefore ranked first. This is followed by Option P1, which is predicted to lead to minor negative effects as a result of loss of traditional orchard. Minor effects reflect the potential for some of this priority habitat to be retained through development, which will likely be strengthened by the requirement to deliver 10% BNG. Option P3 is also concluded with minor negative effects, and ranked last due to its proximity to an SSSI, and the nature of the SSSI as a site designated for its geodiversity value. Minor negative effects reflect the distance between the site and SSSI, as well as the relatively low level of growth likely to come forward.

Natural resources

In terms of air quality, whilst it is recognised that Paulton has a relatively good public transport network, it is not going to be a focus of the WECA Somer Valley Links project and is not as well connected as the larger settlements in the Somer Valley (i.e. Midsomer Norton and Radstock). Nevertheless, Option P2 performs well by being located near one of the proposed improvements: an improved walking, wheeling and cycle route connecting the south of Paulton with the A362 to the south and west towards Farrington Gurney.

However, it can also be assumed that the level of air pollution generated from specific site allocations will correspond to the scale of development, as it can broadly be assumed that there are likely to be more private cars on the road under the highest growth options. Under this assumption, Option P1 performs least favourably. It is therefore difficult to rank the options in relation to air quality objectives at this stage.

The key considerations in terms of supporting the efficient use of land in the district is the need to avoid unnecessary loss of the highest quality 'Best and Most Versatile' (BMV) agricultural land. In relation to this, the Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural' and 'urban'), where Grades 1 to 3a are recognised as being BMV land and Grades 3b to 5 are of poorer quality. According to data from the provisional ALC, Options P1 and P2 are underlain by Grade 1 (excellent) agricultural land and therefore will lead to the loss of BMV land. Option P3 is underlain by Grade 3 agricultural land; it is not possible to determine whether this is Grade 3a (BMV) or Grade 3b (poorer quality) agricultural land at this stage, and therefore there is some uncertainty noted for this option in this respect.

In terms of water resources and quality, Wessex Water is likely to maintain adequate water services over the plan period, therefore, it will be important for new development to avoid negative impacts on water quality and contribute to reducing consumption and improving efficiency. Policy development in this respect will likely be informed by emerging evidence, ensuring that proposals are supported by appropriate infrastructure and encourages sustainable drainage.

Overall, Option P3 is considered to perform most favourably as it is underlain by Grade 3 agricultural land (as opposed to Grade 1 under the other two options). In addition, it is one of the two lower growth options and will therefore result in fewer additional cars on local roads and less additional pressure on water resources. This is followed by Option P2 which is the other lower growth option. This option is also located near one of the improvements proposed under the WECA Somer Valley Links project. Option P1 is ranked last as it is the highest growth option. Due to the loss of Grade 1 agricultural land, significant negative effects are predicted under Options P1 and P2.

Climate change

All options involve growth in Paulton; whilst it is recognised that this village has a relatively good public transport network, it is not going to be a focus of the WECA Somer Valley Links project and is not as well connected as the larger settlements in the Somer Valley (i.e. Midsomer Norton and Radstock).

Whilst there are some opportunities to deliver highly sustainable development on greenfield land, there will likely be higher embodied carbon in developments and a need to consider the mitigation / offsetting of carbon sequestration opportunities that may be 'sterilised' by development. An overall higher scale of growth is also likely to have a greater carbon impact.

Despite the above, the higher growth option (Option P1) offers greater potential to secure high levels of resource efficiency, to plan for sequestration and for development-wide solutions to energy provision. As such, though the climate impact is greater than through the other options, higher growth has the potential to be offset by opportunities for sustainable design, renewable energy and sequestration measures.

In terms of flood risk, all the options fall within Flood Zone 1. Areas of surface water flood risk are also of low prevalence and isolated to small areas.

In light of the above, it is difficult to differentiate between the options and therefore they are ranked equally. It is assumed that susceptible development proposed under all options would be directed to areas of lower flood risk as per the requirements of sequential testing. It is also assumed that there is suitable mitigation available to ensure that the additional development does not increase flood risk, for example through the delivery of sustainable drainage systems in accordance with National Planning Policy and SuDS legislation.

Waste

It is considered that all three options will promote waste management in accordance with the waste hierarchy, and they will all have access to recycling facilities in Paulton. Options therefore cannot be differentiated at this stage in relation to meeting waste objectives, and therefore they are ranked equally.

Appendix D Site options assessment

Introduction

All suitable, available, and achievable HELAA sites have been subject to a high-level 'quantitative' GIS analysis in relation to SA objectives. The outcomes of this assessment were reported in the Interim SA Report (2024) (made available as a separate Technical Annexe).

New and revised sites arising from the more recent call for sites in 2025 have now been subject to the same analysis and the method for this assessment and the assessment outcomes are presented below. **A total of 103 new and revised sites came forward through the 2025 call for sites process.** The new and revised sites have now been subject to the same analysis and the method for this assessment and the assessment outcomes are presented below. This analysis does not seek to assess the potential significance of effects for each of the sites but rather is intended to indicate potential high-level constraints and opportunities that should be scrutinised further in assessment of growth alternatives ('qualitative' analysis).

The aim of the assessment is to provide a high-level indication of potential impacts, with a view to assisting B&NES Council with their shortlisting / allocation identification process. More detailed assessments of the shortlisted sites (i.e., those which comprise the preferred approach for the Local Plan) will be presented within the full SA Report accompanying the Regulation 19 version of the Local Plan.

Methodology

In developing the approach to identifying alternatives for the purpose of SA it is recognised that given the number of site options and limited site-specific data availability it is not practical to simply discuss ('qualitative analysis') the merits of each site option under the SA framework. As such, work is being undertaken to develop a methodology that reflects the SA framework topics and objectives and provides high-level indicators that highlight potential considerations in progression of sites forming SA options for settlement and district growth. The methodology essentially involves employing GIS datasets and measuring ('quantitative analysis') how each site option relates to various constraint and opportunity features.

Three GIS tools are being used to undertake the appraisal of site options depending on the feature and measurements required. These provide either a:

- Straight line distance from a feature to a site option and percentage overlap of any features within a site option, with measurements being taken from the closest boundary of the site option and the feature.

or

- Distances calculated from a buffer of the site option capturing the extent of features surrounding the site.

or

- Distances calculated from a site option to a feature along a real-world network of roads and urban footpaths using Open Route Service Network. The network analyst tool helps to provide approximate real world walking distances. Measurements are taken from the boundary of the site where it is within 20m of

the road/ footpath network and is therefore assumed to have access. Multiple access points are created for larger sites taking the average across these points.

RAG Criteria

Evaluating the constraints and opportunities on each site, the sites were appraised through the SA against a set of consistent criteria which were developed specifically for the SA process.

The site options appraisal methodology is presented in **Table D1** below. It sets out the criteria and thresholds as well as the GIS tool used and provides further commentary as necessary. The table recognises data limitations. Based on these criteria, 'red/amber/green' (**RAG**) rules were applied to each site for each criterion to provide an indication of site constraints and opportunities and the relative sustainability merits of the sites.

It is important to be clear that the aim of categorising the performance of site options is to aid differentiation, i.e., to highlight instances of site options performing relatively well/ poorly, in isolation, it does not provide an indication of 'significant effects'.

Table D1: Site options appraisal methodology

Criteria	'RAG' rules	Data and measurement	Commentary
AQMA	R = Site lies within or adjacent to declared AQMA. A = Site lies within 1km of declared AQMA. G = Site lies beyond 1km of declared AQMA	AQMA boundaries provided by DEFRA and includes AQMAs outside of the district. Measured using straight line distance/ percentage overlap measurement, taken from closest boundaries (AQMA and site option).	Sites within 1km of declared AQMA may be considered in greater detail in terms of potential connections with the AQMA, in the next stage of SA (consideration of alternatives).
Noise	R = Site lies adjacent to/ within 10m of an A road or active railway line A = Site lies within 200m of an A road or active railway line G = Site lies beyond 200m of an A road or active railway line	Data provided by national dataset. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	There are no motorways or airports within the District, so the focus for noise impacts relates to major roads and railway lines.

Criteria	'RAG' rules	Data and measurement	Commentary
International sites (SAC, SPA, Ramsar)	R = Site lies within or adjacent to designated site A = Site lies within 15km of designated site G = Site lies beyond 15km of designated site	Designated sites boundary data provided by Natural England and includes designated sites outside of the district. Measured using straight line distance/ percentage overlap measurement, taken from closest boundaries (designated site and site option).	It is recognised that distance in itself is not a definitive guide to the likelihood or significance of effects on a European site. This will be dependent on a variety of information, some of which is not available at this stage, such as the precise scale, type, design and layout of development as well as level of mitigation to be provided. It is also important to note that the Local Plan will be subject to Habitats Regulations Assessment and this will consider the likelihood of proposed development having a significant effect on European sites. The HRA buffer at its furthest extent covers 15km, which has been utilised to inform the SA.
SSSI	R = Site lies within or adjacent to designated site A = Site lies within 200m of designated site G = Site lies beyond 200m of designated site	Designated sites boundary data provided by Natural England and includes designated sites outside of the district. Measured using straight line distance/ percentage overlap measurement, taken from closest boundaries (designated site and site option).	As above, it is recognised that distance in itself is not a definitive guide to the likelihood or significance of effects at designated sites. All sites that form part the subsequent options will be considered in greater detail (in qualitative assessment).
RIGS	R = Site lies within or adjacent to designated site	Designated sites boundary data provided by B&NESC focused on designated sites	As above.

Criteria	'RAG' rules	Data and measurement	Commentary
	A = Site lies within 50m of designated site G = Site lies beyond 50m of designated site	within the district. Measured using straight line distance/ percentage overlap measurement, taken from closest boundaries (designated site and site option).	
SNCl's	R = Site lies within or adjacent to designated site A = Site lies within 50m of designated site G = Site lies beyond 50m of designated site	Designated sites boundary data provided by B&NESC focused on designated sites within the district. Measured using straight line distance/ percentage overlap measurement, taken from closest boundaries (designated site and site option).	As above.
Priority Habitats	R = Site is wholly Priority Habitat A = Site is partially Priority Habitat or lies adjacent to Priority Habitat G = Site does not contain or lie adjacent to any Priority Habitat	Data provided by Natural England and includes habitats outside the district. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (habitat and site option).	As above.
Fluvial flood risk	R = Site intersects or lies adjacent to FRZ3a and b A = Site intersects or lies adjacent to FRZ2 G = Site intersects or lies adjacent to FRZ1/ Site does	Data provided by B&NESC/ Environment Agency. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries	This will help to identify sites that fall within high flood risk areas. N.B. While it is important to avoid development in flood zones, there may be potential to address flood risk at the development management stage, when a 'sequential approach' can

Criteria	'RAG' rules	Data and measurement	Commentary
	not fall within an area at risk.	(flood risk area and site option).	be demonstrated to ensure that uses are compatible with flood risk. There is also the potential to design-in Sustainable Drainage Systems (SuDS). The assumption is that development of the site would include vulnerable uses.
Surface water flood risk	R = More than 50% of the site is impacted by high or medium surface water flood risk A = Up to 50% of the site is impacted by high or medium surface water flood risk / Site is impacted by low surface water flood risk / Site lies adjacent to an area of surface water flood risk G = Site is not constrained by surface water flood risk	Data provided by B&NESC/ Environment Agency. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (flood risk area and site option).	This will help to identify sites that fall within areas at risk of surface water flooding. N.B. While it is important to avoid development in areas of high flood risk, there is the potential to address risk of surface water flooding at the development management stage through the use of appropriate mitigation, such as SuDS.
Brownfield land use	R = Site is wholly greenfield A = Site is partially greenfield G = Site is wholly brownfield	Data provided by B&NESC. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	This will highlight whether the site is a previously developed or greenfield site.
Access to designated Local Green Space	Closest distance reported.		

Criteria	'RAG' rules	Data and measurement	Commentary
Loss of designated Local Green Space	R = Whole site is designated Local Green Space that would be repurposed for housing A = Site contains an area of designated Local Green Space that could be lost in development G = Site does not contain any designated Local Green Space	Data provided by B&NESC. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	This will highlight options that could result in the loss of Local Green Space.
Access to parks	Closest distance reported.		
Green Belt land	R = Site lies wholly within the Green Belt A = Site lies partially within the Green Belt G = Site does not intersect the Green Belt	Data provided by B&NESC. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	This will highlight options falling within the Green Belt.
Access to GP or healthcare facility	Closest distance reported.		
Loss of allotments	R = Whole site is allotment land that would be repurposed for housing A = Site contains an area of allotment land that could be lost in development G = Site does not contain any allotment land.	Data provided by B&NESC. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	This will highlight options which could result in the loss of allotment land.

Criteria	'RAG' rules	Data and measurement	Commentary
Primary School access	Closest distance reported.		
Secondary School access	Closest distance reported.		
World Heritage Site (WHS) and indicative extent	R = Site lies within or immediately adjacent to WHS A = Site lies within WHS indicative extent (buffer zone) G = Site lies outside of the WHS and its indicative extent	Data provided by B&NESC. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	This will identify sites falling within the designated WHS and within the indicative extent buffer identified by B&NESC. These options may need to consider enhanced mitigation to ensure development is appropriate in its historic setting and does not undermine the significance of the designation.
Scheduled monument	R = Site intersect or lies adjacent to a Scheduled Monument G = Site does not intersect or lie adjacent to a Scheduled Monument	Data provided by Historic England and includes assets outside of the district. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	This will flag sites that could impact Scheduled Monument and below ground heritage. Direct impacts are the focus, with less emphasis on the setting of these assets.
Registered Park and Garden (RPG)	R = Site intersects or lies adjacent to an RPG A = Site lies within 100m of RPG G = Site lies beyond 100m of RPG	Data provided by Historic England and includes assets outside of the district. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	It is appropriate to 'flag' a red where a site is within, intersects or is adjacent to designated heritage assets such as RPG, Conservation Area. It is also appropriate to flag sites that might more widely impact on the setting of these assets and a 100m threshold has been assumed. It is recognised that distance in itself is not a definitive guide to the likelihood or significance of effects on a heritage asset. It is also recognised that

Criteria	'RAG' rules	Data and measurement	Commentary
			the historic environment encompasses more than just designated heritage assets. Subsequent SA stages will consider these points in more detail.
Conservation Area	R = Site intersects or lies adjacent to a designated conservation area A = Site lies within 100m of a designated conservation area G = Site lies beyond 100m of a designated conservation area	Data provided by B&NESC. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	As above.
Battlefield	R = Site intersect or lies adjacent to Lansdown Hill Battlefield G = Site does not intersect or lie adjacent to Lansdown Hill Battlefield	Data provided by B&NESC. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	Like above, this will identify where sites intersect a registered battlefield. Direct impacts are the focus, with less emphasis on the setting of these assets.
Listed Building	R = Site contains one or more Listed Buildings A = Site lies within 100m of a Listed Building G = Site lies beyond 100m of a Listed Building	Data provided by Historic England and includes assets outside of the district. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	See RPG and Conservation Area commentary.
National Landscape	R = Site lies within or adjacent to an AONB	Data provided by Natural England and extends the	Whilst there is a defined boundary for each AONB, it is recognised that the

Criteria	'RAG' rules	Data and measurement	Commentary
(formerly AONB)	A = Site lies within 1km of an AONB G = Site lies beyond 1km of an AONB	district. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	landscape setting can extend into the surrounding areas. A 1km buffer is applied to capture sites that may require consideration of the setting of an AONB.
Ancient woodland	R = Site intersects or lies adjacent to ancient woodland G = Site does not intersect or lie adjacent to ancient woodland	Data provided by B&NESC. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	Highlights where sites contain Ancient Woodland, and where mitigation may be required to protect these areas.
Nature Reserve	R = Site intersects or lies adjacent to a Nature Reserve G = Site does not intersect or lie adjacent to a Nature Reserve	Data provided by B&NESC. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	As above.
TPOs	R = Site contains TPOs G = Site does not contain TPOs	Data provided by B&NESC. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	As above.
ALC	R = More than 50% of site is Grade 3 or above	Data provided by B&NESC. Measured using straight line distance/ percentage overlap	Data provided by B&NESC does not provide a distinction between Grade 3a (i.e. land classified as the 'best and most versatile') and Grade 3b

Criteria	'RAG' rules	Data and measurement	Commentary
	A = Less than 50% of the site is Grade 3 or above G = Site is formed of lower quality or non-agricultural land	measurement, taken from the closest boundaries (area and site option).	land (i.e. land which is not classified as such). Taking the above into account it is appropriate to 'flag' red those sites that may include Grade 1 to 3a agricultural land.
Mineral Safeguarded Area	R = Site intersects a Mineral Safeguarded Area G = Site does not intersect a Mineral Safeguarded Area	Data provided by B&NESC. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	Highlights where options intersect Mineral Safeguarded Areas, to identify the potential extent of impacts (e.g., how many sites this applies to) and highlight enhanced mitigation or avoidance needs.
Mineral Search Area	R = Site intersects a Mineral Search Area G = Site does not intersect a Mineral Search Area	Data provided by B&NESC. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	Highlights where options intersect Mineral Search Areas, to identify the potential extent of impacts (e.g., how many sites this applies to) and highlight enhanced mitigation or avoidance needs.
Waterbody	R = Site intersects or lies adjacent to a waterbody G = Site does not intersect or lie adjacent to a waterbody	Data provided by Environment Agency. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	It is recognised that distance in itself is not a definitive guide to the likelihood or significance of effects on a waterbody. This criterion will help to highlight the waterbodies and watercourses that lies in closest proximity to the site for the purposes of differentiating between sites.
Access to train station	Closest distance reported.		
Access to bus stop	Closest distance reported.		

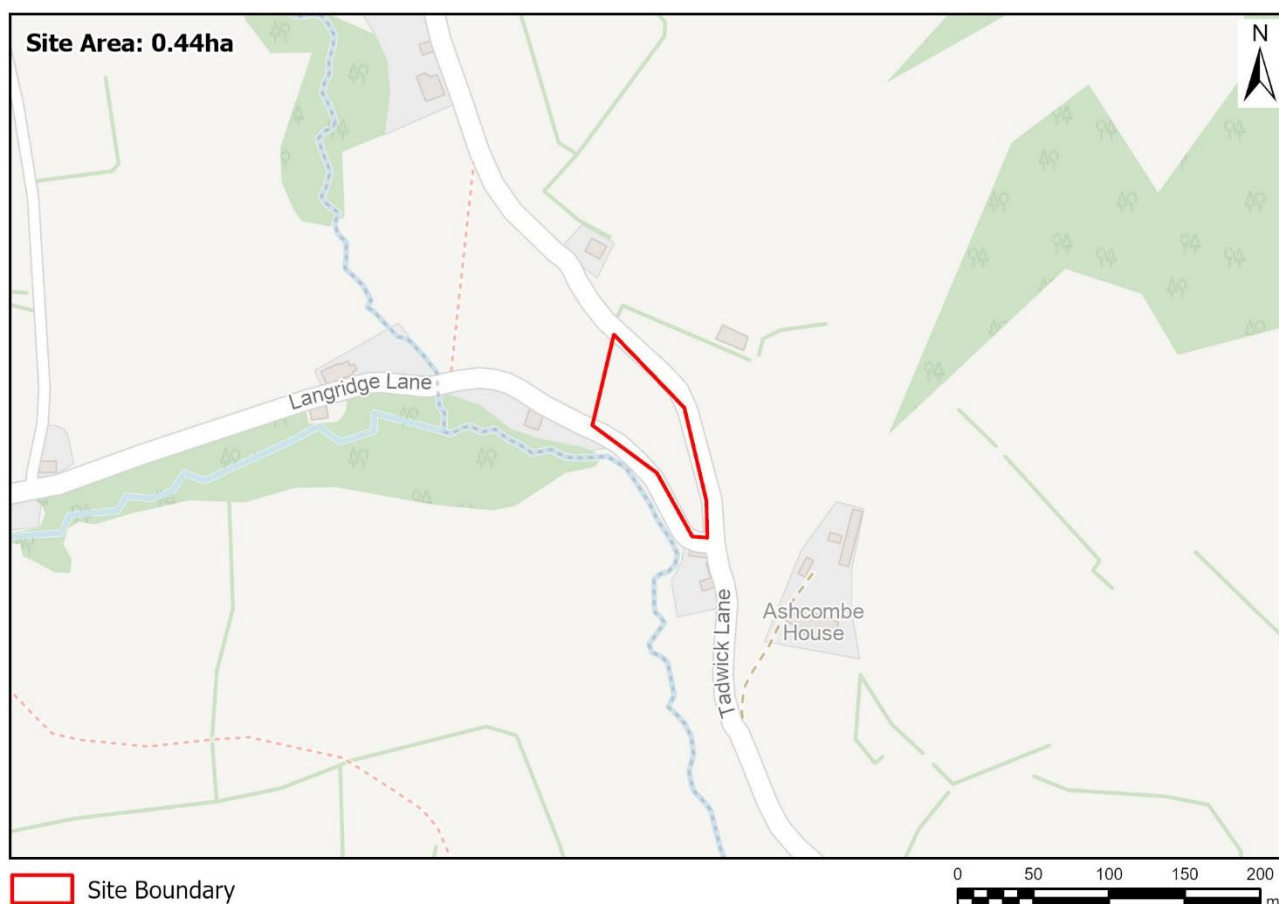
Criteria	'RAG' rules	Data and measurement	Commentary
Access to cycle network	Closest distance reported.		
PRoW	Closest distance reported.		
Historic landfill	R = Site intersects or lies adjacent to a historic landfill site G = Site does not intersect or lie adjacent to a historic landfill site	Data provided by B&NESC. Measured using straight line distance/ percentage overlap measurement, taken from the closest boundaries (area and site option).	Highlights where options intersect a historic landfill site, to identify the potential extent of impacts (e.g., how many sites this applies to) and highlight enhanced mitigation or avoidance needs.

Appraisal findings

The findings of the site appraisals have been presented below in a series of assessment sheets (pro-forma). These set out the appraisal findings through a consistent approach which highlights the key constraints and opportunities associated with the 103 new and revised sites which have come forward through the Council's latest 'call for sites' process in 2025. The new and revised sites have been assessed to support the choice of housing and employment allocations taken forward through the Local Plan.

Following the close of this current consultation in November 2025, B&NES Council will consider the findings for all HELAA sites which have been appraised to date (i.e., those which were also appraised and consulted upon during the Local Plan Options Consultation between February and April 2024), alongside the wider evidence base for the Local Plan, to inform their preferred approach.

New site



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Site Details		
Gross Site Area (Ha)	0.44	
Assessment		
Air Quality Management Area (AQMA)		3.5km - Bath AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 3km
International Ecological Sites (SAC, SPA, Ramsar)		5.1km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		1154m - Monkswood Valley
Regionally Important Geological Site		957m - Swainswick Road Cutting
Site of Nature Conservation Interest		4% Overlap - Lam Brook
Priority Habitats		2m - Lowland meadows
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ3a and b.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		2.6%
Brownfield Land Use		1852m - E Block (part), MoD Ensleigh
Local Greenspace		2.8km - Fairfield Valley
Closest Park	3km - 4km - Lansdown Cemetery and Beckford's Tower	

Green Belt Land		100% Overlap
Health Facility		4km - 5km - Kingswood School
Loss of Allotment Land		
Distance to nearest Primary School		1700m - 1800m - Swainswick Church School
Distance to nearest Secondary School		4km - 5km - St Mark's School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1967m - Romano-British settlement E of Sir Bevil Granville's Monument
Registered Parks and Gardens		2.1km - Lansdown Cemetery And Beckford's Tower
Conservation Area		1340m - Upper Swainswick (Rural)
Registered Battlefield		1885m - Lansdown Battlefield (part)
Listed Building – Grade I		571m - Church Of St Mary Magdalene
Listed Building – Grade II*		624m - Court Farmhouse
Listed Building – Grade II		96m - Ashcombe House (West Part Only)
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		232m - Ashcombe Wood
Nature Reserve		3.8km - Kensington Meadow
Tree Preservation Order		2649m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		7.1km
Mineral Search Area		7.2km - Upper Lawn Quarry
Waterbodies		4m
Train Station		6km - 7km - Oldfield Park, Bath Spa
Bus Station		0m - 50m - Ashcombe Farm
Cycle Route		4km - 5km - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		100m - 200m
Historic Landfill		982m - Land at Roman Lodge Farm

B06



Site Details

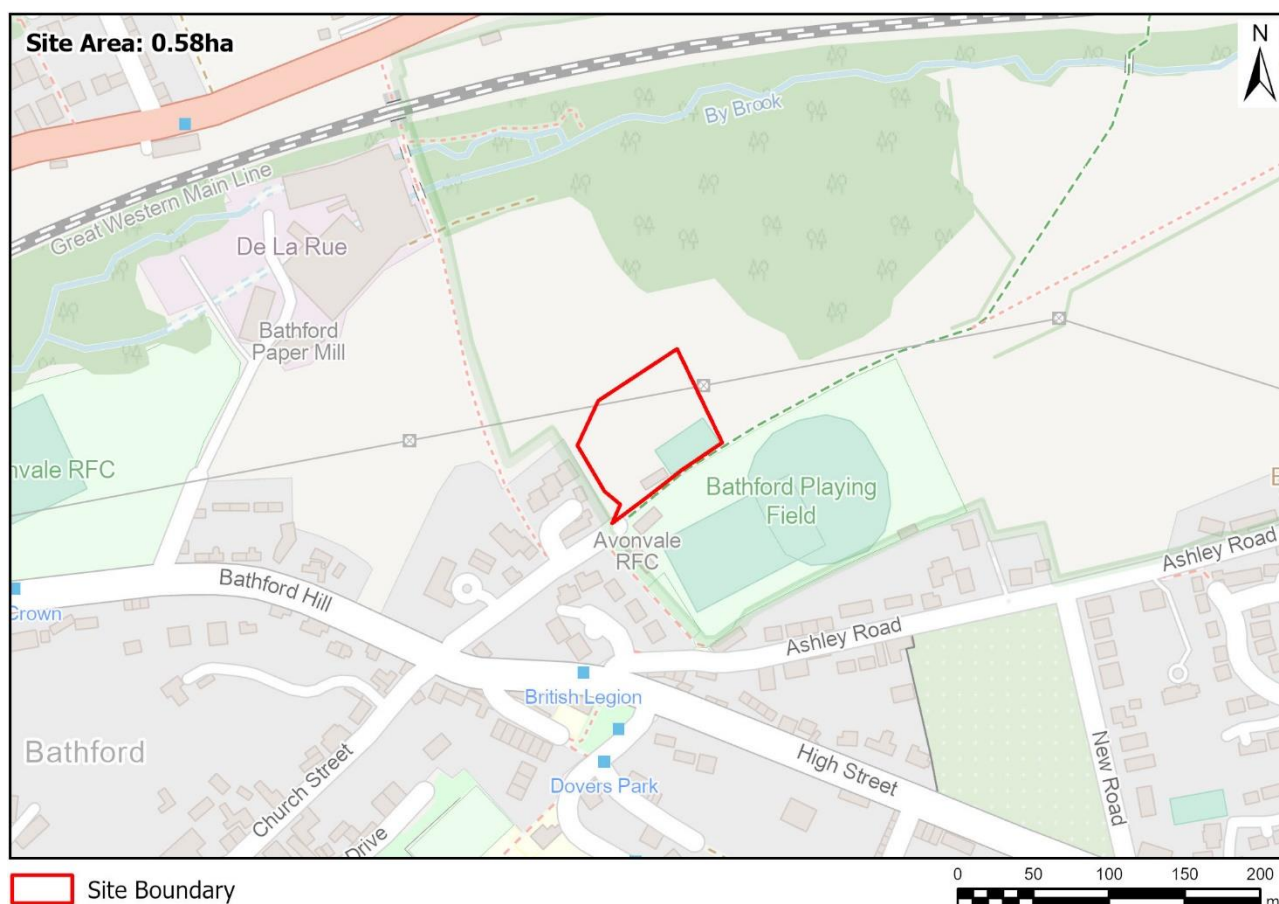
Gross Site Area (Ha) 4.55

Assessment

Air Quality Management Area (AQMA)	1255m - Bath AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 485m
International Ecological Sites (SAC, SPA, Ramsar)	4.5km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	967m - Newton St. Loe
Regionally Important Geological Site	1957m - Pennyquick Bridge
Site of Nature Conservation Interest	<1% Overlap - Pen Hill, west and east
Priority Habitats	95m - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	707m - Field between Manor Road Memorial Cottages
Local Greenspace	263m - The Orchard, Broadmoor Lane

Closest Park		1600m - 1700m - Kelston Park
Green Belt Land		100% Overlap
Health Facility		1900m - 2000m - Genesis
Loss of Allotment Land		
Distance to nearest Primary School		400m - 500m - St Mary's Catholic Primary
Distance to nearest Secondary School		900m - 1000m - Oldfield School
World Heritage Site		Site lies within or immediately adjacent to WHS
Scheduled Monument		2km - Two round barrows N of Blathwayt Arms
Registered Parks and Gardens		1110m - Kelston Park
Conservation Area		173m - Bath (Bath)
Registered Battlefield		3.1km - Lansdown Battlefield (part)
Listed Building – Grade I		588m - Partis College
Listed Building – Grade II*		565m - Manor House
Listed Building – Grade II		147m - Weston Lodge
National Landscape (formerly AONB)		91% Overlap - Cotswolds
Ancient Woodland		1748m - Weston Wood
Nature Reserve		1024m - Carrs Wood
Tree Preservation Order		121m
Agricultural Land Classification – Grades 1 to 3		86%
Mineral Safeguarded Area		5.5km
Mineral Search Area		5.6km - Upper Lawn Quarry
Waterbodies		70m
Train Station		2.5km - 3km - Oldfield Park
Bus Station		50m - 100m - Southlands Square
Cycle Route		1600m - 1700m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		0m - 50m
Historic Landfill		644m - North side of Upper Bristol Road

New site - Part of S1PS67



Site Details

Gross Site Area (Ha) 0.58

Assessment

Air Quality Management Area (AQMA)	2.5km - Bath AQMA
Noise Impact – Distance to major roads and railway lines	Railway - 195m
International Ecological Sites (SAC, SPA, Ramsar)	435m - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	435m - Brown's Folly
Regionally Important Geological Site	2.1km - Hampton Down Quarry
Site of Nature Conservation Interest	108m - By Brook and associated marginal habitats
Priority Habitats	48m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	4.6km - 4 - 5 Railway Place, Bath, BA1 1TH
Local Greenspace	178m - Allotments

Closest Park		4km - 5km - Sydney Gardens, Claverton Manor, Gardens at Oakwood, Bathwick Tower and Smallcombe House, St Catherine's Court
Green Belt Land		100% Overlap
Health Facility		4km - 5km - Team Bath Gym and Fitness Centre, Vital Health, Fitness and Beauty (Bath Spa Hotel)
Loss of Allotment Land		
Distance to nearest Primary School		300m - 400m - Bathford Church School
Distance to nearest Secondary School		4km - 5km - St Mark's School
World Heritage Site		Site lies within WHS indicative extent (buffer zone)
Scheduled Monument		499m - Multi-span bridge called Bathford Bridge
Registered Parks and Gardens		2.6km - Claverton Manor
Conservation Area		46m - Bathford (Rural)
Registered Battlefield		7.1km - Lansdown Battlefield (part)
Listed Building – Grade I		1949m - Remains Of The Refectory At Monkton Farleigh Manor
Listed Building – Grade II*		123m - Whitehaven
Listed Building – Grade II		69m - The Garden Cottage
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		435m - Prigley/Mountain Wood
Nature Reserve		3.1km - Kensington Meadow
Tree Preservation Order		2268m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		5km
Mineral Search Area		5.2km - Upper Lawn Quarry
Waterbodies		143m
Train Station		5km - 6km - Bath Spa
Bus Station		200m - 300m - Dovers Park, British Legion
Cycle Route		1400m - 1500m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		0m - 50m
Historic Landfill		80m - Bathford Paper Mills

10. New site



Site Details

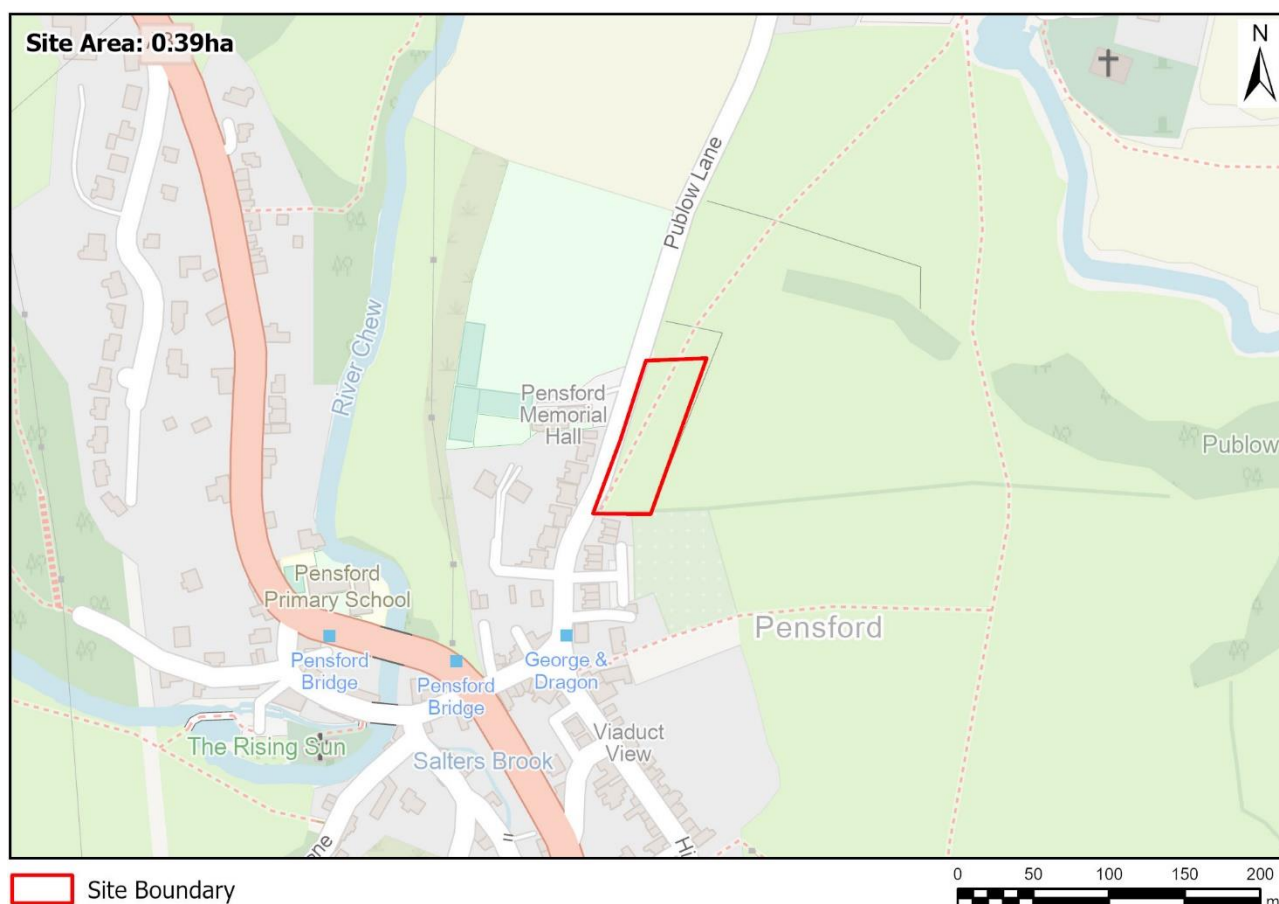
Gross Site Area (Ha) 0.09

Assessment

Air Quality Management Area (AQMA)	6.9km - Bristol AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 3.9km
International Ecological Sites (SAC, SPA, Ramsar)	1782m - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	1782m - Chew Valley Lake
Regionally Important Geological Site	2.6km - Northwick Stream Section, Dundry
Site of Nature Conservation Interest	2m - Winford Brook and adjacent land
Priority Habitats	10m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	1469m - Employment building, Unit 2, Chew Stoke

Local Greenspace		6.1km - Millenium Green Garden
Closest Park		10km - 15km - Brislington House
Green Belt Land		100% Overlap
Health Facility		1200m - 1300m - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		1000m - 1100m - Chew Magna Primary
Distance to nearest Secondary School		1200m - 1300m - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		758m - Churchyard cross in St Andrew's churchyard
Registered Parks and Gardens		6km - Landscape At The Former Cegb Headquarters
Conservation Area		10m - Chew Magna (Rural)
Registered Battlefield		16.1km - Lansdown Battlefield (part)
Listed Building – Grade I		792m - Church Of St Andrew
Listed Building – Grade II*		167m - The Manor House (The Sacred Heart Convent High School)
Listed Building – Grade II		204m - Stable, Attached Wall And Gate Piers About 30 Metres South East Of The Manor House
National Landscape (formerly AONB)		1703m - Mendip Hills
Ancient Woodland		962m - Bithams Wood
Nature Reserve		4.1km - Folly Farm
Tree Preservation Order		4967m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		2.1km
Mineral Search Area		19.6km - Upper Lawn Quarry
Waterbodies		10m
Train Station		9km - 10km - Parson Street
Bus Station		400m - 500m - Sacred Heart
Cycle Route		700m - 800m - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		759m - Limeburn Hill

PEN08



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Site Details

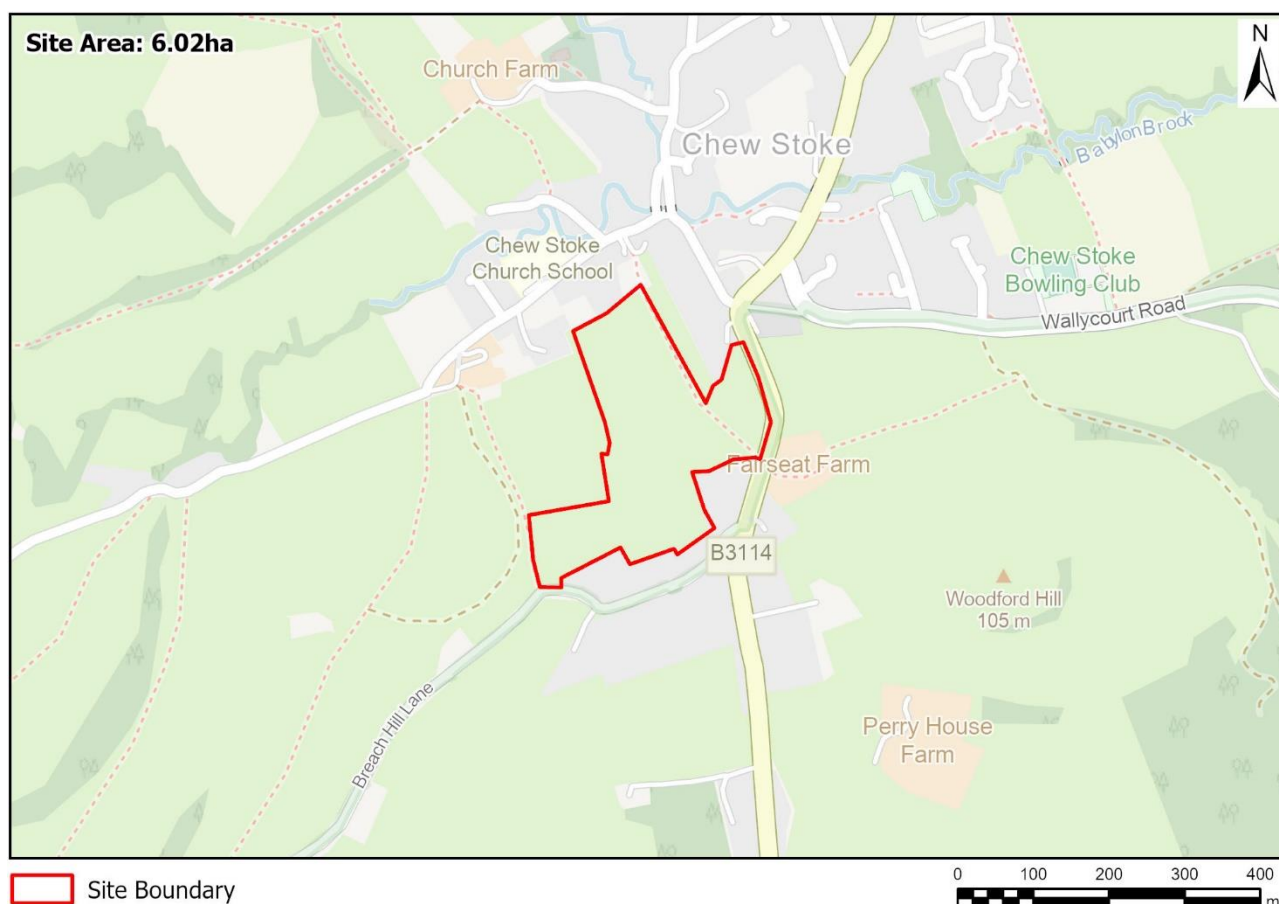
Gross Site Area (Ha) 0.39

Assessment

Air Quality Management Area (AQMA)	5.6km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 2km
International Ecological Sites (SAC, SPA, Ramsar)	5km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	3.3km - Folly Farm
Regionally Important Geological Site	3.1km - Maes Knoll Tump
Site of Nature Conservation Interest	126m - River Chew and adjacent land (north of lake: part a)
Priority Habitats	173m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	274m - Pensford Garage
Local Greenspace	3.7km - Millenium Green Garden

Closest Park		7km - 8km - Brislington House
Green Belt Land		100% Overlap
Health Facility		6km - 7km - Keynsham Leisure Centre, Chew Valley School, Keynsham Gym, Wellsway Sports Centre
Loss of Allotment Land		<1% Overlap
Distance to nearest Primary School		300m - 400m - Pensford Primary
Distance to nearest Secondary School		5km - 6km - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		87m - Round House
Registered Parks and Gardens		6.1km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		62m - Pensford (Rural)
Registered Battlefield		11.2km - Lansdown Battlefield (part)
Listed Building – Grade I		325m - Church Of All Saints
Listed Building – Grade II*		240m - Church Of St Thomas A Becket
Listed Building – Grade II		93m - Lock Up
National Landscape (formerly AONB)		5km - Mendip Hills
Ancient Woodland		1280m
Nature Reserve		3.1km - Folly Farm
Tree Preservation Order		201m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		100% Overlap
Mineral Search Area		14.5km - Upper Lawn Quarry
Waterbodies		134m
Train Station		6km - 7km - Keynsham
Bus Station		50m - 100m - George & Dragon
Cycle Route		0m - 50m - Avon Cycleway
Public Right of Way		0m - 50m
Historic Landfill		358m - Disused railway embankment

New site - Duplicate submission



Site Details

Gross Site Area (Ha) 6.02

Assessment

Air Quality Management Area (AQMA)	6.9km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 3km
International Ecological Sites (SAC, SPA, Ramsar)	673m - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	673m - Chew Valley Lake
Regionally Important Geological Site	3.6km - Butcombe, Roadside Exposure
Site of Nature Conservation Interest	79m - Chewstoke Brook
Priority Habitats	<1% Overlap - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0.2%
Surface Water Flooding (1 in 100 Year)	0.6%
Surface Water Flooding (1 in 1000 Year)	2.7%
Brownfield Land Use	186m - Newbridge Garage
Local Greenspace	4.1km - The Glebe Field

Closest Park		10km - 15km - Brislington House
Green Belt Land		100% Overlap
Health Facility		1300m - 1400m - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		100m - 200m - Chew Stoke Church School
Distance to nearest Secondary School		1300m - 1400m - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.2km - Tun Bridge
Registered Parks and Gardens		7.4km - Barrow Court
Conservation Area		<1% Overlap - Chew Stoke (Rural)
Registered Battlefield		17.8km - Lansdown Battlefield (part)
Listed Building – Grade I		2.4km - Church Of St Andrew
Listed Building – Grade II*		258m - The Rectory
Listed Building – Grade II		23m - Fairseat Farmhouse
National Landscape (formerly AONB)		6m - Mendip Hills
Ancient Woodland		2.4km - Bithams Wood
Nature Reserve		4.2km - Folly Farm
Tree Preservation Order		3359m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		2.7km
Mineral Search Area		20.5km - Upper Lawn Quarry
Waterbodies		4m
Train Station		10km - 15km - Bedminster, Parson Street, Keynsham
Bus Station		100m - 200m - Stoke Inn
Cycle Route		0m - 50m - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		2.1km - Limeburn Hill

New site



Site Details

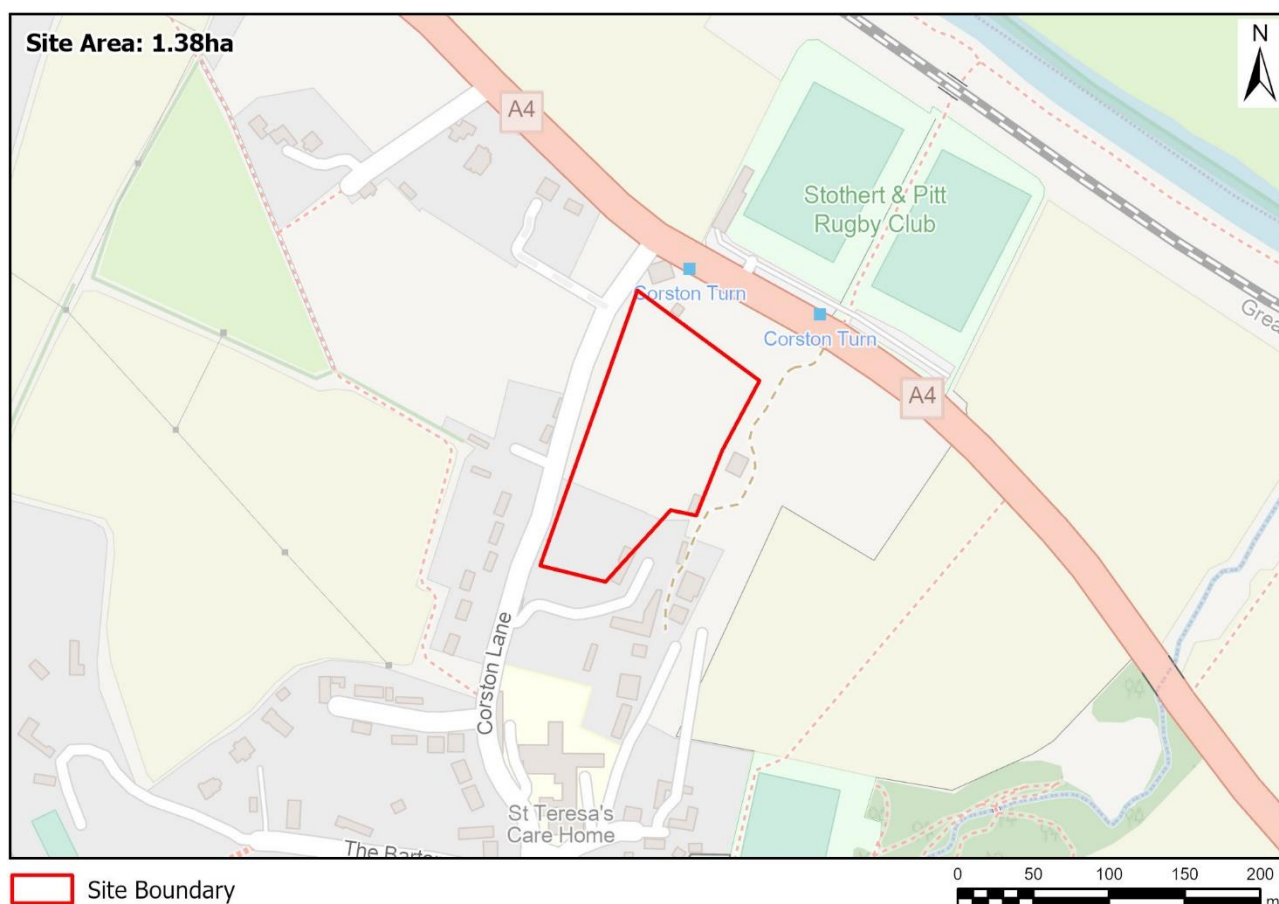
Gross Site Area (Ha) 0.24

Assessment

Air Quality Management Area (AQMA)	5.8km - Bath AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.5km
International Ecological Sites (SAC, SPA, Ramsar)	3.3km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	1186m - Hinton Charterhouse Field
Regionally Important Geological Site	266m - Broadfield Farm
Site of Nature Conservation Interest	13m - North-west Hinton complex
Priority Habitats	106m - Lowland calcareous grassland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	4.7km - 478 Wellsway, Bath
Local Greenspace	2.2km - Tynning Village Green

Closest Park		5km - 6km - Prior Park
Green Belt Land		100% Overlap
Health Facility		6km - 7km - Combe Grove Manor Hotel and Country Club, Culverhay Sports Centre, Space Health and Fitness, Odd Down Sports Ground
Loss of Allotment Land		
Distance to nearest Primary School		3km - 4km - Freshford Church School, St Julian's Church School
Distance to nearest Secondary School		6km - 7km - Saint Gregory's Catholic College
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		623m - Bowl barrow 150m NNW of Abbey Farm
Registered Parks and Gardens		2.7km - Iford Manor
Conservation Area		330m - Hinton Charterhouse (Rural)
Registered Battlefield		12.1km - Lansdown Battlefield (part)
Listed Building – Grade I		1049m - Refectory To West Of Chapter House
Listed Building – Grade II*		614m - Hinton House
Listed Building – Grade II		341m - Broadfield Farmhouse
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		730m - Hang Wood
Nature Reserve		6.3km - Twerton Roundhill
Tree Preservation Order		2246m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		821m
Mineral Search Area		821m - Stoke Hill Mine
Waterbodies		317m
Train Station		3km - 4km - Freshford
Bus Station		100m - 200m - The Glebe
Cycle Route		1900m - 2000m - National Cycle Route 24
Public Right of Way		0m - 50m
Historic Landfill		95% Overlap - Old Quarry Adjoining Dunnington at Hinton

New site - part A4PS1



Site Details

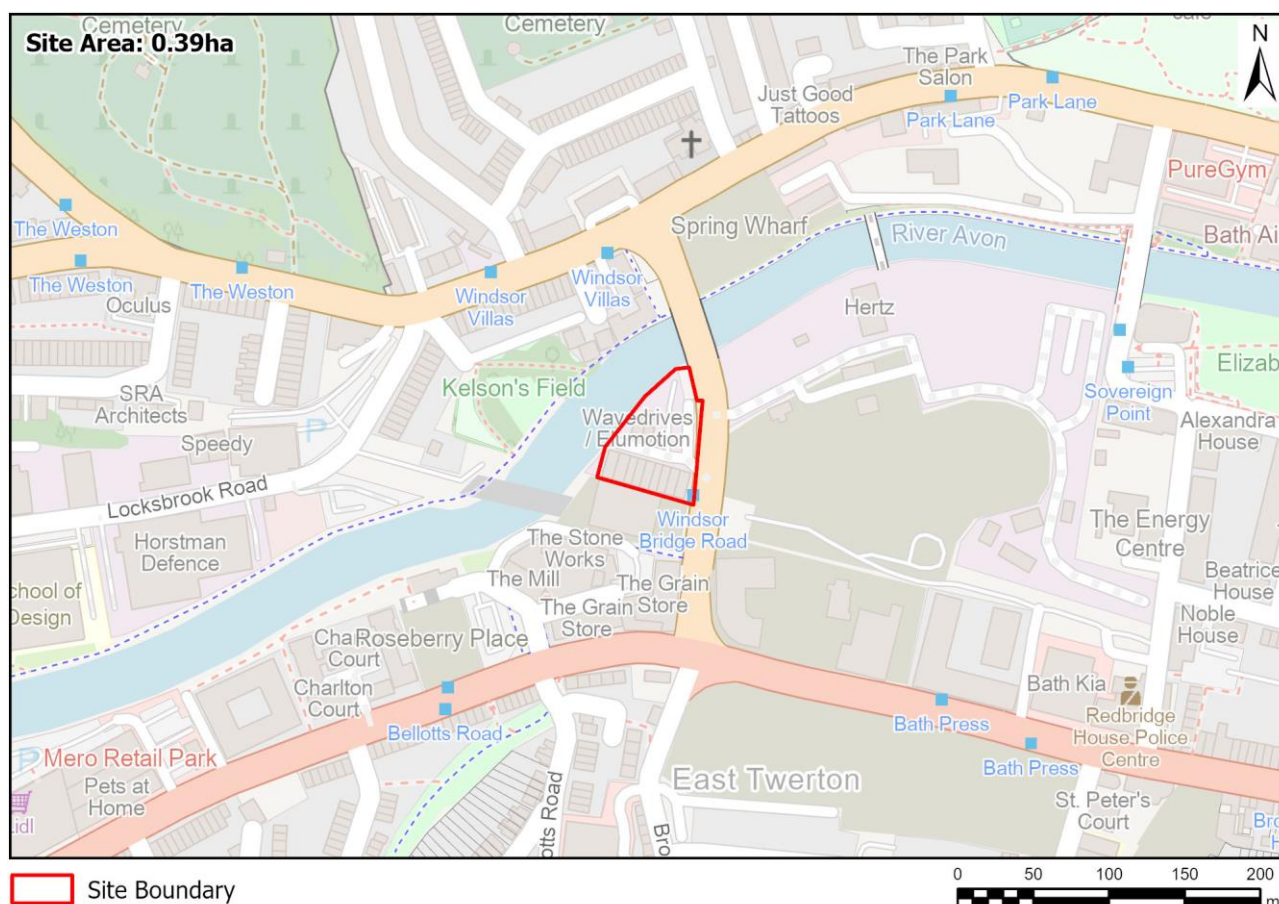
Gross Site Area (Ha) 1.38

Assessment

Air Quality Management Area (AQMA)	879m - Saltford AQMA
Noise Impact – Distance to major roads and railway lines	Railway - 229m
International Ecological Sites (SAC, SPA, Ramsar)	6.1km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	1533m - Newton St. Loe
Regionally Important Geological Site	582m - Kelston Park Quarry
Site of Nature Conservation Interest	253m - River Avon
Priority Habitats	19% Overlap - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	2.9km - Hartwells Garage
Local Greenspace	1815m - War Memorial Garden

Closest Park		500m - 600m - Newton Park
Green Belt Land		100% Overlap
Health Facility		4km - 5km - Culverhay Sports Centre, Genesis
Loss of Allotment Land		
Distance to nearest Primary School		3km - 4km - Twerton Infant, St Michael's Junior Church School
Distance to nearest Secondary School		4km - 5km - Oldfield School
World Heritage Site		Site lies within WHS indicative extent (buffer zone)
Scheduled Monument		1420m - Saltford brass battery mill
Registered Parks and Gardens		400m - Kelston Park
Conservation Area		24% Overlap - Corston (Rural)
Registered Battlefield		4.5km - Lansdown Battlefield (part)
Listed Building – Grade I		1457m - Newton Park The Country House Of The College Only
Listed Building – Grade II*		520m - Manor Farmhouse
Listed Building – Grade II		101m - Milestone At National Grid Reference St 6973 6579
National Landscape (formerly AONB)		281m - Cotswolds
Ancient Woodland		402m - Kelston Park Wood
Nature Reserve		2km - Carrs Wood
Tree Preservation Order		1108m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		3.1km
Mineral Search Area		7.6km - Upper Lawn Quarry
Waterbodies		262m
Train Station		5km - 6km - Oldfield Park
Bus Station		300m - 400m - Ashton Hill
Cycle Route		1700m - 1800m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		50m - 100m
Historic Landfill		1618m - Roundhill Farm

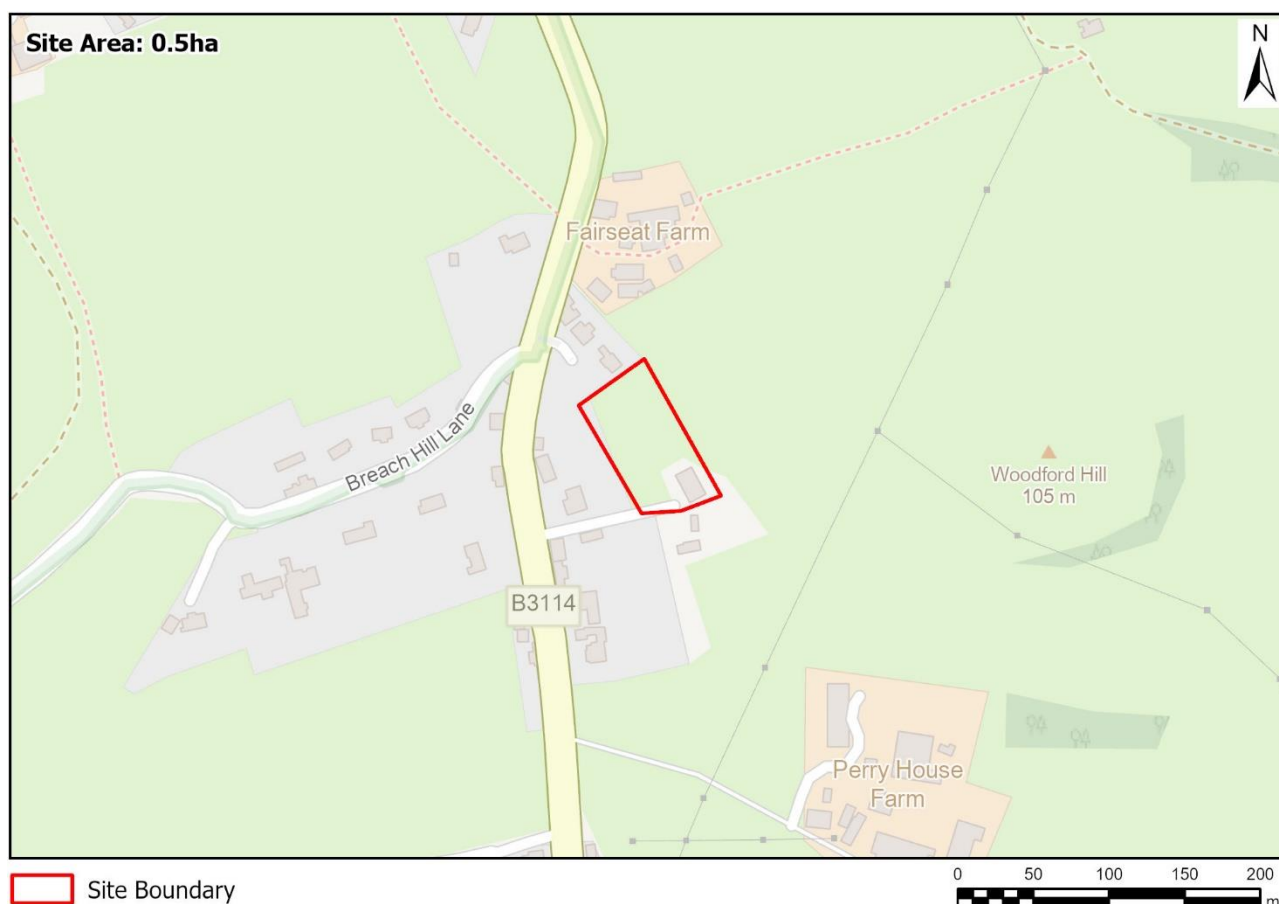
New site - Duplicate



Site Details		
Gross Site Area (Ha)	0.39	
Assessment		
Air Quality Management Area (AQMA)		39% Overlap - Bath AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 5m
International Ecological Sites (SAC, SPA, Ramsar)		2.7km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		2.1km - Newton St. Loe
Regionally Important Geological Site		1728m - Beacon Hill
Site of Nature Conservation Interest		<1% Overlap - River Avon
Priority Habitats		259m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ3a and b.
Surface Water Flooding (1 in 30 Year)		16.8%
Surface Water Flooding (1 in 100 Year)		20.2%
Surface Water Flooding (1 in 1000 Year)		40.5%
Brownfield Land Use		13m - Western Riverside
Local Greenspace		332m - Dorset Close Play Area
Closest Park	400m - 500m - Royal Victoria Park	

Green Belt Land		1178m
Health Facility		50m - 100m - Body Development
Loss of Allotment Land		
Distance to nearest Primary School		600m - 700m - Oldfield Park Infant
Distance to nearest Secondary School		1200m - 1300m - Hayesfield Girls' School
World Heritage Site		Site lies within or immediately adjacent to WHS
Scheduled Monument		1266m - The Roman Baths and site of Roman town, Bath
Registered Parks and Gardens		324m - Royal Victoria Park
Conservation Area		1m - Bath (Bath)
Registered Battlefield		4.9km - Lansdown Battlefield (part)
Listed Building – Grade I		1002m - Nos. 1-30, Royal Crescent
Listed Building – Grade II*		549m - Victoria Bridge
Listed Building – Grade II		160m - Nos. 1, 2 And 3
National Landscape (formerly AONB)		1203m - Cotswolds
Ancient Woodland		2.3km
Nature Reserve		1129m - Carrs Wood
Tree Preservation Order		278m
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		3.7km
Mineral Search Area		3.8km - Upper Lawn Quarry
Waterbodies		0.64m
Train Station		500m - 600m - Oldfield Park
Bus Station		50m - 100m - Windsor Bridge Road
Cycle Route		0m - 50m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		1500m - 1600m
Historic Landfill		586m - Victoria Brick and Tile Works

New site



Site Details

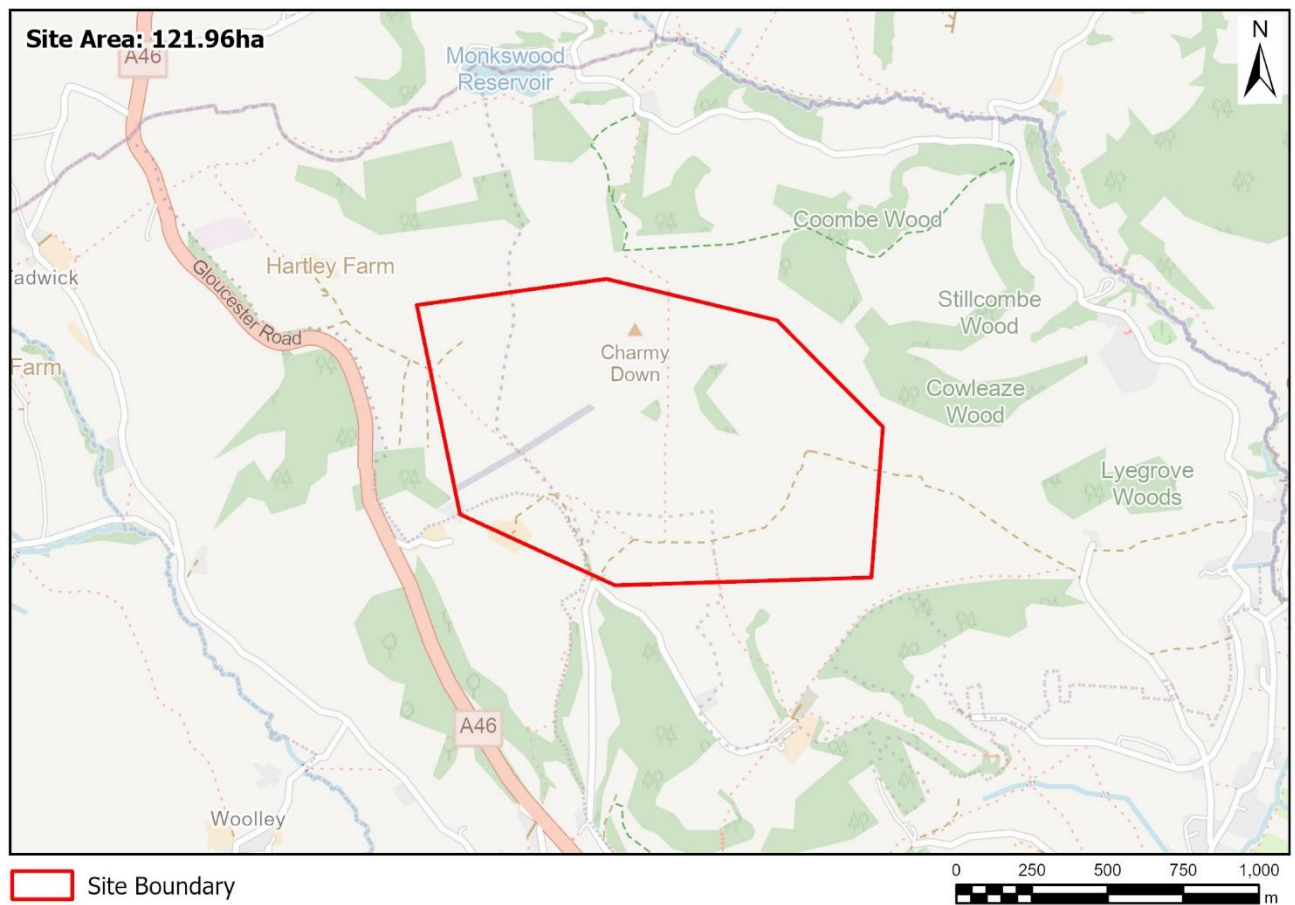
Gross Site Area (Ha) 0.5

Assessment

Air Quality Management Area (AQMA)	6.7km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.8km
International Ecological Sites (SAC, SPA, Ramsar)	630m - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	630m - Chew Valley Lake
Regionally Important Geological Site	3.9km - Butcombe, Roadside Exposure
Site of Nature Conservation Interest	315m - Perry House Farm field
Priority Habitats	117m - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	410m - Newbridge Garage
Local Greenspace	4.2km - The Amenity Field

Closest Park		10km - 15km - Brislington House
Green Belt Land		100% Overlap
Health Facility		1500m - 1600m - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		600m - 700m - Chew Stoke Church School
Distance to nearest Secondary School		1500m - 1600m - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.3km - Tun Bridge
Registered Parks and Gardens		7.7km - Barrow Court
Conservation Area		222m - Chew Stoke (Rural)
Registered Battlefield		17.8km - Lansdown Battlefield (part)
Listed Building – Grade I		2.6km - Church Of St Andrew
Listed Building – Grade II*		608m - The Rectory
Listed Building – Grade II		103m - Fairseat Farmhouse
National Landscape (formerly AONB)		100% Overlap - Mendip Hills
Ancient Woodland		2.7km - Bithams Wood
Nature Reserve		4.1km - Folly Farm
Tree Preservation Order		3658m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		2.7km
Mineral Search Area		20.4km - Upper Lawn Quarry
Waterbodies		31m
Train Station		10km - 15km - Keynsham, Parson Street, Bedminster
Bus Station		400m - 500m - Stoke Inn
Cycle Route		0m - 50m - National Cycle Route 3
Public Right of Way		50m - 100m
Historic Landfill		2.4km - Limeburn Hill

Resident suggestion - Charmy Down



Site Details

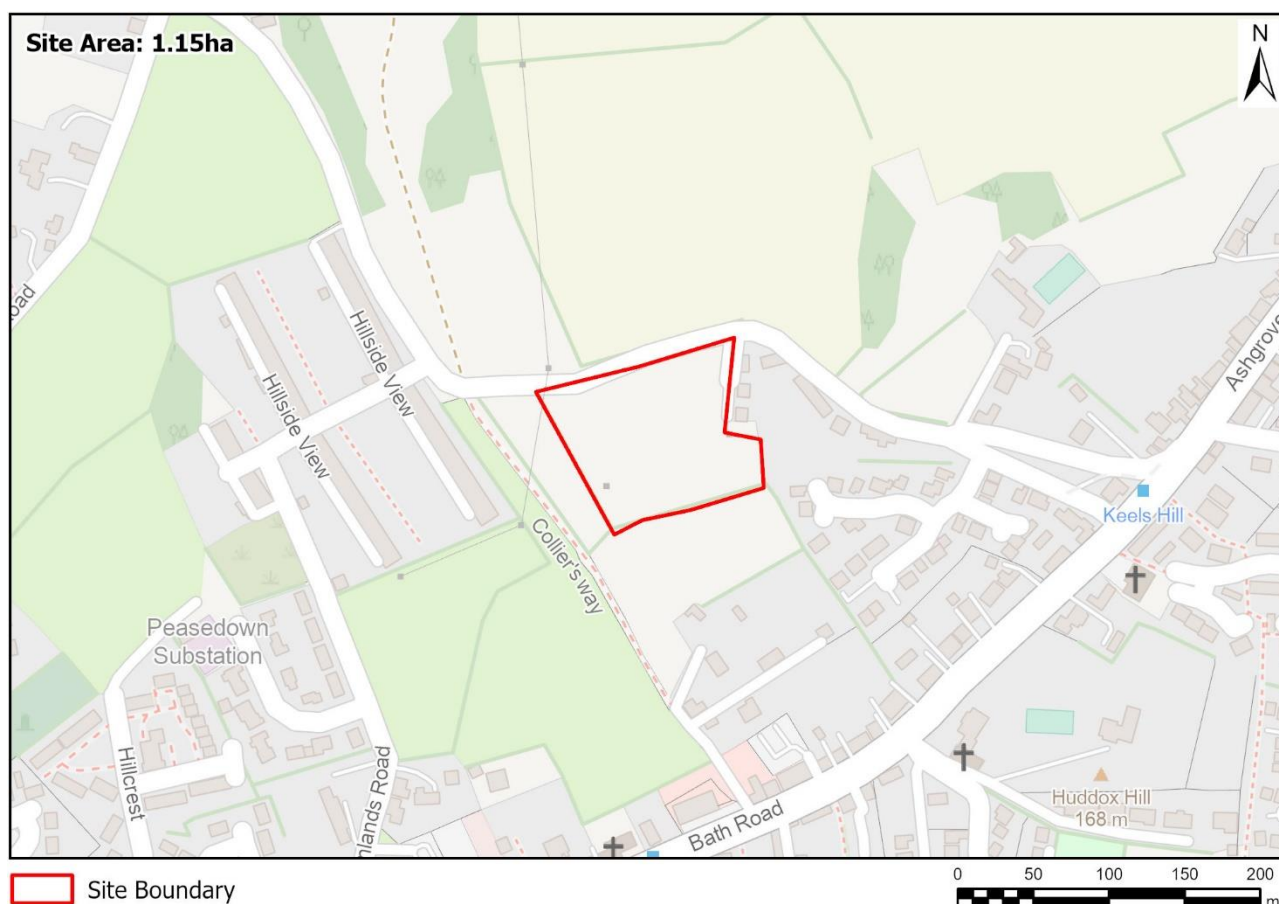
Gross Site Area (Ha) 121.96

Assessment

Air Quality Management Area (AQMA)	2.8km - Bath AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.6km
International Ecological Sites (SAC, SPA, Ramsar)	3.7km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	206m - Monkswood Valley
Regionally Important Geological Site	468m - Swainswick Road Cutting
Site of Nature Conservation Interest	71% Overlap - Charmy Down, St. Catherines complex
Priority Habitats	11% Overlap - Deciduous woodland, Good quality semi improved grassland, Lowland calcareous grassland, Lowland meadows
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0.2%
Surface Water Flooding (1 in 1000 Year)	1.5%
Brownfield Land Use	2.3km - E Block (part), MoD Ensleigh

Local Greenspace	1940m - Coalpit Road
Closest Park	1800m - 1900m - St Catherine's Court
Green Belt Land	100% Overlap
Health Facility	5km - 6km - Fitness First, Bath Sports And Leisure Centre, F45 Training, Fly Fitness gym, Toniq, Kingswood School, Livingwell Express Club (Bath), Phase One Health and Fitness Gym, The Royal Crescent Spa and Bath House, Stanza Fitness, YMCA Gym
Loss of Allotment Land	
Distance to nearest Primary School	2km - 2.5km - Swainswick Church School
Distance to nearest Secondary School	3km - 4km - St Mark's School
World Heritage Site	Site lies within WHS indicative extent (buffer zone)
Scheduled Monument	1314m - Slight univallate hillfort 190m north west of Westleigh
Registered Parks and Gardens	747m - St Catherine's Court
Conservation Area	811m - Upper Swainswick (Rural)
Registered Battlefield	2.6km - Lansdown Battlefield (part)
Listed Building – Grade I	851m - St Catherine's Court
Listed Building – Grade II*	576m - The Grey House
Listed Building – Grade II	349m - Hartley Farmhouse
National Landscape (formerly AONB)	100% Overlap - Cotswolds
Ancient Woodland	31m - Charmydown/Butchers Woods
Nature Reserve	3.3km - Kensington Meadow
Tree Preservation Order	2408m
Agricultural Land Classification – Grades 1 to 3	100%
Mineral Safeguarded Area	6.7km
Mineral Search Area	6.9km - Upper Lawn Quarry
Waterbodies	46m
Train Station	6km - 7km - Bath Spa
Bus Station	100m - 200m - Charmy Down
Cycle Route	3km - 4km - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way	0m - 50m
Historic Landfill	1865m - Land at Roman Lodge Farm

PEA07b - Part



Site Details

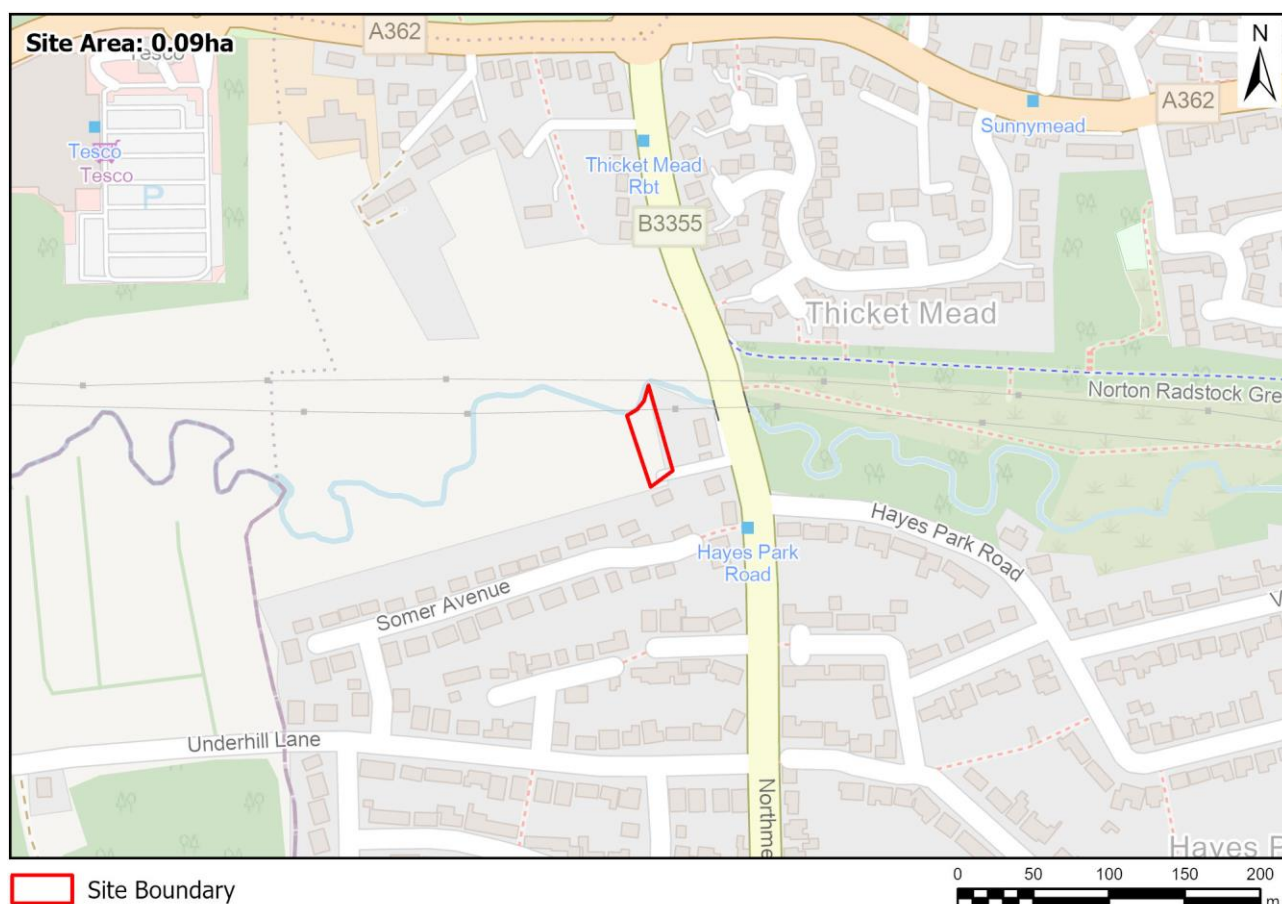
Gross Site Area (Ha) 1.15

Assessment

Air Quality Management Area (AQMA)	7.3km - Bath AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 717m
International Ecological Sites (SAC, SPA, Ramsar)	6.3km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	2.4km - Writhlington
Regionally Important Geological Site	1502m - Camerton New Pit Tip
Site of Nature Conservation Interest	540m - New Buildings field
Priority Habitats	198m - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	1.4%
Brownfield Land Use	2.5km - Derelict Yard, Bath Old Road
Local Greenspace	300m - Beacon Hall Playground

Closest Park		6km - 7km - Newton Park
Green Belt Land		0.4m
Health Facility		3km - 4km - Snap Fitness, Radstock
Loss of Allotment Land		
Distance to nearest Primary School		500m - 600m - Peasedown St John Primary
Distance to nearest Secondary School		4km - 5km - Somerset Studio School, Writhlington School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1634m - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		4.5km - Ammerdown House
Conservation Area		1477m - Radstock (Somer Valley)
Registered Battlefield		12km - Lansdown Battlefield (part)
Listed Building – Grade I		1640m - Church Of St Peter
Listed Building – Grade II*		1611m - Church Of All Saints
Listed Building – Grade II		461m - Church Of St John Baptist
National Landscape (formerly AONB)		3km - Cotswolds
Ancient Woodland		823m - Camerton Wood
Nature Reserve		1841m - Camerton Batch
Tree Preservation Order		379m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		4km
Mineral Search Area		6.4km - Stoke Hill Mine
Waterbodies		124m
Train Station		6km - 7km - Midsomer Norton South
Bus Station		200m - 300m - Braysdown Lane, Keel's Hill
Cycle Route		2km - 2.5km - National Cycle Route 24
Public Right of Way		0m - 50m
Historic Landfill		128m - Old quarry adjoining Ashgrove Farm

New site



Site Details

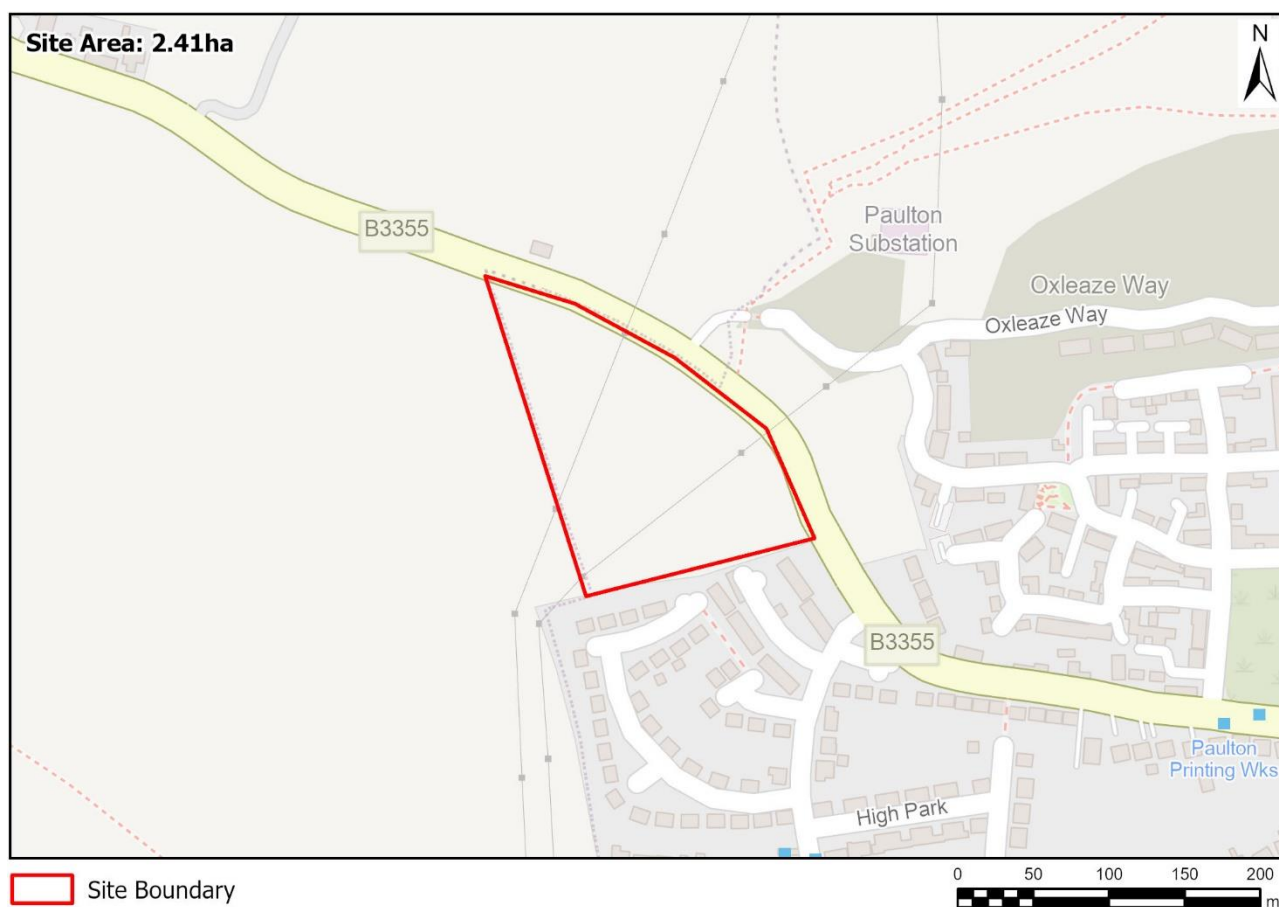
Gross Site Area (Ha) 0.09

Assessment

Air Quality Management Area (AQMA)	2.8km - Farrington Gurney Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 232m
International Ecological Sites (SAC, SPA, Ramsar)	6.8km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	1520m - Bowlditch Quarry
Regionally Important Geological Site	388m - Old Mills Tip
Site of Nature Conservation Interest	21% Overlap - Wellow Brook
Priority Habitats	1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ3a and b.
Surface Water Flooding (1 in 30 Year)	8.5%
Surface Water Flooding (1 in 100 Year)	11.7%
Surface Water Flooding (1 in 1000 Year)	87.1%
Brownfield Land Use	862m - Farthing & Short, The Island
Local Greenspace	55m - Hayes Park

Closest Park		10km - 15km - Royal Victoria Park, Abbey Cemetery, Newton Park, Prior Park, Widcombe Manor
Green Belt Land		3.7km
Health Facility		1100m - 1200m - Dragonfly Leisure, Somervale School
Loss of Allotment Land		
Distance to nearest Primary School		900m - 1000m - Longvernal Primary
Distance to nearest Secondary School		1100m - 1200m - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		3km - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		2.6km - Ston Easton Park
Conservation Area		394m - Midsomer Norton (Somer Valley)
Registered Battlefield		16.2km - Lansdown Battlefield (part)
Listed Building – Grade I		3.2km - Ston Easton Park
Listed Building – Grade II*		564m - Norman Archway In Garden Wall To Rear Of Number 83 (Vicarage)
Listed Building – Grade II		538m - Vicarage
National Landscape (formerly AONB)		5.7km - Mendip Hills
Ancient Woodland		1261m
Nature Reserve		1146m - Silver Street
Tree Preservation Order		489m
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		100% Overlap
Mineral Search Area		11.9km - Stoke Hill Mine
Waterbodies		1% Overlap
Train Station		1500m - 1600m - Midsomer Norton South
Bus Station		50m - 100m - Hayes Park Road
Cycle Route		50m - 100m - National Cycle Route 24 Link
Public Right of Way		0m - 50m
Historic Landfill		414m - Land Sout East of Old Mills

PAU15b



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Site Details

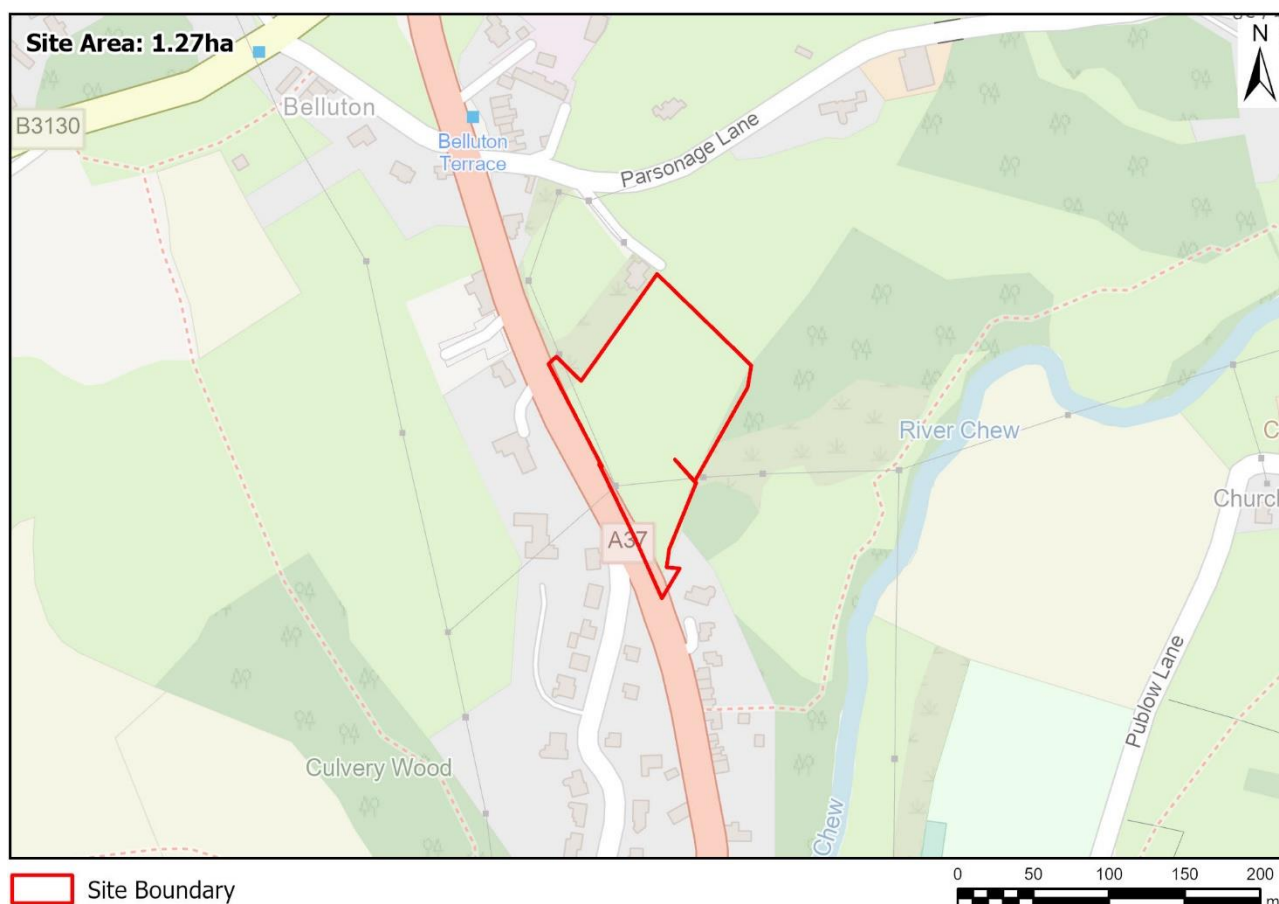
Gross Site Area (Ha) 2.41

Assessment

Air Quality Management Area (AQMA)		1689m - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 544m
International Ecological Sites (SAC, SPA, Ramsar)		6.9km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		2.5km - Bowlditch Quarry
Regionally Important Geological Site		1355m - Paulton Colliery and Canal Basin
Site of Nature Conservation Interest		269m - Cam Brook and adjacent land
Priority Habitats		60m - Traditional orchard
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		2.7km - The Wharf
Local Greenspace		391m - Memorial Garden

Closest Park		9km - 10km - Newton Park
Green Belt Land		1760m
Health Facility		1000m - 1100m - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		900m - 1000m - Paulton Junior
Distance to nearest Secondary School		3km - 4km - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		3.2km - Bowl barrow 100m north east of Home Farm Cottage
Registered Parks and Gardens		2.1km - Ston Easton Park
Conservation Area		331m - Paulton (Somer Valley)
Registered Battlefield		14.9km - Lansdown Battlefield (part)
Listed Building – Grade I		3.2km - Ston Easton Park
Listed Building – Grade II*		496m - Church Of The Holy Trinity
Listed Building – Grade II		455m - Brook Farmhouse
National Landscape (formerly AONB)		4.7km - Mendip Hills
Ancient Woodland		2.1km - Rush Hill Wood - East
Nature Reserve		3.5km - Silver Street
Tree Preservation Order		550m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		98% Overlap
Mineral Search Area		12.4km - Stoke Hill Mine
Waterbodies		261m
Train Station		4km - 5km - Midsomer Norton South
Bus Station		200m - 300m - Woodview
Cycle Route		2.5km - 3km - National Cycle Route 24 Link
Public Right of Way		0m - 50m
Historic Landfill		473m - Purnell and Sons Limited

PEN02

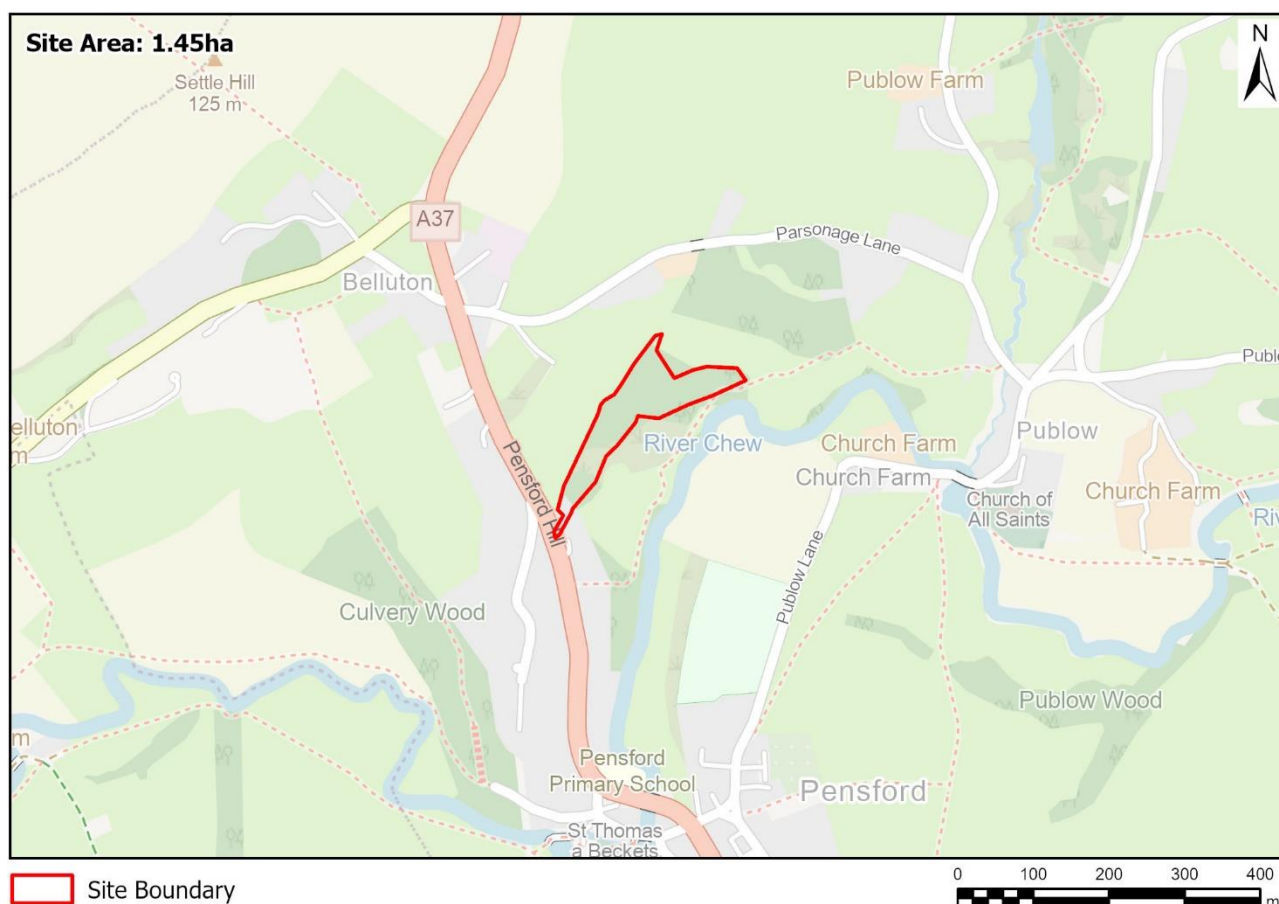


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Site Details		
Gross Site Area (Ha)	1.27	
Assessment		
Air Quality Management Area (AQMA)		5.3km - Bristol AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 2.4km
International Ecological Sites (SAC, SPA, Ramsar)		5km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		3.5km - Folly Farm
Regionally Important Geological Site		2.6km - Maes Knoll Tump
Site of Nature Conservation Interest		111m - River Chew and adjacent land (north of lake: part a)
Priority Habitats		<1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0.1%
Surface Water Flooding (1 in 100 Year)		0.1%
Surface Water Flooding (1 in 1000 Year)		1.8%
Brownfield Land Use		593m - Pensford Garage
Local Greenspace		3.3km - Millenium Green Garden

Closest Park		7km - 8km - Brislington House
Green Belt Land		100% Overlap
Health Facility		6km - 7km - Keynsham Gym, Keynsham Leisure Centre
Loss of Allotment Land		
Distance to nearest Primary School		1800m - 1900m - Pensford Primary
Distance to nearest Secondary School		6km - 7km - Broadlands Academy, Wellsway School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		435m - Round House
Registered Parks and Gardens		5.8km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		168m - Pensford (Rural)
Registered Battlefield		11.3km - Lansdown Battlefield (part)
Listed Building – Grade I		558m - Church Of All Saints
Listed Building – Grade II*		439m - Church Of St Thomas A Becket
Listed Building – Grade II		391m - Parsonage Farmhouse
National Landscape (formerly AONB)		5km - Mendip Hills
Ancient Woodland		1680m
Nature Reserve		3.2km - Folly Farm
Tree Preservation Order		123m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		100% Overlap
Mineral Search Area		14.8km - Upper Lawn Quarry
Waterbodies		119m
Train Station		6km - 7km - Keynsham
Bus Station		1000m - 1100m - Publow Church
Cycle Route		800m - 900m - Avon Cycleway
Public Right of Way		0m - 50m
Historic Landfill		54% Overlap - Disused railway embankment

New site



Site Details

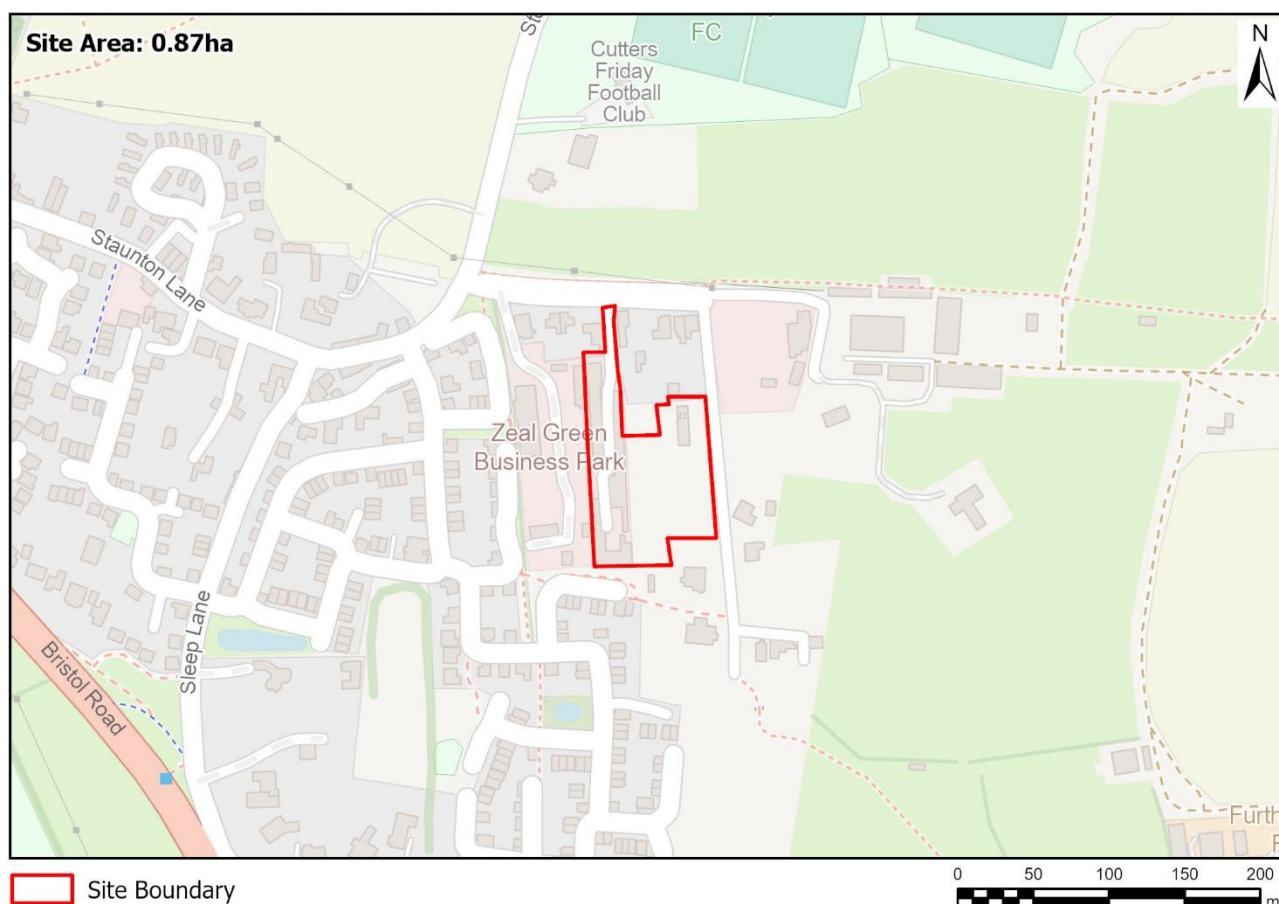
Gross Site Area (Ha) 1.45

Assessment

Air Quality Management Area (AQMA)	5.3km - Bristol AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.4km
International Ecological Sites (SAC, SPA, Ramsar)	5km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	3.5km - Folly Farm
Regionally Important Geological Site	2.7km - Maes Knoll Tump
Site of Nature Conservation Interest	9m - River Chew and adjacent land (north of lake: part a)
Priority Habitats	94% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ3a and b.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	6.6%
Brownfield Land Use	581m - Pensford Garage
Local Greenspace	3.3km - Millenium Green Garden
Closest Park	7km - 8km - Brislington House

Green Belt Land		100% Overlap
Health Facility		6km - 7km - Keynsham Leisure Centre, Keynsham Gym, Wellsway Sports Centre
Loss of Allotment Land		
Distance to nearest Primary School		1400m - 1500m - Pensford Primary
Distance to nearest Secondary School		5km - 6km - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		424m - Round House
Registered Parks and Gardens		5.7km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		156m - Pensford (Rural)
Registered Battlefield		11.1km - Lansdown Battlefield (part)
Listed Building – Grade I		392m - Church Of All Saints
Listed Building – Grade II*		427m - Church Of St Thomas A Becket
Listed Building – Grade II		208m - Parsonage Farmhouse
National Landscape (formerly AONB)		5km - Mendip Hills
Ancient Woodland		1592m - Catsley Wood
Nature Reserve		3.2km - Folly Farm
Tree Preservation Order		113m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		100% Overlap
Mineral Search Area		14.6km - Upper Lawn Quarry
Waterbodies		17m
Train Station		6km - 7km - Keynsham
Bus Station		600m - 700m - Publow Church
Cycle Route		400m - 500m - Avon Cycleway
Public Right of Way		0m - 50m
Historic Landfill		<1% Overlap - Disused railway embankment

New site



Site Details

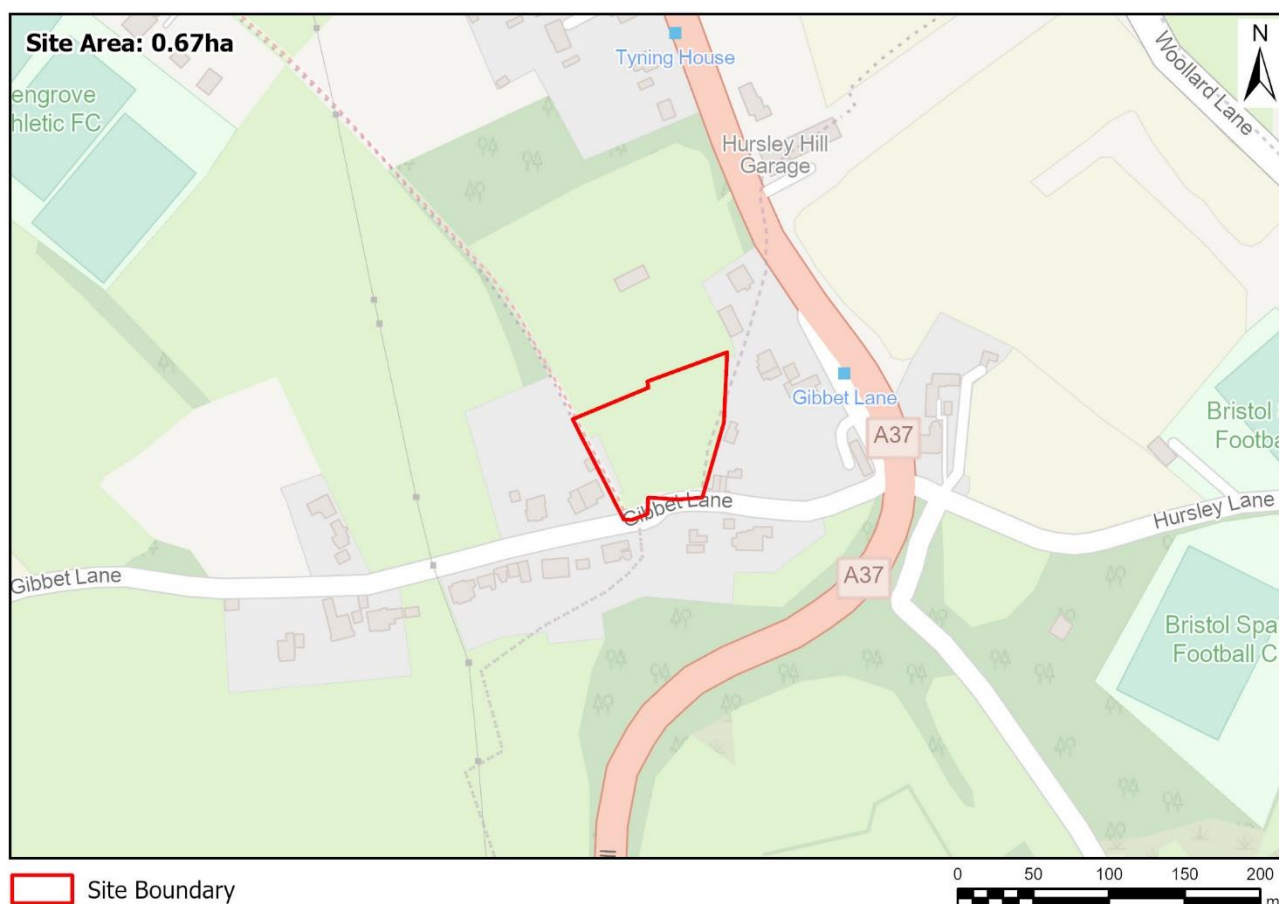
Gross Site Area (Ha) 0.87

Assessment

Air Quality Management Area (AQMA)	2.3km - Bristol AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.8km
International Ecological Sites (SAC, SPA, Ramsar)	7.4km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	3.6km - Bickley Wood
Regionally Important Geological Site	2.3km - Maes Knoll Tump
Site of Nature Conservation Interest	253m - Stockwood Open Space
Priority Habitats	384m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	1.5%
Brownfield Land Use	3.7km - Riverside
Local Greenspace	615m - Millenium Green Garden

Closest Park		3km - 4km - Brislington House
Green Belt Land		<1% Overlap
Health Facility		4km - 5km - Keynsham Leisure Centre, Keynsham Gym
Loss of Allotment Land		
Distance to nearest Primary School		3km - 4km - St Keyna Primary
Distance to nearest Secondary School		4km - 5km - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1475m - Queen Charlton village cross
Registered Parks and Gardens		2.8km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		1338m - Queen Charlton (Rural)
Registered Battlefield		10km - Lansdown Battlefield (part)
Listed Building – Grade I		3.2km - Church Of All Saints
Listed Building – Grade II*		669m - Church Of St Nicholas
Listed Building – Grade II		175m - Staunton Manor House Farmhouse And Adjoining House
National Landscape (formerly AONB)		6.8km - Cotswolds
Ancient Woodland		3.1km - Catsley Wood
Nature Reserve		4.4km - Manor Road Community Woodland
Tree Preservation Order		3269m
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		1369m
Mineral Search Area		15.3km - Upper Lawn Quarry
Waterbodies		93m
Train Station		5km - 6km - Keynsham
Bus Station		400m - 500m - Sleep Lane, Staunton Fields
Cycle Route		200m - 300m - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		487m - Dissused Railway Line Adjoining Royal British Legion Club

Part of NM05b



Site Details

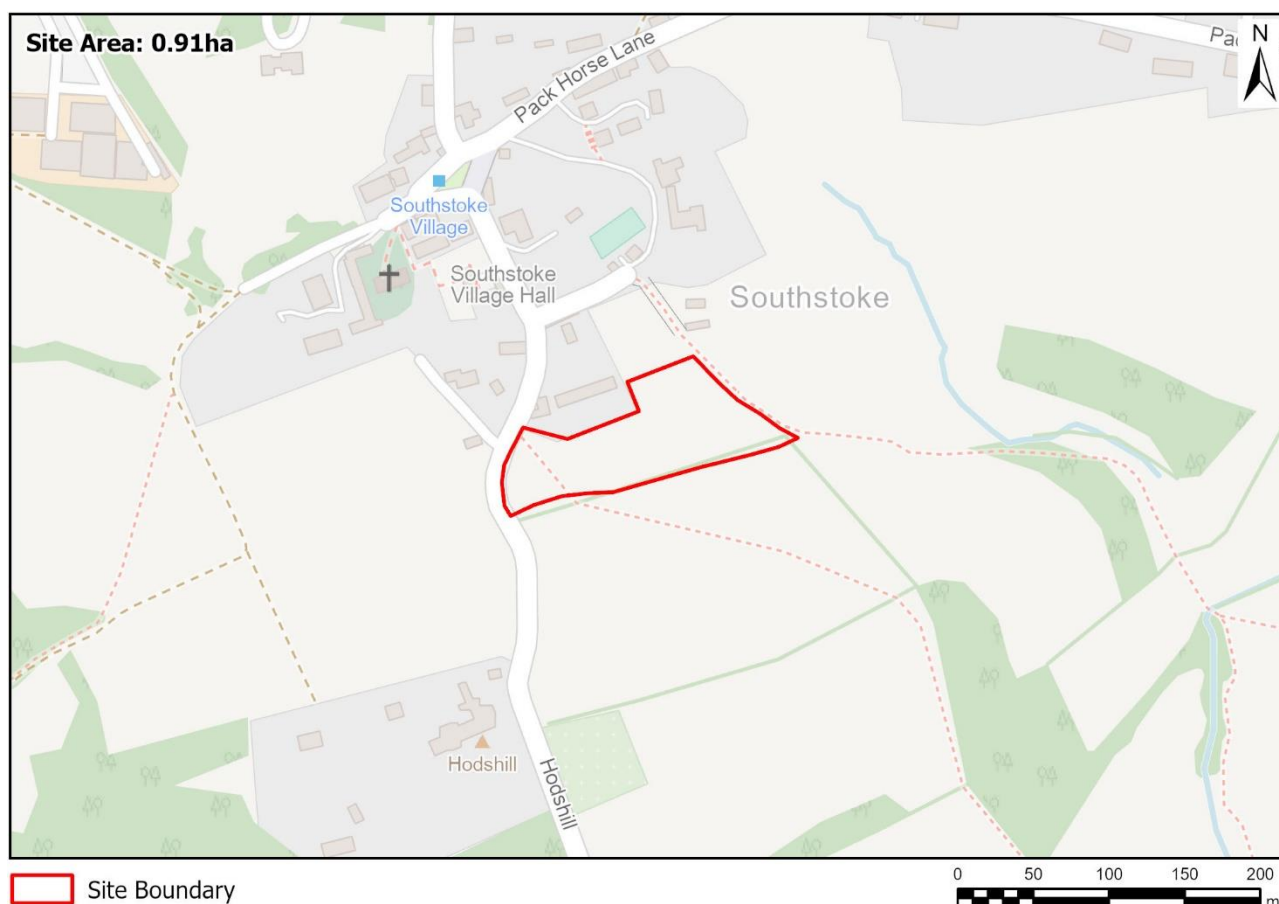
Gross Site Area (Ha) 0.67

Assessment

Air Quality Management Area (AQMA)	3.6km - Bristol AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 3.8km
International Ecological Sites (SAC, SPA, Ramsar)	6.4km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	4.7km - Bickley Wood
Regionally Important Geological Site	1855m - Maes Knoll Tump
Site of Nature Conservation Interest	27m - Hursley Hill road verge
Priority Habitats	27m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	2.3%
Surface Water Flooding (1 in 1000 Year)	4.7%
Brownfield Land Use	2.5km - Pensford Garage
Local Greenspace	1516m - Millenium Green Garden

Closest Park		5km - 6km - Brislington House
Green Belt Land		100% Overlap
Health Facility		6km - 7km - Keynsham Gym, Keynsham Leisure Centre
Loss of Allotment Land		
Distance to nearest Primary School		4km - 5km - Pensford Primary
Distance to nearest Secondary School		5km - 6km - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		782m - Part of the linear boundary known as the Wansdyke 210m north west of Cottles
Registered Parks and Gardens		4km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		1601m - Queen Charlton (Rural)
Registered Battlefield		10.5km - Lansdown Battlefield (part)
Listed Building – Grade I		2km - Church Of All Saints
Listed Building – Grade II*		1522m - Church Of St Nicholas
Listed Building – Grade II		763m - Barn To South East Of Newbarn Farmhouse
National Landscape (formerly AONB)		6.4km - Mendip Hills
Ancient Woodland		2.2km - Catsley Wood
Nature Reserve		4.6km - Manor Road Community Woodland
Tree Preservation Order		2025m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		124m
Mineral Search Area		15.1km - Upper Lawn Quarry
Waterbodies		471m
Train Station		6km - 7km - Keynsham
Bus Station		100m - 200m - Gibbet Lane
Cycle Route		500m - 600m - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		726m - New Barn Farm

New site

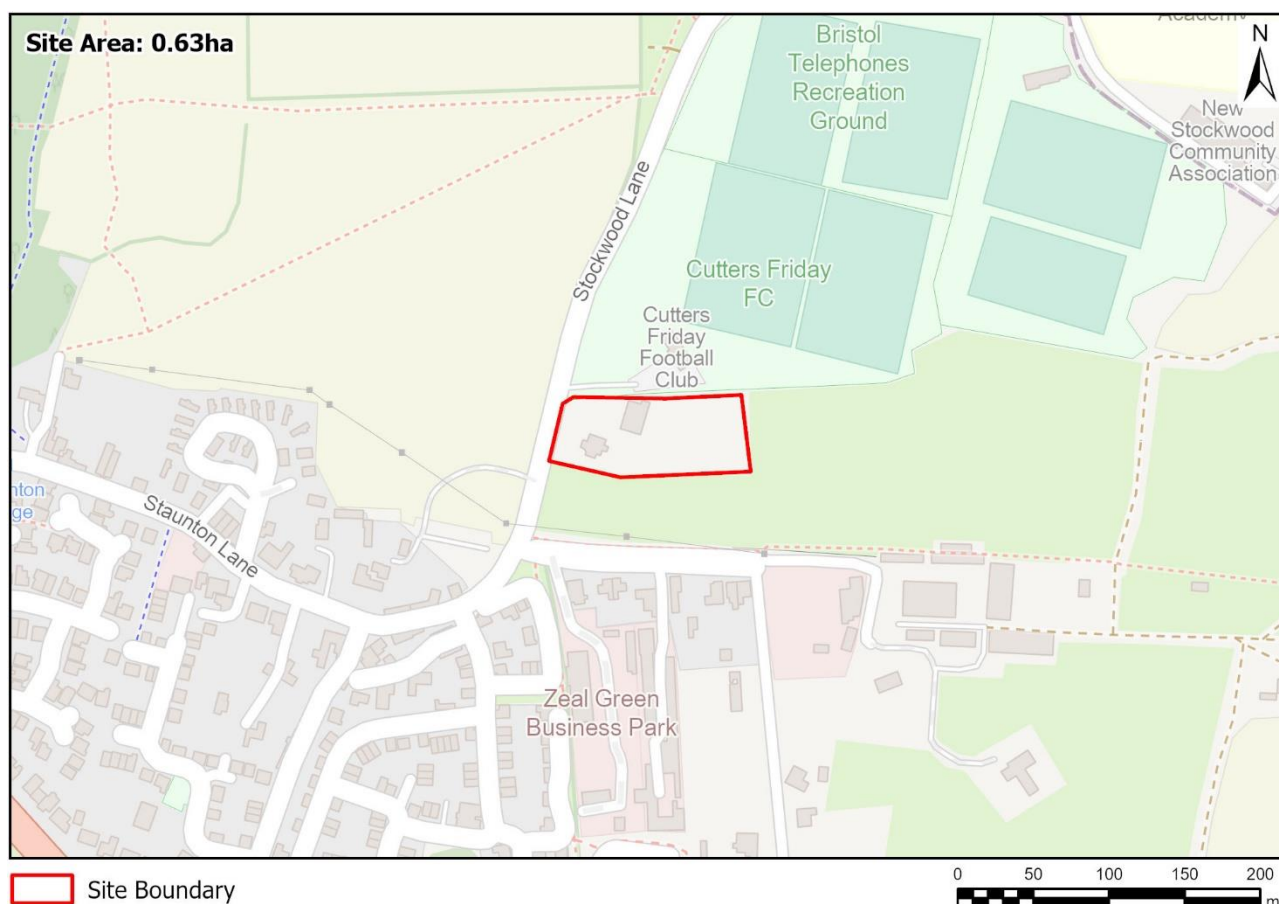


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Site Details		
Gross Site Area (Ha)	0.91	
Assessment		
Air Quality Management Area (AQMA)		3km - Bath AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 947m
International Ecological Sites (SAC, SPA, Ramsar)		1239m - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		1239m - Combe Down and Bathampton Down Mines
Regionally Important Geological Site		561m - Combe Hay Locks
Site of Nature Conservation Interest		<1% Overlap - Hodshill fields
Priority Habitats		<1% Overlap - Good quality semi improved grassland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		9.9%
Brownfield Land Use		1363m - 478 Wellsway, Bath
Local Greenspace		1075m - Foxhill Allotments

Closest Park		2.5km - 3km - Prior Park
Green Belt Land		100% Overlap
Health Facility		2km - 2.5km - Odd Down Sports Ground
Loss of Allotment Land		
Distance to nearest Primary School		1500m - 1600m - St Martin's Garden Primary
Distance to nearest Secondary School		1700m - 1800m - Saint Gregory's Catholic College
World Heritage Site		Site lies within WHS indicative extent (buffer zone)
Scheduled Monument		695m - Wansdyke: section 1230yds (1120m) eastwards from Burnt House Inn
Registered Parks and Gardens		1931m - Prior Park
Conservation Area		
Registered Battlefield		9km - Lansdown Battlefield (part)
Listed Building – Grade I		1054m - Midford Castle With Former Offices And Coach Houses
Listed Building – Grade II*		131m - Church Of St James
Listed Building – Grade II		95m - Southstoke Hall
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		315m
Nature Reserve		3km - Twerton Roundhill
Tree Preservation Order		577m
Agricultural Land Classification – Grades 1 to 3		56%
Mineral Safeguarded Area		1791m
Mineral Search Area		1791m - Stoke Hill Mine
Waterbodies		204m
Train Station		3km - 4km - Bath Spa
Bus Station		100m - 200m - Old School Hill
Cycle Route		1400m - 1500m - National Cycle Route 24
Public Right of Way		0m - 50m
Historic Landfill		575m - South Stoke Tipping Site

20. WCH12b



Site Details

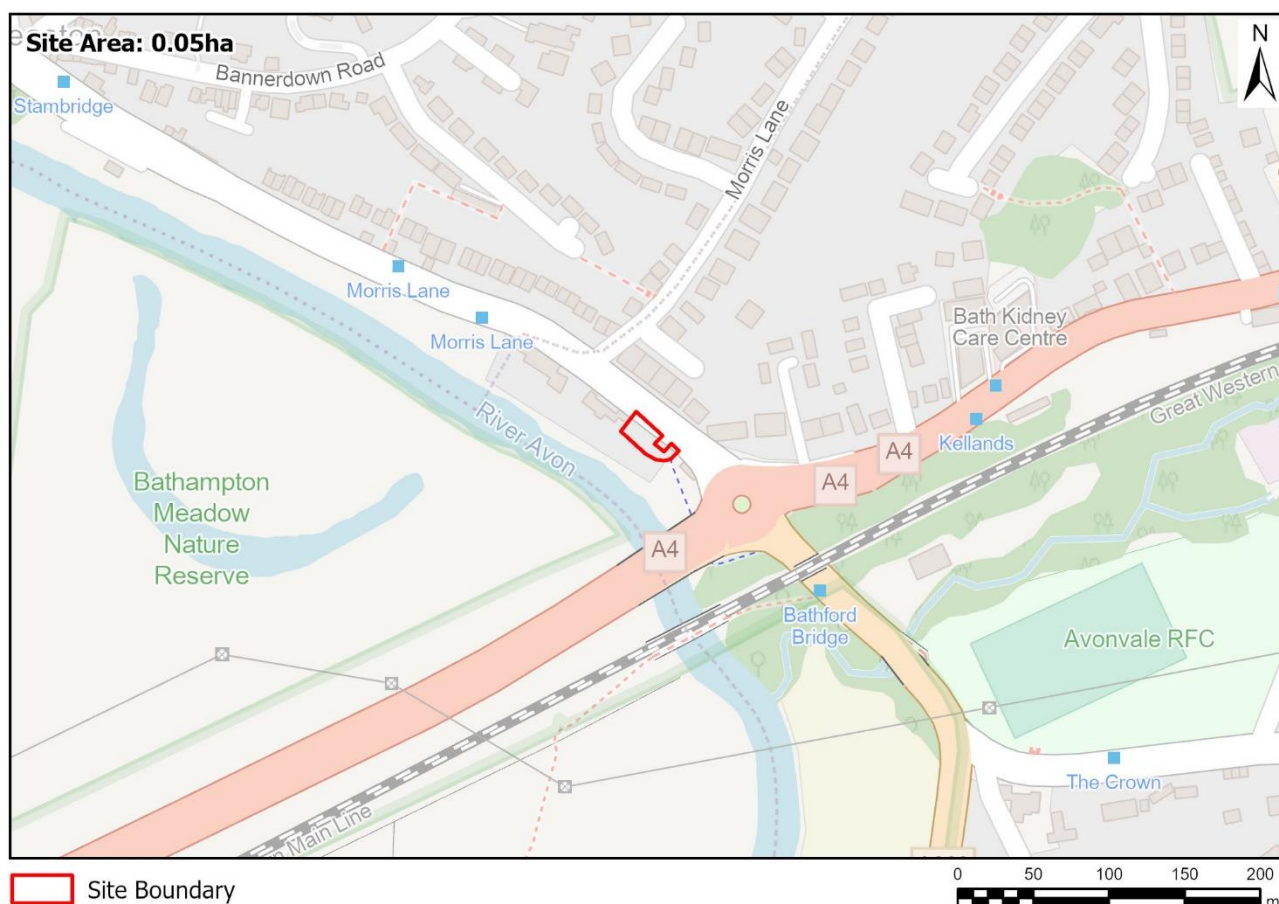
Gross Site Area (Ha) 0.63

Assessment

Air Quality Management Area (AQMA)	2.2km - Bristol AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.6km
International Ecological Sites (SAC, SPA, Ramsar)	7.3km - Avon Gorge Woodlands (SAC site)
Site of Special Scientific Interest (SSSI)	3.5km - Bickley Wood
Regionally Important Geological Site	2.3km - Maes Knoll Tump
Site of Nature Conservation Interest	137m - Stockwood Open Space
Priority Habitats	265m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	3.6km - Riverside
Local Greenspace	542m - Millenium Green Garden

Closest Park		3km - 4km - Brislington House
Green Belt Land		100% Overlap
Health Facility		4km - 5km - Keynsham Gym, Keynsham Leisure Centre
Loss of Allotment Land		
Distance to nearest Primary School		3km - 4km - Castle Primary, St Keyna Primary
Distance to nearest Secondary School		4km - 5km - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1545m - Queen Charlton village cross
Registered Parks and Gardens		2.7km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		1418m - Queen Charlton (Rural)
Registered Battlefield		9.9km - Lansdown Battlefield (part)
Listed Building – Grade I		3.5km - Church Of All Saints
Listed Building – Grade II*		601m - Church Of St Nicholas
Listed Building – Grade II		147m - Manor Farmhouse
National Landscape (formerly AONB)		6.8km - Cotswolds
Ancient Woodland		3.3km
Nature Reserve		4.5km - Manor Road Community Woodland
Tree Preservation Order		3503m
Agricultural Land Classification – Grades 1 to 3		90%
Mineral Safeguarded Area		1584m
Mineral Search Area		15.4km - Upper Lawn Quarry
Waterbodies		158m
Train Station		4km - 5km - Keynsham
Bus Station		400m - 500m - Sleep Lane, Staunton Fields
Cycle Route		100m - 200m - National Cycle Route 3
Public Right of Way		50m - 100m
Historic Landfill		394m - Dissused Railway Line Adjoining Royal British Legion Club

New site

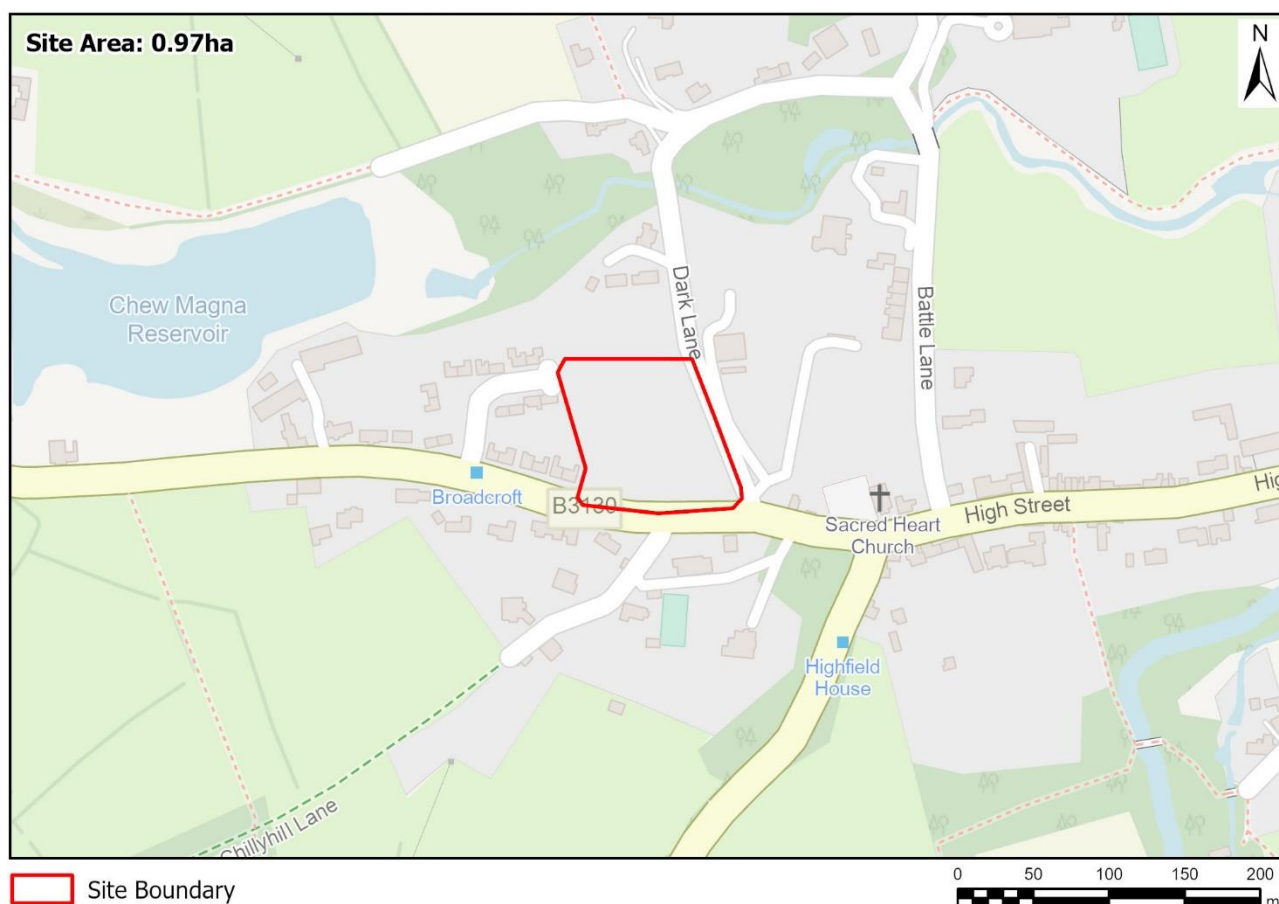


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Site Details		
Gross Site Area (Ha)	0.05	
Assessment		
Air Quality Management Area (AQMA)		1871m - Bath AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 57m
International Ecological Sites (SAC, SPA, Ramsar)		1007m - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		603m - Hampton Rocks Cutting
Regionally Important Geological Site		1858m - Hampton Down Quarry
Site of Nature Conservation Interest		17m - River Avon
Priority Habitats		250m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ3a and b.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		4.1km - Burlington Street
Local Greenspace		560m - Batheaston Gardens
Closest Park	3km - 4km - St Catherine’s Court, Claverton Manor, Sydney Gardens	

Green Belt Land		100% Overlap
Health Facility		3km - 4km - Team Bath Gym and Fitness Centre
Loss of Allotment Land		
Distance to nearest Primary School		900m - 1000m - Bathford Church School
Distance to nearest Secondary School		3km - 4km - St Mark's School
World Heritage Site		Site lies within WHS indicative extent (buffer zone)
Scheduled Monument		193m - Multi-span bridge called Bathford Bridge
Registered Parks and Gardens		2.6km - Claverton Manor
Conservation Area		282m - Bathford (Rural)
Registered Battlefield		6.4km - Lansdown Battlefield (part)
Listed Building – Grade I		2.5km - Shockerwick House
Listed Building – Grade II*		544m - Eagle House And The Old Maltings
Listed Building – Grade II		22m - Milestone At Ngr St 7851 6712
National Landscape (formerly AONB)		134m - Cotswolds
Ancient Woodland		1007m - Prigley/Mountain Wood
Nature Reserve		2.5km - Kensington Meadow
Tree Preservation Order		1608m
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		4.8km
Mineral Search Area		5km - Upper Lawn Quarry
Waterbodies		23m
Train Station		5km - 6km - Bath Spa
Bus Station		100m - 200m - Bathford Bridge, Morris Lane
Cycle Route		500m - 600m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		50m - 100m
Historic Landfill		702m - Land at The Recreation Grounds, Batheaston

CHM01

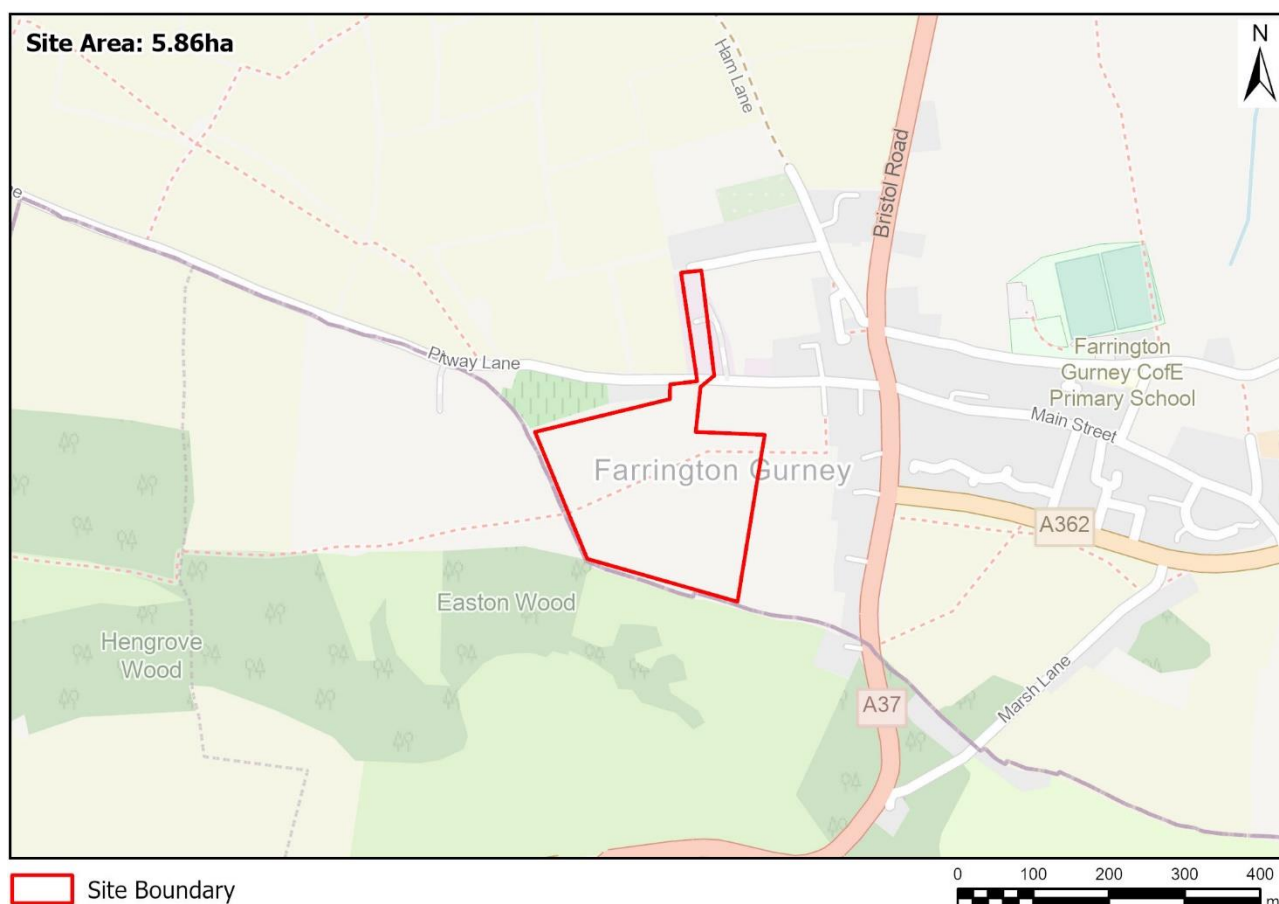


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Site Details		
Gross Site Area (Ha)	0.97	
Assessment		
Air Quality Management Area (AQMA)		7km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 3.6km
International Ecological Sites (SAC, SPA, Ramsar)		1565m - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		1565m - Chew Valley Lake
Regionally Important Geological Site		2.7km - Northwick Stream Section, Dundry
Site of Nature Conservation Interest		62m - Winford Brook and adjacent land
Priority Habitats		20m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0.3%
Surface Water Flooding (1 in 1000 Year)		0.5%
Brownfield Land Use		1292m - Employment building, Unit 2, Chew Stoke
Local Greenspace		6.2km - Millenium Green Garden

Closest Park		10km - 15km - Brislington House
Green Belt Land		100% Overlap
Health Facility		900m - 1000m - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		900m - 1000m - Chew Magna Primary
Distance to nearest Secondary School		800m - 900m - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		655m - Churchyard cross in St Andrew's churchyard
Registered Parks and Gardens		6.2km - Landscape At The Former Cegb Headquarters
Conservation Area		4% Overlap - Chew Magna (Rural)
Registered Battlefield		16.1km - Lansdown Battlefield (part)
Listed Building – Grade I		701m - Church Of St Andrew
Listed Building – Grade II*		123m - The Manor House (The Sacred Heart Convent High School)
Listed Building – Grade II		90m - Highfield House
National Landscape (formerly AONB)		1497m - Mendip Hills
Ancient Woodland		1091m - Bithams Wood
Nature Reserve		3.9km - Folly Farm
Tree Preservation Order		4886m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		1869m
Mineral Search Area		19.5km - Upper Lawn Quarry
Waterbodies		70m
Train Station		9km - 10km - Parson Street
Bus Station		50m - 100m - Broadcroft
Cycle Route		500m - 600m - National Cycle Route 3
Public Right of Way		50m - 100m
Historic Landfill		856m - Limeburn Hill

New site - A37PS13 part

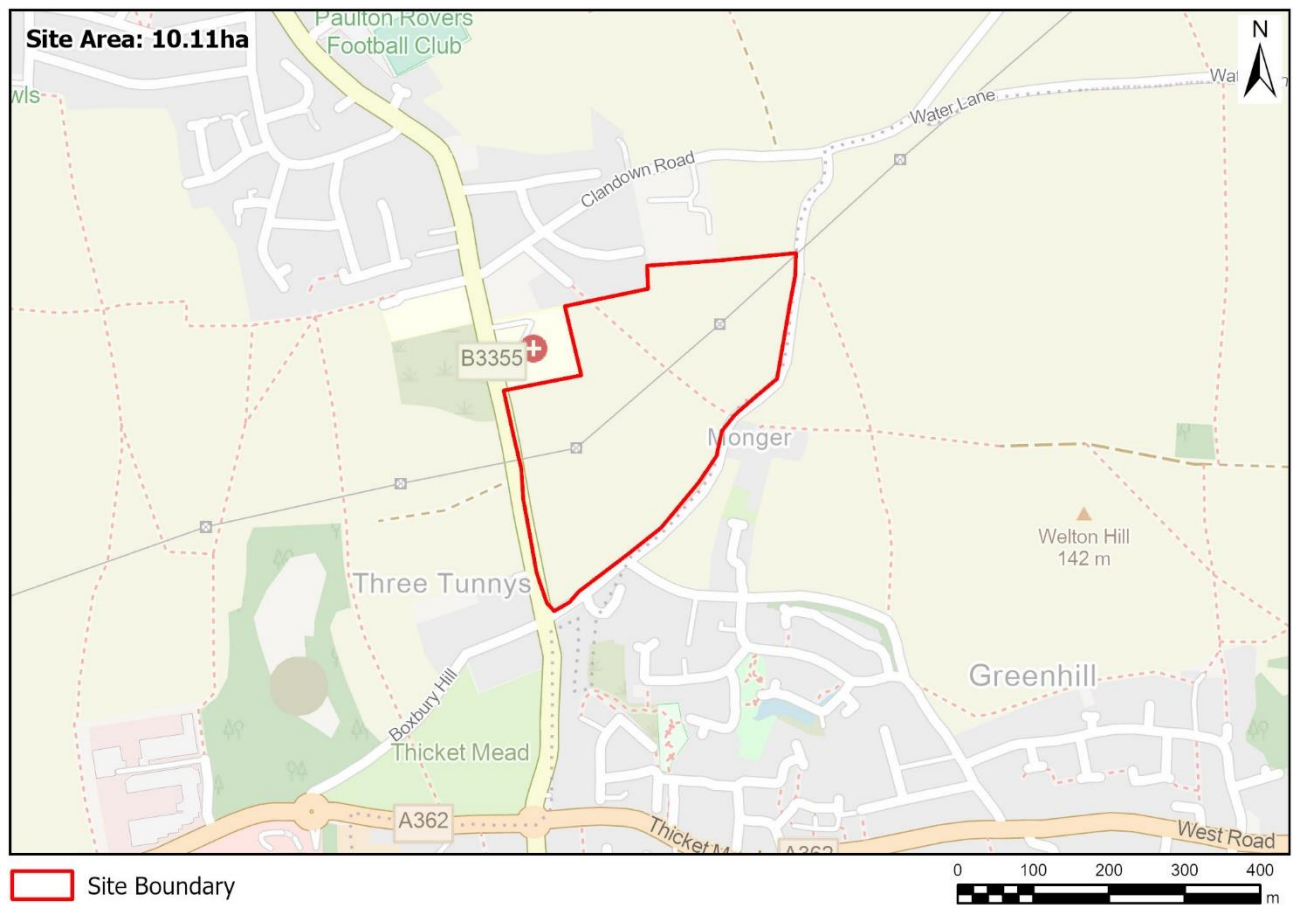


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Site Details		
Gross Site Area (Ha)	5.86	
Assessment		
Air Quality Management Area (AQMA)		155m - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 173m
International Ecological Sites (SAC, SPA, Ramsar)		5.6km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		1132m - Long Dole Wood and Meadows
Regionally Important Geological Site		469m - Marsh Lane Coal Tip
Site of Nature Conservation Interest		468m - Marsh Lane Coal Tip
Priority Habitats		14m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		1%
Surface Water Flooding (1 in 100 Year)		2.3%
Surface Water Flooding (1 in 1000 Year)		15.6%
Brownfield Land Use		3.4km - The Wharf
Local Greenspace		75m - Ham Lane Allotments

Closest Park		15km - 20km - Newton Park
Green Belt Land		3.2km
Health Facility		10km - 15km - Dragonfly Leisure Writhlington, Dragonfly Leisure, Norton Hill School, Chew Valley School, Dragonfly Leisure, Somervale School, Snap Fitness, Radstock, Paulton Swimming Pool, Dragonfly Leisure Midsomer Norton, High Energy Gym
Loss of Allotment Land		
Distance to nearest Primary School		6km - 7km - East Harptree C of E Primary
Distance to nearest Secondary School		10km - 15km - Norton Hill School, Somervale School, Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1117m - Bowl barrow 100m north east of Home Farm Cottage
Registered Parks and Gardens		333m - Ston Easton Park
Conservation Area		2.1km - Paulton (Somer Valley)
Registered Battlefield		16.7km - Lansdown Battlefield (part)
Listed Building – Grade I		1253m - Ston Easton Park
Listed Building – Grade II*		213m - The Old Parsonage
Listed Building – Grade II		120m - Pitway Farmhouse
National Landscape (formerly AONB)		2.5km - Mendip Hills
Ancient Woodland		14m - Easton Wood
Nature Reserve		3.9km - Silver Street
Tree Preservation Order		2076m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		427m
Mineral Search Area		14.4km - Stoke Hill Mine
Waterbodies		4m
Train Station		10km - 15km - Midsomer Norton South
Bus Station		1600m - 1700m - White Cross
Cycle Route		7km - 8km - National Cycle Route 3 Link
Public Right of Way		0m - 50m
Historic Landfill		879m - Disused Railway Cutting

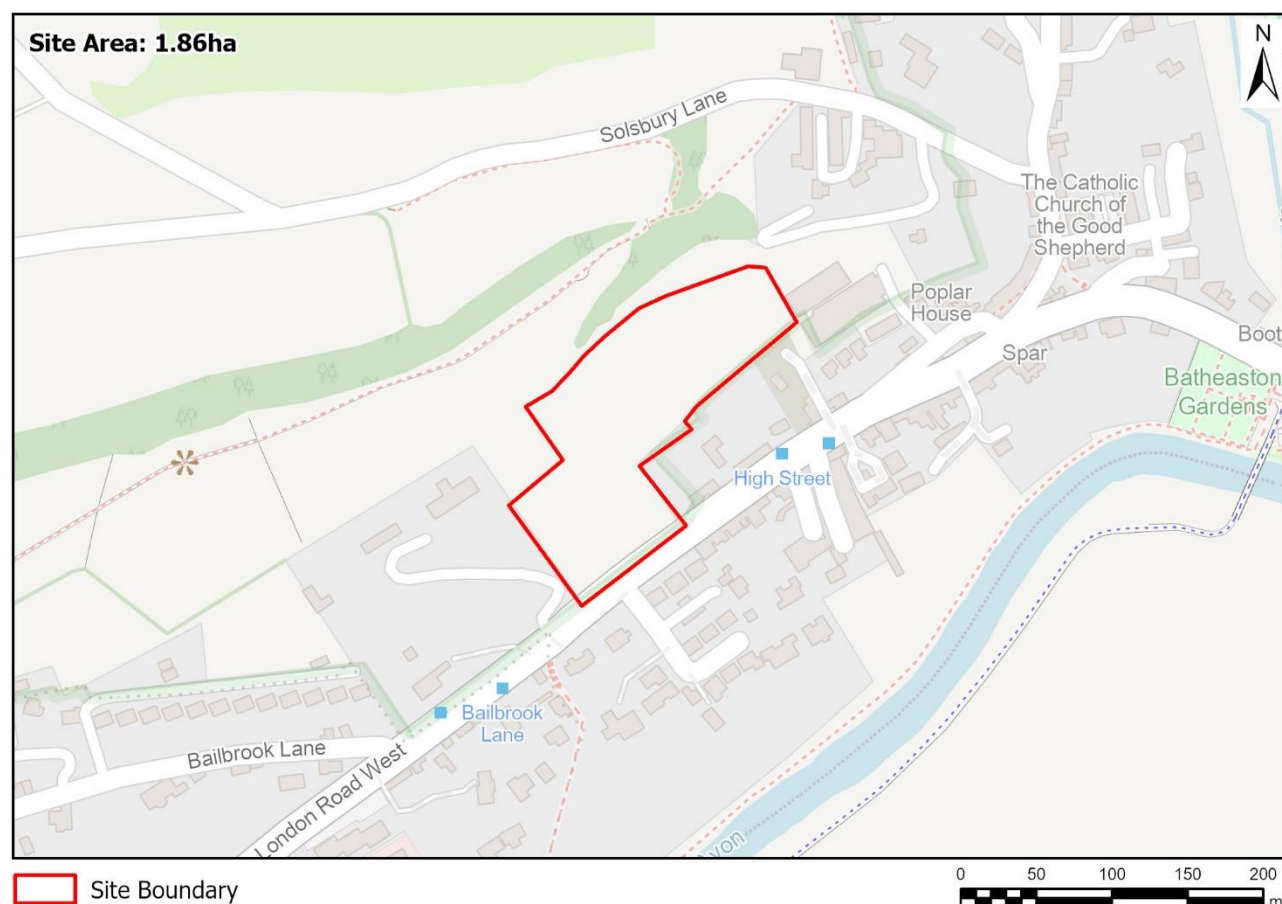
New site - S2PS25



Site Details		
Gross Site Area (Ha)	10.11	
Assessment		
Air Quality Management Area (AQMA)		2.7km - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 276m
International Ecological Sites (SAC, SPA, Ramsar)		7.4km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)		781m - Bowlditch Quarry
Regionally Important Geological Site		241m - Old Mills Tip
Site of Nature Conservation Interest		239m - Old Mills Mine Tip
Priority Habitats		239m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		3%
Brownfield Land Use		1321m - Farthing & Short, The Island
Local Greenspace		236m - Boxbury Hill

Closest Park		9km - 10km - Newton Park
Green Belt Land		2.7km
Health Facility		1000m - 1100m - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		1000m - 1100m - Paulton Infant, Paulton Junior
Distance to nearest Secondary School		1700m - 1800m - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.3km - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		2.7km - Ston Easton Park
Conservation Area		632m - Paulton (Somer Valley)
Registered Battlefield		15.1km - Lansdown Battlefield (part)
Listed Building – Grade I		3.1km - Church Of St Peter
Listed Building – Grade II*		1018m - Norman Archway In Garden Wall To Rear Of Number 83 (Vicarage)
Listed Building – Grade II		662m - Paulton Baptist Church
National Landscape (formerly AONB)		5.7km - Mendip Hills
Ancient Woodland		1465m
Nature Reserve		1669m - Silver Street
Tree Preservation Order		895m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		2% Overlap
Mineral Search Area		11.2km - Stoke Hill Mine
Waterbodies		301m
Train Station		2km - 2.5km - Midsomer Norton South
Bus Station		50m - 100m - Paulton Hospital
Cycle Route		500m - 600m - National Cycle Route 24 Link
Public Right of Way		0m - 50m
Historic Landfill		678m - Land Sout East of Old Mills

BES04



Site Details

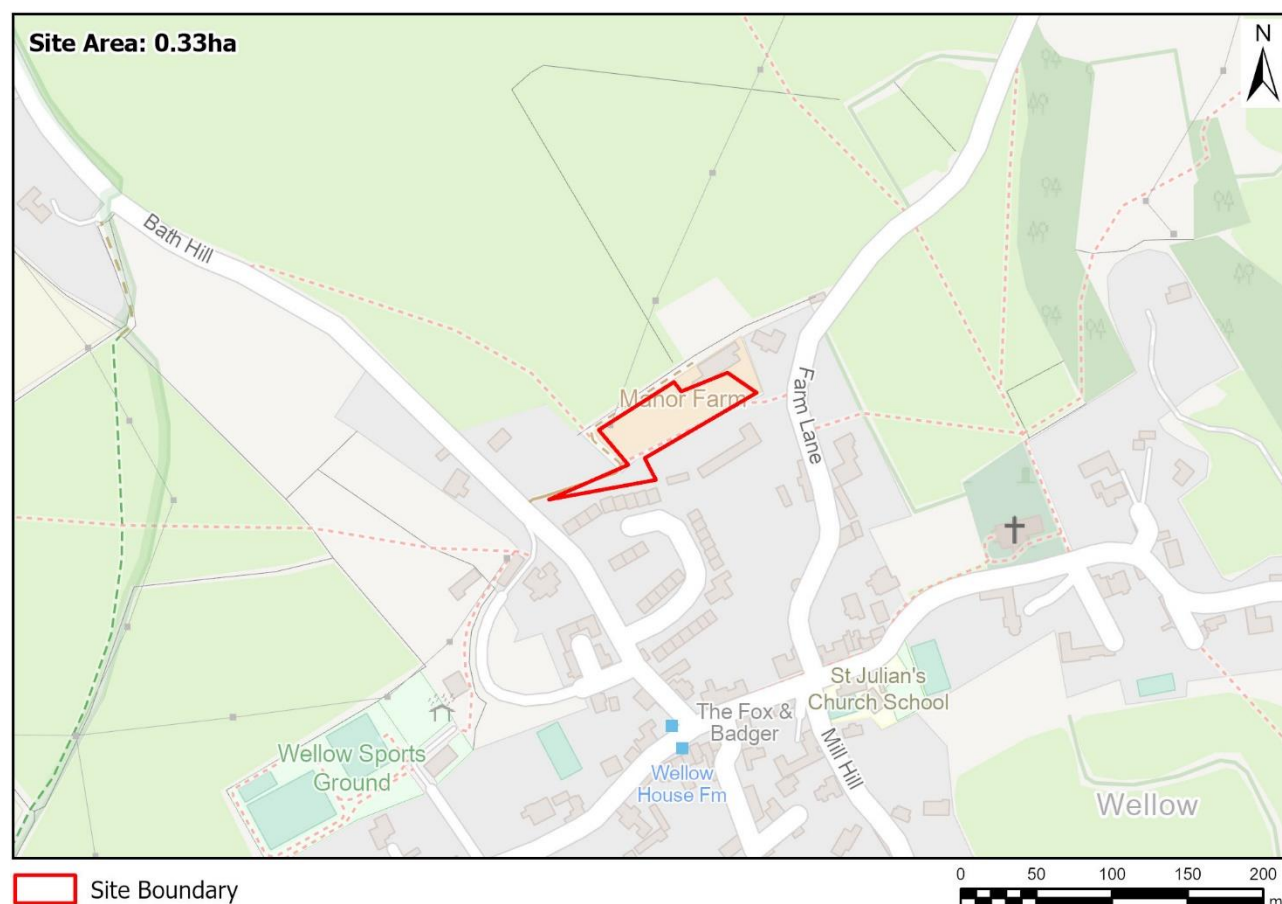
Gross Site Area (Ha) 1.86

Assessment

Air Quality Management Area (AQMA)	1054m - Bath AQMA
Noise Impact – Distance to major roads and railway lines	Railway - 688m
International Ecological Sites (SAC, SPA, Ramsar)	1874m - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	719m - Hampton Rocks Cutting
Regionally Important Geological Site	1855m - Hampton Down Quarry
Site of Nature Conservation Interest	158m - River Avon
Priority Habitats	<1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	3.1km - E Block (part), MoD Ensleigh
Local Greenspace	262m - Batheaston Gardens

Closest Park		2.5km - 3km - St Catherine's Court
Green Belt Land		100% Overlap
Health Facility		3km - 4km - Team Bath Gym and Fitness Centre, Vital Health, Fitness and Beauty (Bath Spa Hotel), YMCA Gym
Loss of Allotment Land		
Distance to nearest Primary School		500m - 600m - Batheaston Church School
Distance to nearest Secondary School		2km - 2.5km - St Mark's School
World Heritage Site		Site lies within WHS indicative extent (buffer zone)
Scheduled Monument		664m - Slight univallate hillfort 190m north west of Westleigh
Registered Parks and Gardens		2.4km - Sydney Gardens
Conservation Area		<1% Overlap - Batheaston (Rural)
Registered Battlefield		5.4km - Lansdown Battlefield (part)
Listed Building – Grade I		1777m - Nos. 1-41 And Attached Area Railings
Listed Building – Grade II*		128m - 15, The Batch
Listed Building – Grade II		19m - 216, High Street
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		1492m - Bathampton Down Wood
Nature Reserve		1733m - Kensington Meadow
Tree Preservation Order		819m
Agricultural Land Classification – Grades 1 to 3		89%
Mineral Safeguarded Area		4.7km
Mineral Search Area		4.8km - Upper Lawn Quarry
Waterbodies		172m
Train Station		4km - 5km - Bath Spa
Bus Station		50m - 100m - Bailbrook Lane
Cycle Route		500m - 600m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		0m - 50m
Historic Landfill		350m - Land at The Recreation Grounds, Batheaston

New site - Duplicate



Site Details

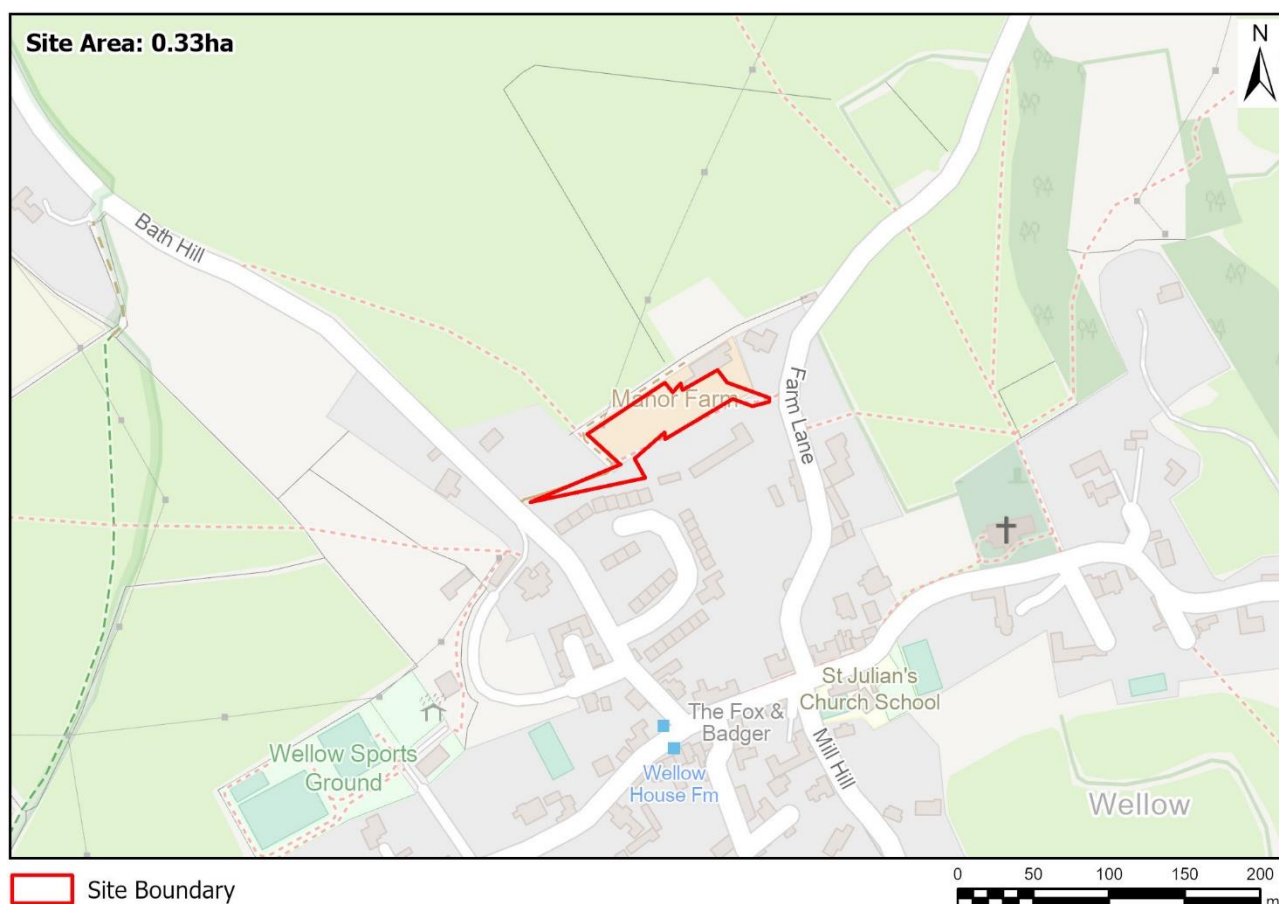
Gross Site Area (Ha) 0.33

Assessment

Air Quality Management Area (AQMA)	5.7km - Bath AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.4km
International Ecological Sites (SAC, SPA, Ramsar)	4km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	1329m - Cleaves Wood
Regionally Important Geological Site	1688m - Combe Hay Locks
Site of Nature Conservation Interest	292m - Willow Spinney
Priority Habitats	63m - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	3.6km - 478 Wellsway, Bath
Local Greenspace	2.8km - Eckweek Lane Play Area

Closest Park		5km - 6km - Prior Park
Green Belt Land		100% Overlap
Health Facility		4km - 5km - Odd Down Sports Ground
Loss of Allotment Land		
Distance to nearest Primary School		200m - 300m - St Julian's Church School
Distance to nearest Secondary School		3km - 4km - Saint Gregory's Catholic College
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1090m - Roman villa at Upper Hayes
Registered Parks and Gardens		4.7km - Prior Park
Conservation Area		30m - Wellow (Rural)
Registered Battlefield		11.4km - Lansdown Battlefield (part)
Listed Building – Grade I		197m - Parish Church Of St Julian
Listed Building – Grade II*		117m - Dovecote, 100 Yards To Rear Of Manor House
Listed Building – Grade II		68m - Barn, 100 Yards To South Of Manor Farmhouse
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		676m - Underdown Wood
Nature Reserve		4.9km - Twerton Roundhill
Tree Preservation Order		2991m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		2.8km
Mineral Search Area		2.8km - Stoke Hill Mine
Waterbodies		392m
Train Station		7km - 8km - Bath Spa, Freshford, Oldfield Park
Bus Station		200m - 300m - Wellow Village
Cycle Route		100m - 200m - National Cycle Route 24
Public Right of Way		0m - 50m
Historic Landfill		559m - Old Disused Railway Cutting

New site - Duplicate



Site Details

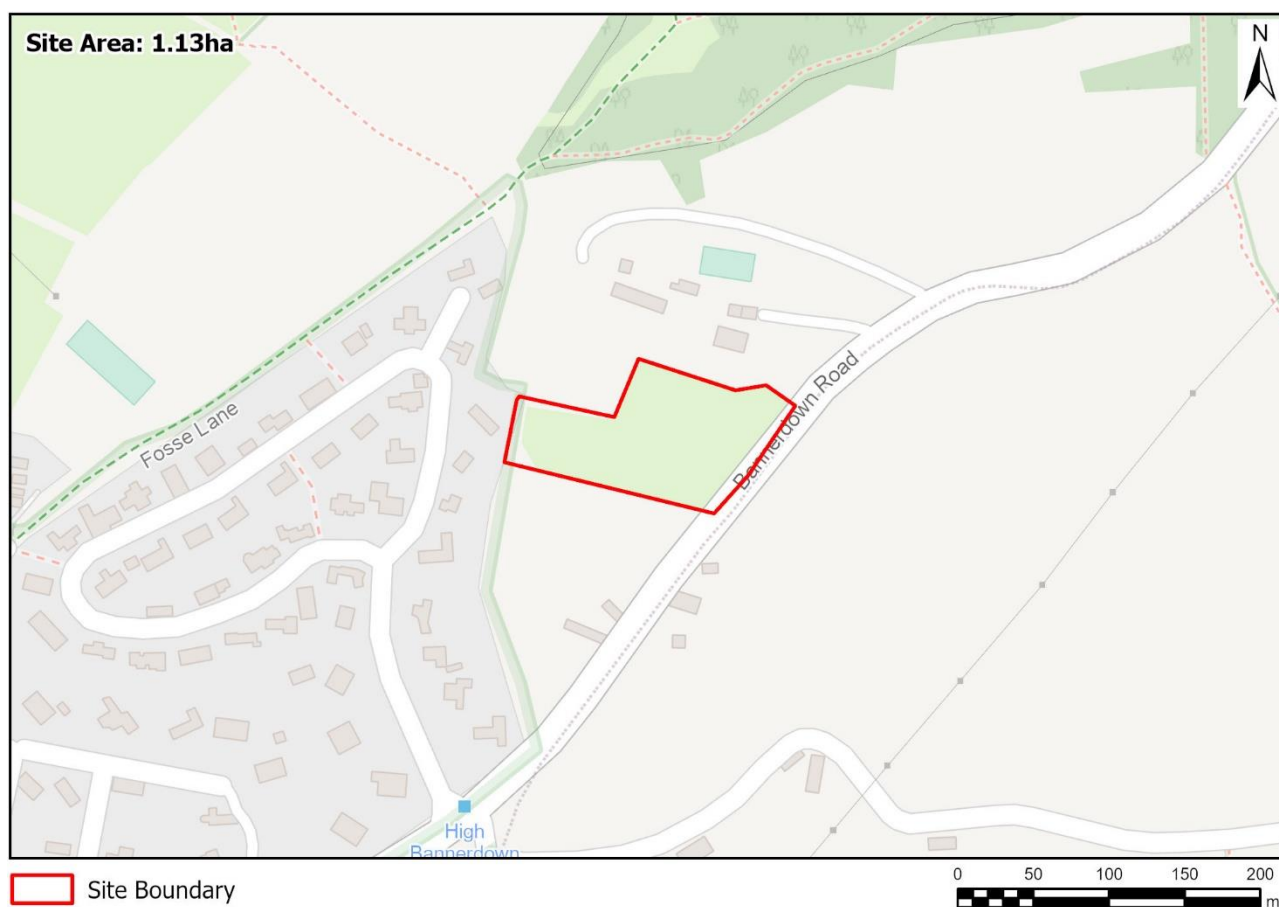
Gross Site Area (Ha) 0.33

Assessment

Air Quality Management Area (AQMA)	5.7km - Bath AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.4km
International Ecological Sites (SAC, SPA, Ramsar)	4km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	1314m - Cleaves Wood
Regionally Important Geological Site	1686m - Combe Hay Locks
Site of Nature Conservation Interest	280m - Wellow Spinney
Priority Habitats	57m - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	3.6km - 478 Wellsway, Bath
Local Greenspace	2.8km - Eckweek Lane Play Area

Closest Park		5km - 6km - Prior Park
Green Belt Land		100% Overlap
Health Facility		4km - 5km - Odd Down Sports Ground
Loss of Allotment Land		
Distance to nearest Primary School		200m - 300m - St Julian's Church School
Distance to nearest Secondary School		3km - 4km - Saint Gregory's Catholic College
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1083m - Roman villa at Upper Hayes
Registered Parks and Gardens		4.7km - Prior Park
Conservation Area		32m - Wellow (Rural)
Registered Battlefield		11.4km - Lansdown Battlefield (part)
Listed Building – Grade I		182m - Parish Church Of St Julian
Listed Building – Grade II*		119m - Dovecote, 100 Yards To Rear Of Manor House
Listed Building – Grade II		57m - Barn, 100 Yards To South Of Manor Farmhouse
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		677m - Underdown Wood
Nature Reserve		4.9km - Twerton Roundhill
Tree Preservation Order		2987m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		2.8km
Mineral Search Area		2.8km - Stoke Hill Mine
Waterbodies		394m
Train Station		7km - 8km - Freshford, Bath Spa, Oldfield Park
Bus Station		200m - 300m - Wellow Village
Cycle Route		100m - 200m - National Cycle Route 24
Public Right of Way		0m - 50m
Historic Landfill		555m - Old Disused Railway Cutting

BES09



Site Details

Gross Site Area (Ha) 1.13

Assessment

Air Quality Management Area (AQMA)	2.5km - Bath AQMA
Noise Impact – Distance to major roads and railway lines	Railway - 690m
International Ecological Sites (SAC, SPA, Ramsar)	1416m - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	1416m - Brown's Folly
Regionally Important Geological Site	2.8km - Hampton Down Quarry
Site of Nature Conservation Interest	<1% Overlap - Bannerdown, and Shockerwick and Woodleaze Woods
Priority Habitats	84m - Lowland calcareous grassland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	3.8%
Brownfield Land Use	4.5km - E Block (part), MoD Ensleigh

Local Greenspace	867m - Coalpit Road
Closest Park	2.5km - 3km - St Catherine's Court
Green Belt Land	100% Overlap
Health Facility	5km - 6km - Team Bath Gym and Fitness Centre, Livingwell Express Club (Bath), Vital Health, Fitness and Beauty (Bath Spa Hotel), Kingswood School, The Royal Crescent Spa and Bath House, YMCA Gym
Loss of Allotment Land	
Distance to nearest Primary School	1200m - 1300m - Batheaston Church School
Distance to nearest Secondary School	4km - 5km - St Mark's School
World Heritage Site	Site lies within WHS indicative extent (buffer zone)
Scheduled Monument	979m - Multi-span bridge called Bathford Bridge
Registered Parks and Gardens	2.1km - St Catherine's Court
Conservation Area	876m - Batheaston (Rural)
Registered Battlefield	6.4km - Lansdown Battlefield (part)
Listed Building – Grade I	1582m - Shockerwick House
Listed Building – Grade II*	938m - 108 And 110, Northend
Listed Building – Grade II	485m - Milestone At Ngr St 7854 6759
National Landscape (formerly AONB)	100% Overlap - Cotswolds
Ancient Woodland	941m - Shockerwick/Tennygrove+
Nature Reserve	3.2km - Kensington Meadow
Tree Preservation Order	2297m
Agricultural Land Classification – Grades 1 to 3	100%
Mineral Safeguarded Area	5.7km
Mineral Search Area	5.9km - Upper Lawn Quarry
Waterbodies	237m
Train Station	6km - 7km - Bath Spa
Bus Station	200m - 300m - High Bannerdown
Cycle Route	1100m - 1200m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way	50m - 100m
Historic Landfill	539m - Bannerdown Tip

New site



Site Details

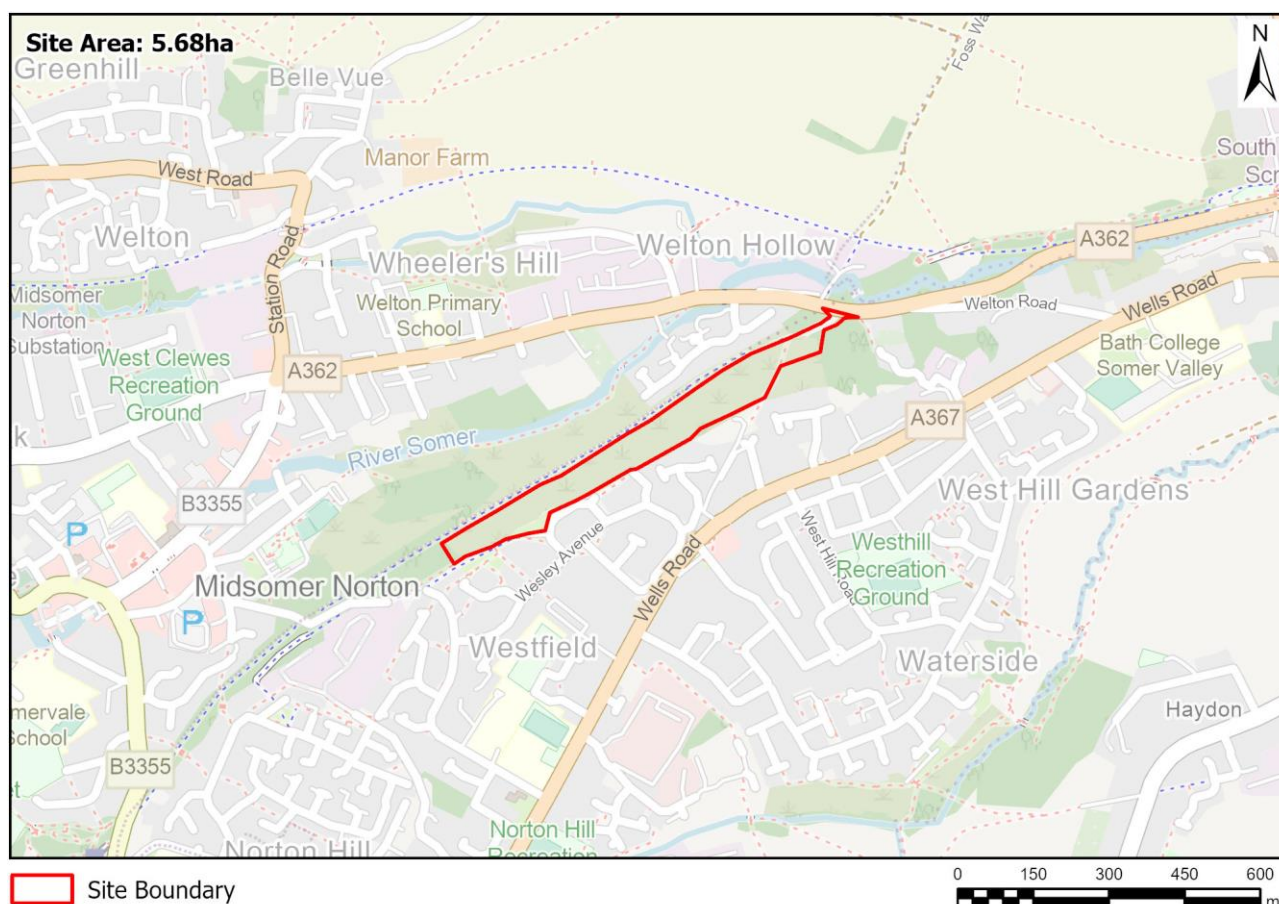
Gross Site Area (Ha) 2.01

Assessment

Air Quality Management Area (AQMA)	5km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.1km
International Ecological Sites (SAC, SPA, Ramsar)	8.1km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	3km - Bowlditch Quarry
Regionally Important Geological Site	517m - Conygre Quarry
Site of Nature Conservation Interest	474m - Newton Brook
Priority Habitats	75m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	473m - Wheeler's Yard
Local Greenspace	<1% Overlap - Land east of St Mary's School

Closest Park		5km - 6km - Newton Park
Green Belt Land		423m
Health Facility		4km - 5km - Snap Fitness, Radstock, Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		100m - 200m - St Mary's C of E Primary
Distance to nearest Secondary School		5km - 6km - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		819m - Slight univallate hillfort 125m west of Tunley Farm
Registered Parks and Gardens		4.8km - Newton Park
Conservation Area		150m - Timsbury (Rural)
Registered Battlefield		11.5km - Lansdown Battlefield (part)
Listed Building – Grade I		1997m - Church Of St Peter
Listed Building – Grade II*		167m - Parish'S House
Listed Building – Grade II		124m - Stables, 40 Metres North East Of Parish'S House
National Landscape (formerly AONB)		5.5km - Cotswolds
Ancient Woodland		1187m - Priston Wood
Nature Reserve		1242m - Camerton Batch
Tree Preservation Order		549m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		966m
Mineral Search Area		9.1km - Stoke Hill Mine
Waterbodies		401m
Train Station		6km - 7km - Midsomer Norton South
Bus Station		100m - 200m - Lansdown View
Cycle Route		4km - 5km - The Five Arches Route, National Cycle Route 24 Link
Public Right of Way		0m - 50m
Historic Landfill		1033m - Radford Disposal Tip

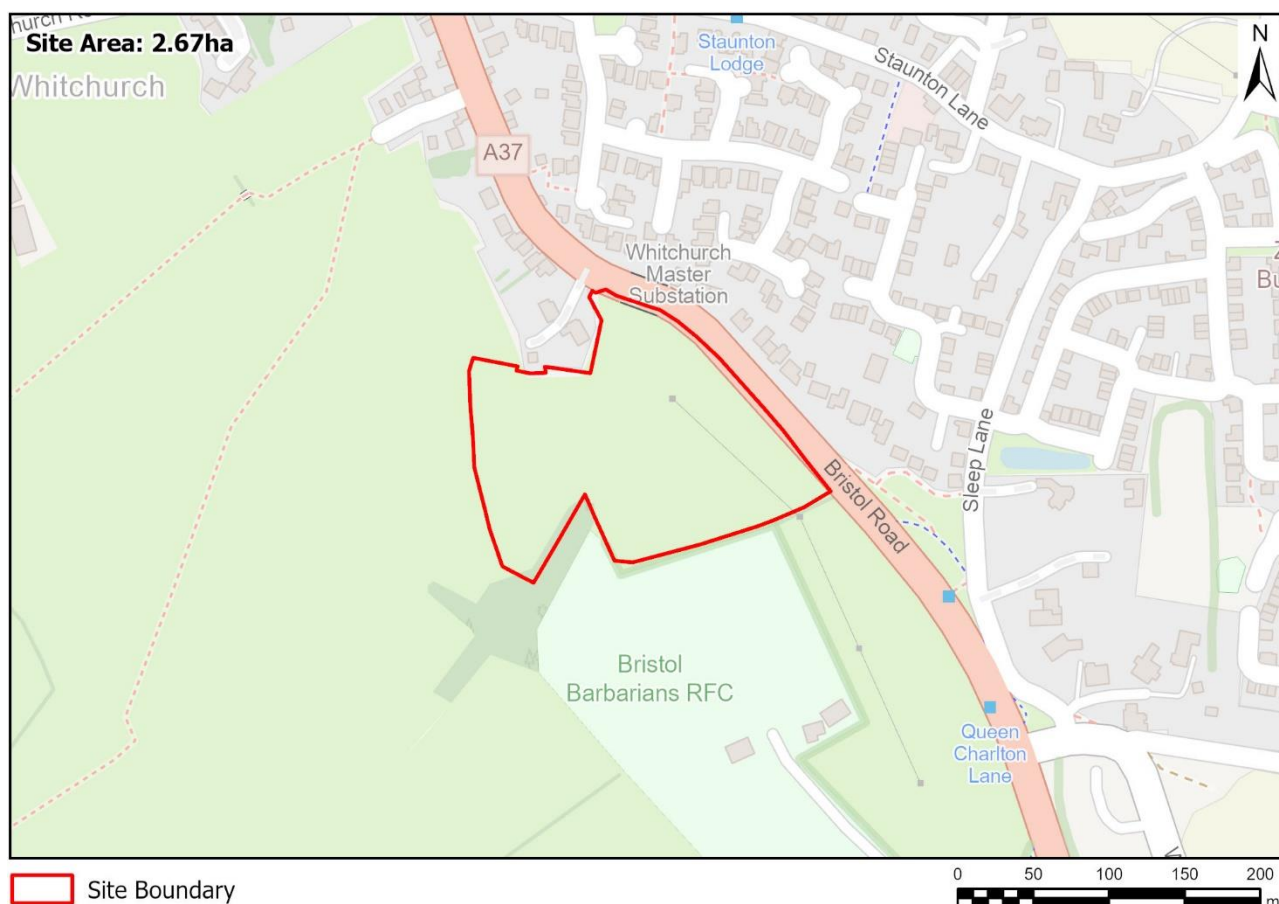
Larger site - WF14c and WF14d



Site Details		
Gross Site Area (Ha)		5.68
Assessment		
Air Quality Management Area (AQMA)		4.3km - Farrington Gurney Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 4m
International Ecological Sites (SAC, SPA, Ramsar)		6.4km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)		1016m - Kilmersdon Road Quarry
Regionally Important Geological Site		754m - Wellsway Quarry, Radstock
Site of Nature Conservation Interest		90% Overlap - Norton Radstock Disused railway line
Priority Habitats		<1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		1.6%
Brownfield Land Use		502m - St Peter's Factory, Cobblers Way
Local Greenspace		4% Overlap - Shakespeare Close

Closest Park		10km - 15km - Parade Gardens, Gardens at Oakwood, Bathwick Tower and Smallcombe House, Abbey Cemetery, Crowe Hall, Prior Park, Hedgemoor Park, Sydney Gardens, Newton Park, Widcombe Manor, Royal Victoria Park
Green Belt Land		3.2km
Health Facility		500m - 600m - Dragonfly Leisure Midsomer Norton
Loss of Allotment Land		
Distance to nearest Primary School		600m - 700m - Westfield Primary
Distance to nearest Secondary School		900m - 1000m - Norton Hill School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1503m - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		3.3km - Ammerdown House
Conservation Area		8% Overlap - Radstock (Somer Valley)
Registered Battlefield		15.5km - Lansdown Battlefield (part)
Listed Building – Grade I		2.8km - Church Of St Peter
Listed Building – Grade II*		618m - Midsomer Norton Bath And North East Somerset Council Offices
Listed Building – Grade II		313m - Westfield House
National Landscape (formerly AONB)		6.3km - Cotswolds
Ancient Woodland		780m - Radstock Grove
Nature Reserve		882m - Silver Street
Tree Preservation Order		TPO(s) On Site
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		81% Overlap
Mineral Search Area		10km - Stoke Hill Mine
Waterbodies		28m
Train Station		900m - 1000m - Midsomer Norton South
Bus Station		0m - 50m - Welton Road
Cycle Route		0m - 50m - The Five Arches Route
Public Right of Way		0m - 50m
Historic Landfill		56m - Land Near Ham Gardens

WCH26d



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Site Details

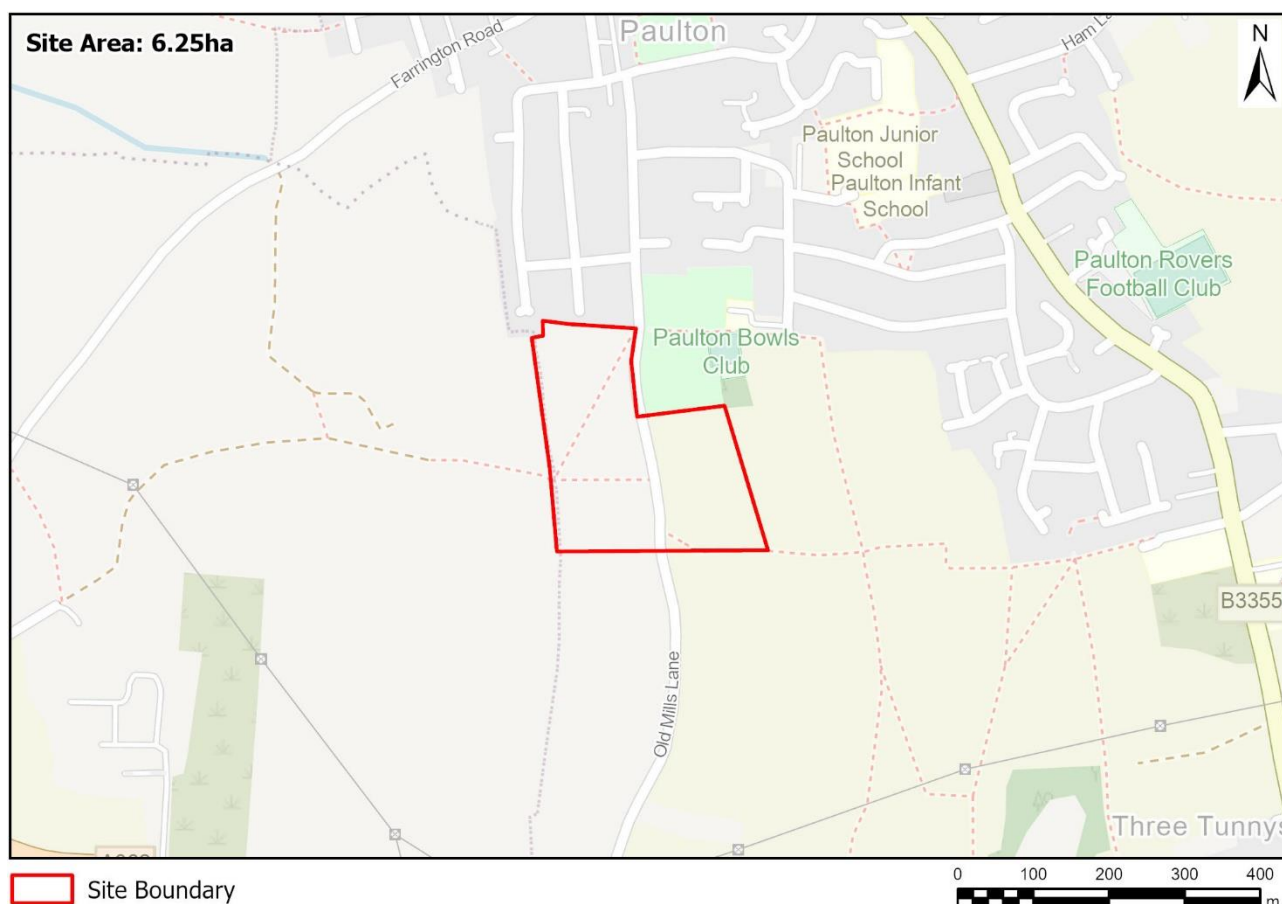
Gross Site Area (Ha) 2.67

Assessment

Air Quality Management Area (AQMA)	2.3km - Bristol AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.6km
International Ecological Sites (SAC, SPA, Ramsar)	6.9km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	4km - Bickley Wood
Regionally Important Geological Site	1706m - Maes Knoll Tump
Site of Nature Conservation Interest	230m - Sturminster Road
Priority Habitats	222m - No main habitat but additional habitats present
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	3.6%
Surface Water Flooding (1 in 100 Year)	10.5%
Surface Water Flooding (1 in 1000 Year)	32.6%
Brownfield Land Use	3.7km - Pensford Garage
Local Greenspace	233m - Millenium Green Garden

Closest Park		3km - 4km - Brislington House
Green Belt Land		100% Overlap
Health Facility		5km - 6km - Keynsham Leisure Centre, Keynsham Gym, Somerdale Pavilion
Loss of Allotment Land		
Distance to nearest Primary School		4km - 5km - St Johns C of E Primary, Pensford Primary, Castle Primary, St Keyna Primary
Distance to nearest Secondary School		4km - 5km - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1508m - Maes Knoll camp
Registered Parks and Gardens		3.1km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		1752m - Queen Charlton (Rural)
Registered Battlefield		10.4km - Lansdown Battlefield (part)
Listed Building – Grade I		3.2km - Church Of All Saints
Listed Building – Grade II*		248m - Church Of St Nicholas
Listed Building – Grade II		243m - Unidentified Monument, In Churchyard 8 Metres To East Of Church Of St Nicholas
National Landscape (formerly AONB)		6.9km - Mendip Hills
Ancient Woodland		3.3km - Catsley Wood
Nature Reserve		4.9km - Manor Road Community Woodland
Tree Preservation Order		3181m
Agricultural Land Classification – Grades 1 to 3		23%
Mineral Safeguarded Area		1287m
Mineral Search Area		15.7km - Upper Lawn Quarry
Waterbodies		<1% Overlap
Train Station		5km - 6km - Keynsham
Bus Station		100m - 200m - Sleep Lane
Cycle Route		100m - 200m - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		302m - Dissused Railway Line Adjoining Royal British Legion Club

Larger site - PAU09c and PAU10



Site Details

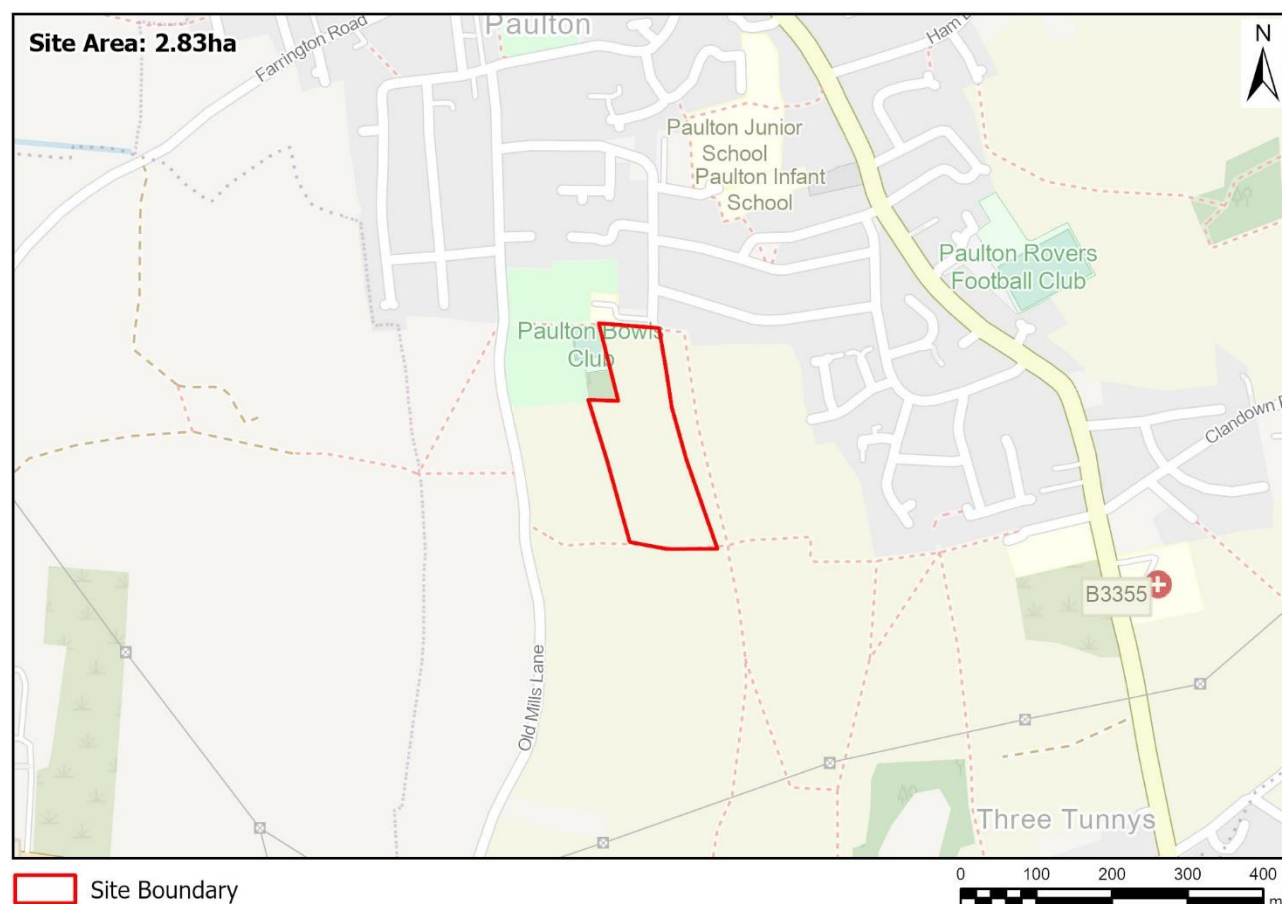
Gross Site Area (Ha) 6.25

Assessment

Air Quality Management Area (AQMA)		1752m - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 571m
International Ecological Sites (SAC, SPA, Ramsar)		7.6km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		1825m - Bowlditch Quarry
Regionally Important Geological Site		431m - Old Mills Tip
Site of Nature Conservation Interest		431m - Old Mills Mine Tip
Priority Habitats		431m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0.2%
Brownfield Land Use		2.1km - Farthing & Short, The Island
Local Greenspace		<1% Overlap - Miners Welfare Recreation Ground

Closest Park		10km - 15km - Royal Victoria Park, Abbey Cemetery, Newton Park, Prior Park, Widcombe Manor
Green Belt Land		2.5km
Health Facility		400m - 500m - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		500m - 600m - Paulton Infant, Paulton Junior
Distance to nearest Secondary School		2.5km - 3km - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.9km - Bowl barrow 100m north east of Home Farm Cottage
Registered Parks and Gardens		1804m - Ston Easton Park
Conservation Area		164m - Paulton (Somer Valley)
Registered Battlefield		15.4km - Lansdown Battlefield (part)
Listed Building – Grade I		2.7km - Ston Easton Park
Listed Building – Grade II*		610m - Church Of The Holy Trinity
Listed Building – Grade II		460m - Paulton Baptist Church
National Landscape (formerly AONB)		4.8km - Mendip Hills
Ancient Woodland		1147m
Nature Reserve		2.3km - Silver Street
Tree Preservation Order		74m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		3% Overlap
Mineral Search Area		12.2km - Stoke Hill Mine
Waterbodies		158m
Train Station		3km - 4km - Midsomer Norton South
Bus Station		50m - 100m - Specklemead
Cycle Route		1400m - 1500m - National Cycle Route 24 Link
Public Right of Way		0m - 50m
Historic Landfill		736m - Land Near Pillsbridge Cottages

PAU09b - smaller site

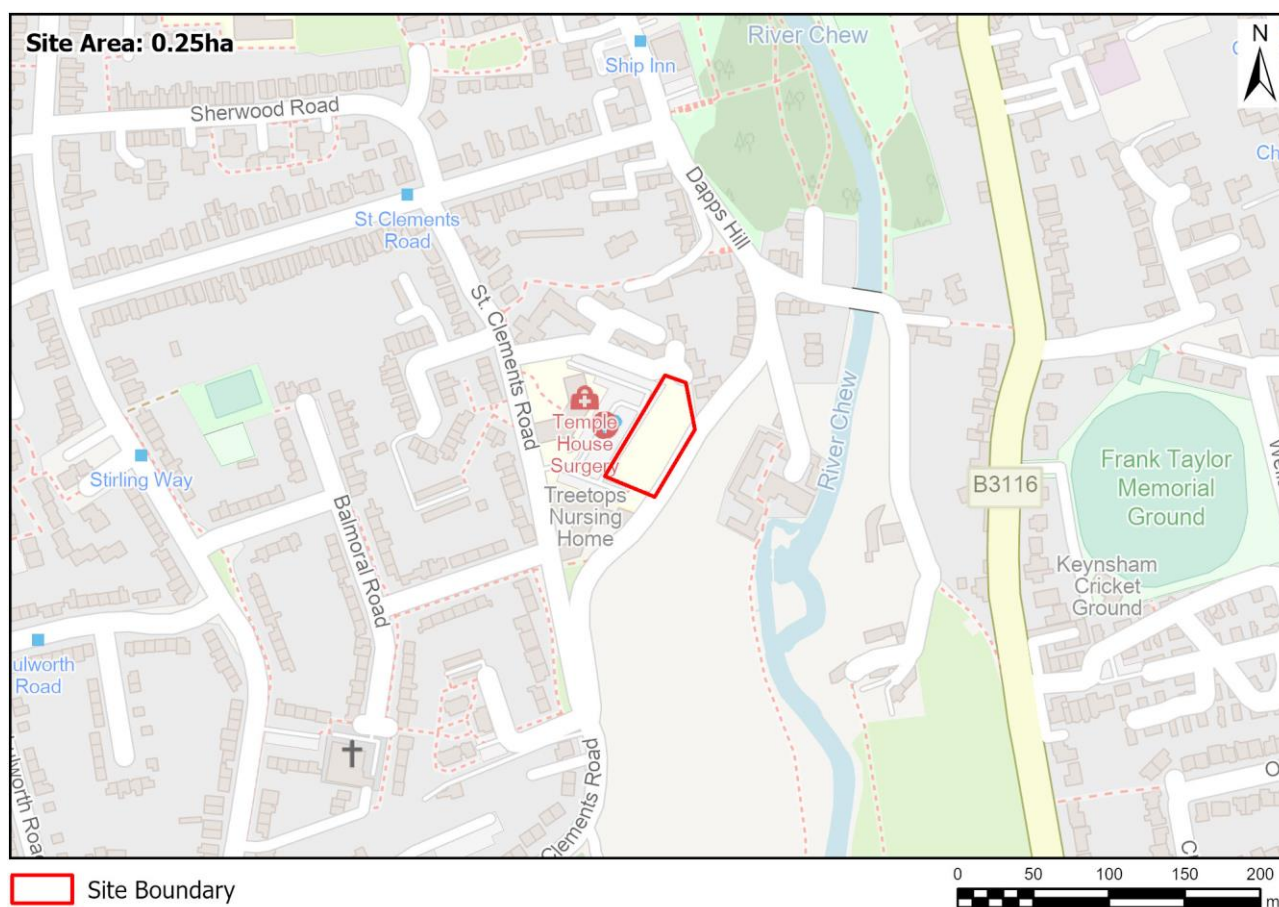


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Site Details		
Gross Site Area (Ha)	2.83	
Assessment		
Air Quality Management Area (AQMA)		2km - Farrington Gurney Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 697m
International Ecological Sites (SAC, SPA, Ramsar)		7.8km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)		1713m - Bowlditch Quarry
Regionally Important Geological Site		351m - Old Mills Tip
Site of Nature Conservation Interest		351m - Old Mills Mine Tip
Priority Habitats		351m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		1984m - Farthing & Short, The Island
Local Greenspace		<1% Overlap - Miners Welfare Recreation Ground

Closest Park		9km - 10km - Newton Park
Green Belt Land		2.4km
Health Facility		100m - 200m - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		200m - 300m - Paulton Infant, Paulton Junior
Distance to nearest Secondary School		2km - 2.5km - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		3.1km - Bowl barrow 100m north east of Home Farm Cottage
Registered Parks and Gardens		2.1km - Ston Easton Park
Conservation Area		226m - Paulton (Somer Valley)
Registered Battlefield		15.3km - Lansdown Battlefield (part)
Listed Building – Grade I		3km - Ston Easton Park
Listed Building – Grade II*		591m - Church Of The Holy Trinity
Listed Building – Grade II		329m - Paulton Baptist Church
National Landscape (formerly AONB)		5.1km - Mendip Hills
Ancient Woodland		1248m
Nature Reserve		2.3km - Silver Street
Tree Preservation Order		96m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		65m
Mineral Search Area		12.1km - Stoke Hill Mine
Waterbodies		397m
Train Station		2.5km - 3km - Midsomer Norton South
Bus Station		100m - 200m - Elm Road
Cycle Route		1300m - 1400m - National Cycle Route 24 Link
Public Right of Way		0m - 50m
Historic Landfill		776m - Land Near Pillsbridge Cottages

K32a

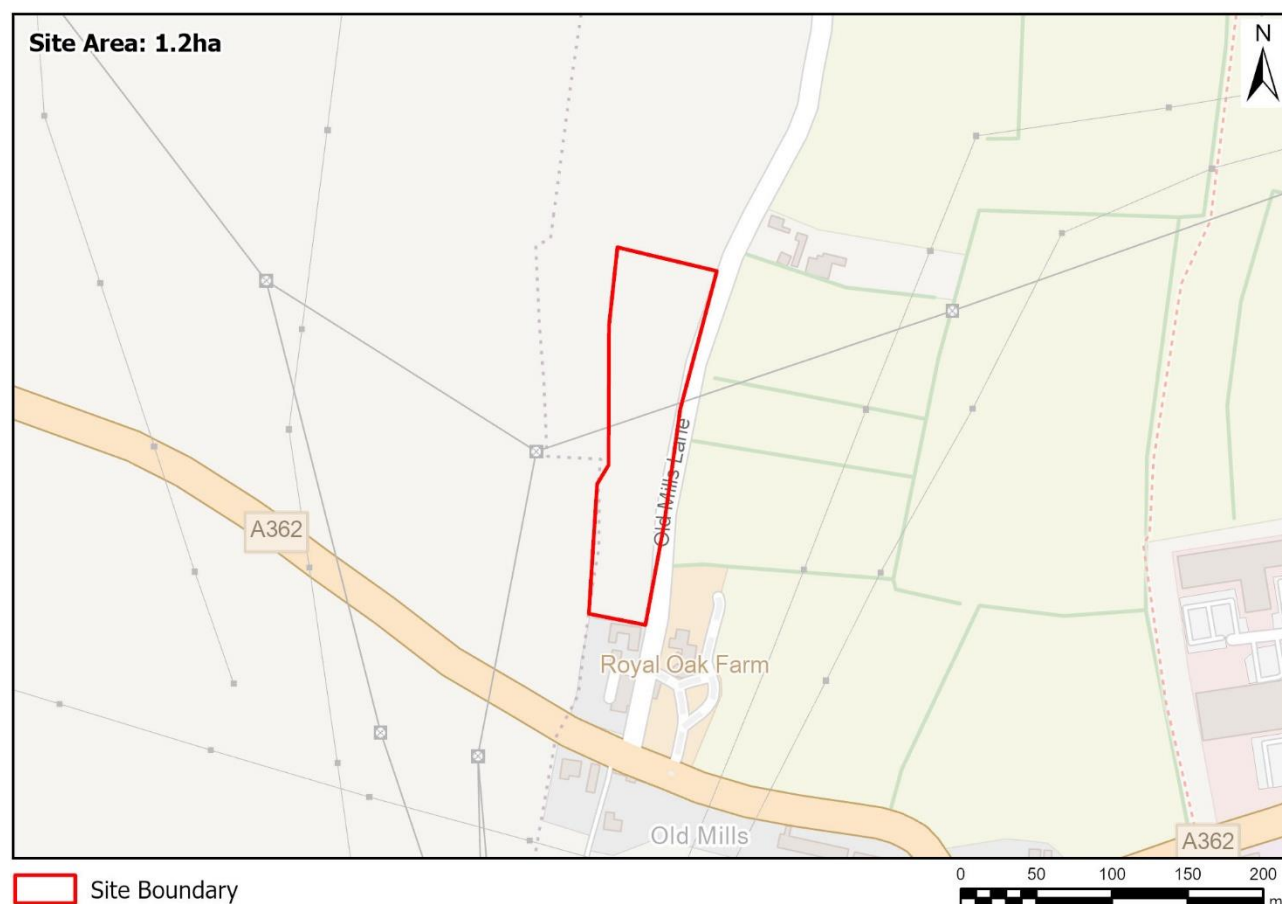


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Site Details		
Gross Site Area (Ha)	0.25	
Assessment		
Air Quality Management Area (AQMA)		417m - Keynsham AQMA
Noise Impact – Distance to major roads and railway lines		Railway - 833m
International Ecological Sites (SAC, SPA, Ramsar)		10.1km - Avon Gorge Woodlands (SAC site)
Site of Special Scientific Interest (SSSI)		2.1km - Cleeve Wood, Hanham
Regionally Important Geological Site		5m - Keynsham Hospital Section
Site of Nature Conservation Interest		65m - River Chew and adjacent land (north of lake: part b)
Priority Habitats		45m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		310m - Riverside
Local Greenspace		221m - Park Road Playing Field

Closest Park		3km - 4km - Brislington House
Green Belt Land		5m
Health Facility		500m - 600m - Keynsham Leisure Centre
Loss of Allotment Land		
Distance to nearest Primary School		800m - 900m - Castle Primary, Chandag Primary
Distance to nearest Secondary School		700m - 800m - Wellsway School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		775m - The Abbey
Registered Parks and Gardens		2.9km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		1% Overlap - Keynsham (Keynsham)
Registered Battlefield		6.3km - Lansdown Battlefield (part)
Listed Building – Grade I		829m - Keynsham Abbey Remains To The South Of Number 3 (Number 3 Not Included)
Listed Building – Grade II*		857m - Church Of St John The Baptist
Listed Building – Grade II		75m - Albert Mill
National Landscape (formerly AONB)		3.2km - Cotswolds
Ancient Woodland		2.1km - Cleeve Wood
Nature Reserve		1034m - Manor Road Community Woodland
Tree Preservation Order		517m
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		300m
Mineral Search Area		12.2km - Upper Lawn Quarry
Waterbodies		44m
Train Station		1200m - 1300m - Keynsham
Bus Station		50m - 100m - Keynsham Health Centre
Cycle Route		1300m - 1400m - Sustrans Local Route
Public Right of Way		50m - 100m
Historic Landfill		1107m - Somerdale Landfill Site

New site - Part A37PS15



Site Details

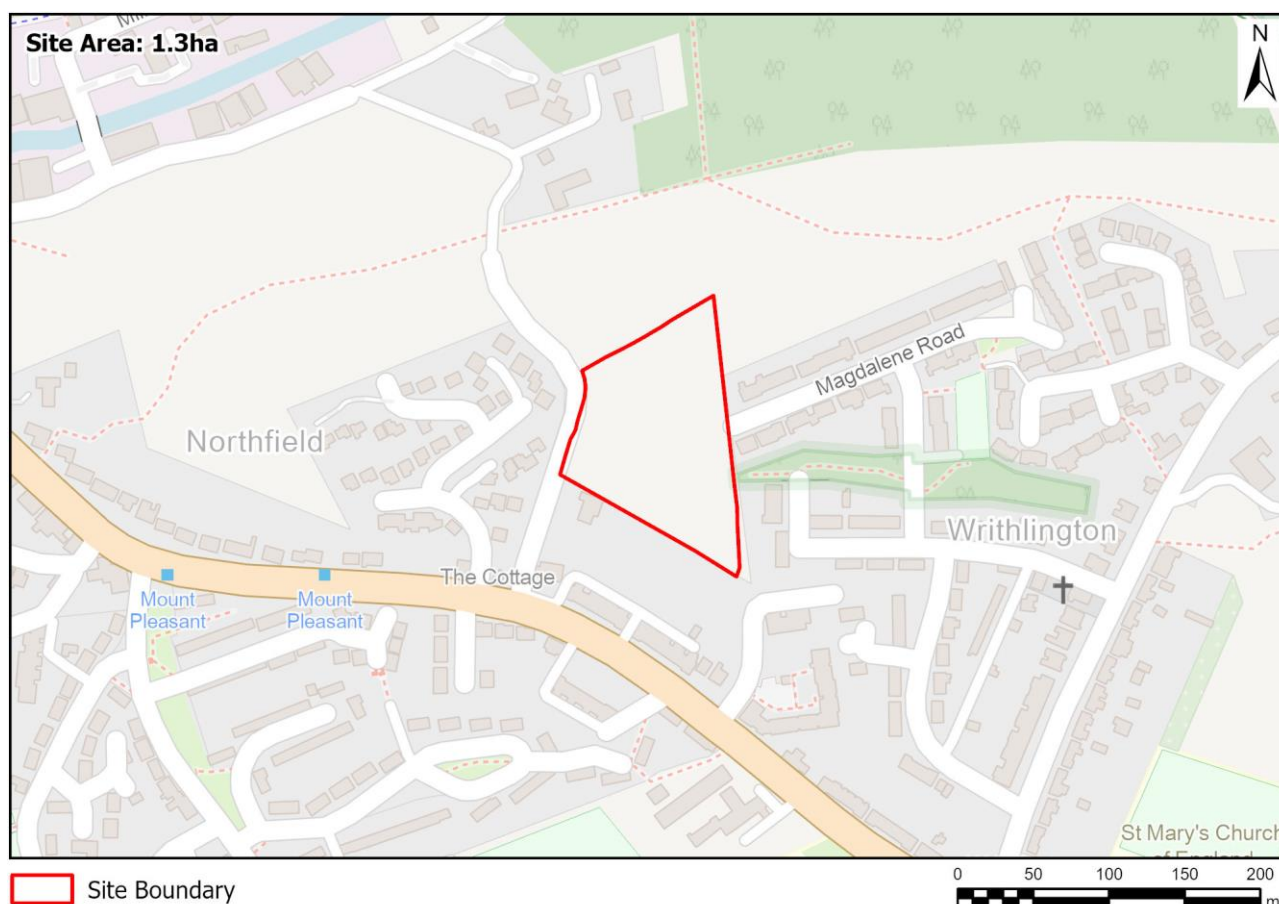
Gross Site Area (Ha) 1.2

Assessment

Air Quality Management Area (AQMA)	1756m - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 73m
International Ecological Sites (SAC, SPA, Ramsar)	7.3km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	2.1km - Bowlditch Quarry
Regionally Important Geological Site	490m - Old Mills Tip
Site of Nature Conservation Interest	245m - Wellow Brook
Priority Habitats	446m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	13.7%
Brownfield Land Use	1848m - Farthing & Short, The Island
Local Greenspace	466m - Boxbury Hill

Closest Park		10km - 15km - Newton Park, Prior Park
Green Belt Land		3.1km
Health Facility		1100m - 1200m - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		1200m - 1300m - Paulton Junior, Paulton Infant
Distance to nearest Secondary School		2km - 2.5km - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.6km - Bowl barrow 100m north east of Home Farm Cottage
Registered Parks and Gardens		1708m - Ston Easton Park
Conservation Area		817m - Paulton (Somer Valley)
Registered Battlefield		16km - Lansdown Battlefield (part)
Listed Building – Grade I		2.4km - Ston Easton Park
Listed Building – Grade II*		1259m - Church Of The Holy Trinity
Listed Building – Grade II		988m - Paulton Baptist Church
National Landscape (formerly AONB)		4.8km - Mendip Hills
Ancient Woodland		590m
Nature Reserve		2km - Silver Street
Tree Preservation Order		725m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		100% Overlap
Mineral Search Area		12.5km - Stoke Hill Mine
Waterbodies		36m
Train Station		2.5km - 3km - Midsomer Norton South
Bus Station		500m - 600m - Tesco
Cycle Route		1300m - 1400m - National Cycle Route 24 Link
Public Right of Way		50m - 100m
Historic Landfill		134m - Land Near Pillsbridge Cottages

RAD23



Site Details

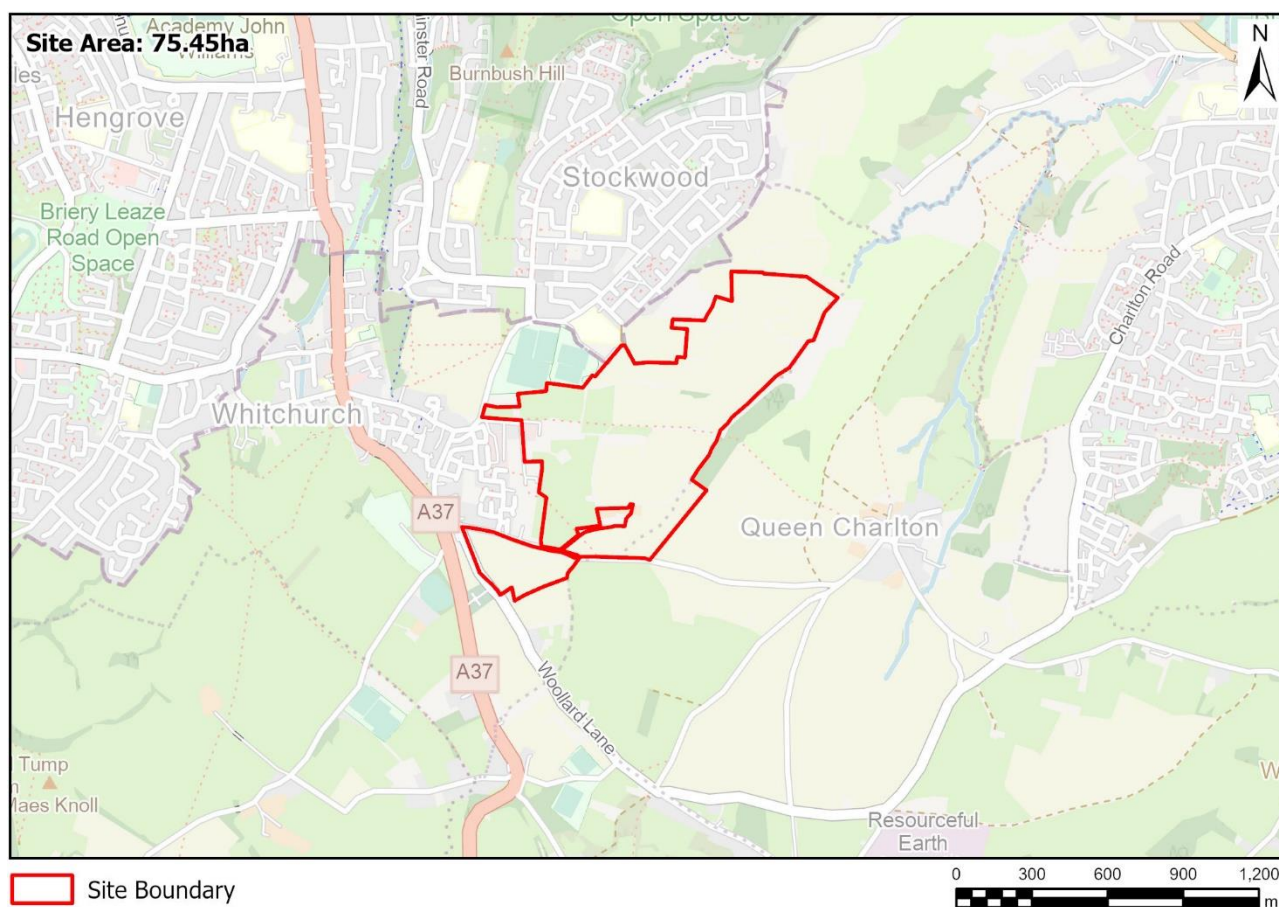
Gross Site Area (Ha) 1.3

Assessment

Air Quality Management Area (AQMA)	6.9km - Farrington Gurney Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 84m
International Ecological Sites (SAC, SPA, Ramsar)	7km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	518m - Huish Colliery Quarry
Regionally Important Geological Site	366m - Tynning Tip
Site of Nature Conservation Interest	304m - Wellow Brook
Priority Habitats	70m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0.4%
Brownfield Land Use	741m - Ryman Engineering
Local Greenspace	369m - Tynning Hill Green Space

Closest Park		10km - 15km - Gardens at Oakwood, Bathwick Tower and Smallcombe House, Crowe Hall, Claverton Manor, Abbey Cemetery, Hedgemoor Park, Parade Gardens, Newton Park, Prior Park, Widcombe Manor, Royal Victoria Park, Sydney Gardens
Green Belt Land		1632m
Health Facility		300m - 400m - Dragonfly Leisure Writhlington
Loss of Allotment Land		
Distance to nearest Primary School		400m - 500m - St Mary's C of E Primary
Distance to nearest Secondary School		400m - 500m - Somerset Studio School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1591m - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		1914m - Ammerdown House
Conservation Area		99% Overlap - Radstock (Somer Valley)
Registered Battlefield		15km - Lansdown Battlefield (part)
Listed Building – Grade I		2.3km - Church Of St Peter And St Paul
Listed Building – Grade II*		1727m - Church Of St James The Less
Listed Building – Grade II		277m - Fir Tree Inn
National Landscape (formerly AONB)		4.5km - Cotswolds
Ancient Woodland		1047m - Peaks Wood
Nature Reserve		3.4km - Camerton Batch
Tree Preservation Order		529m
Agricultural Land Classification – Grades 1 to 3		18%
Mineral Safeguarded Area		2.2km
Mineral Search Area		8.2km - Stoke Hill Mine
Waterbodies		263m
Train Station		4km - 5km - Midsomer Norton South
Bus Station		100m - 200m - Hanover Court
Cycle Route		300m - 400m - National Cycle Route 24
Public Right of Way		0m - 50m
Historic Landfill		976m - Old Foxcote Quarry

Large Whitchurch site



Site Details

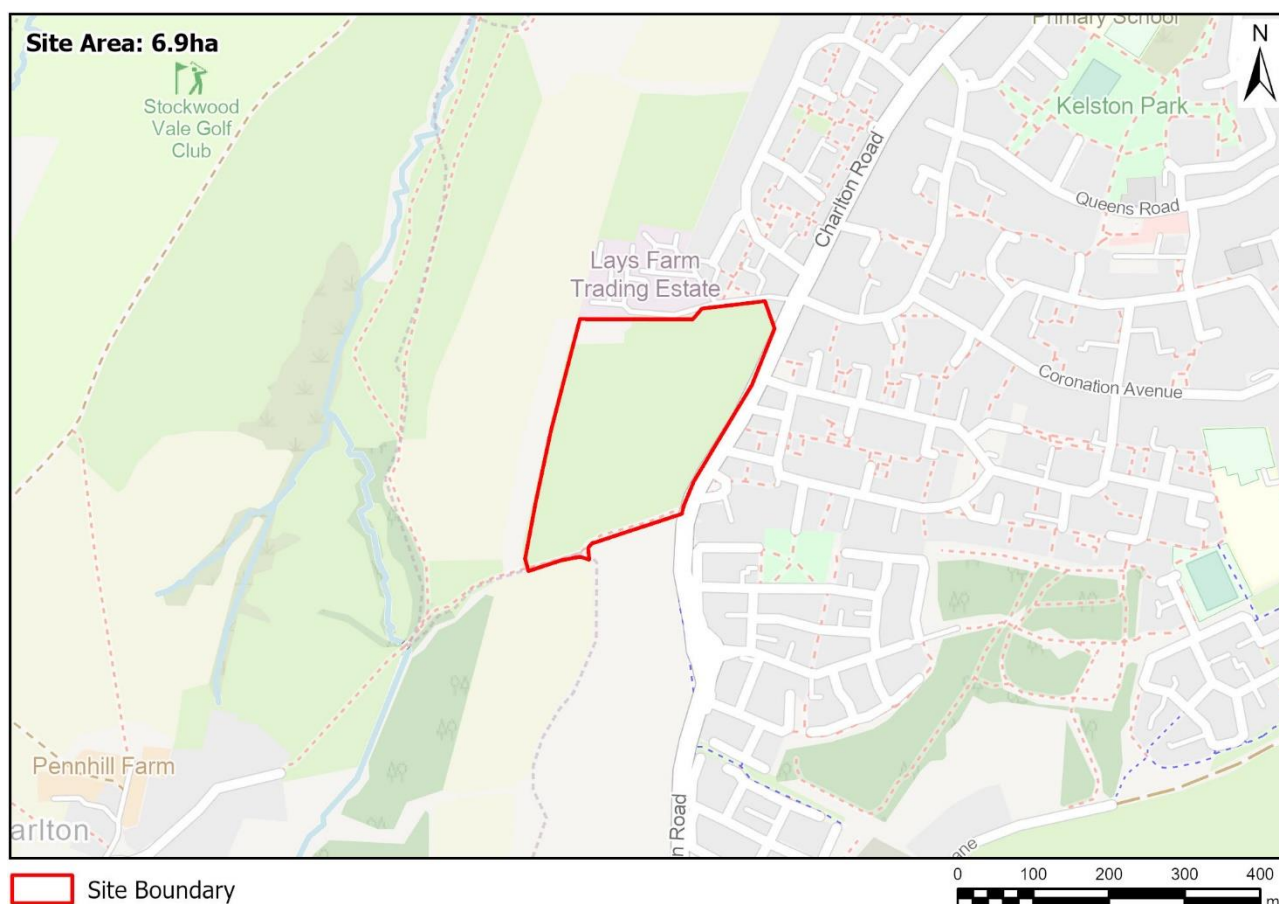
Gross Site Area (Ha) 75.45

Assessment

Air Quality Management Area (AQMA)	1969m - Bristol AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 1754m
International Ecological Sites (SAC, SPA, Ramsar)	7km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	2.5km - Bickley Wood
Regionally Important Geological Site	2km - Maes Knoll Tump
Site of Nature Conservation Interest	10% Overlap - Charlton Bottom and Queen Charlton Watercourse, Land at Whitchurch
Priority Habitats	<1% Overlap - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0.5%
Surface Water Flooding (1 in 100 Year)	0.7%
Surface Water Flooding (1 in 1000 Year)	3%
Brownfield Land Use	2.3km - Riverside

Local Greenspace	534m - Millenium Green Garden
Closest Park	2.5km - 3km - Brislington House
Green Belt Land	100% Overlap
Health Facility	3km - 4km - Keynsham Gym, Keynsham Leisure Centre, Somerdale Pavilion
Loss of Allotment Land	
Distance to nearest Primary School	2km - 2.5km - St Johns C of E Primary, St Keyna Primary
Distance to nearest Secondary School	2km - 2.5km - Broadlands Academy
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	737m - Queen Charlton village cross
Registered Parks and Gardens	1858m - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area	608m - Queen Charlton (Rural)
Registered Battlefield	8.6km - Lansdown Battlefield (part)
Listed Building – Grade I	2.5km - Keynsham Abbey Remains To The South Of Number 3 (Number 3 Not Included)
Listed Building – Grade II*	590m - Church Of St Nicholas
Listed Building – Grade II	6m - Milestone At National Grid Reference St 6198 6703
National Landscape (formerly AONB)	5.6km - Cotswolds
Ancient Woodland	2.3km
Nature Reserve	3.3km - Manor Road Community Woodland
Tree Preservation Order	2738m
Agricultural Land Classification – Grades 1 to 3	99%
Mineral Safeguarded Area	763m
Mineral Search Area	14.3km - Upper Lawn Quarry
Waterbodies	<1% Overlap
Train Station	3km - 4km - Keynsham
Bus Station	100m - 200m - Sleep Lane
Cycle Route	50m - 100m - National Cycle Route 3
Public Right of Way	0m - 50m
Historic Landfill	3% Overlap - Further Mead Farm, Furthermead Farm

K15C

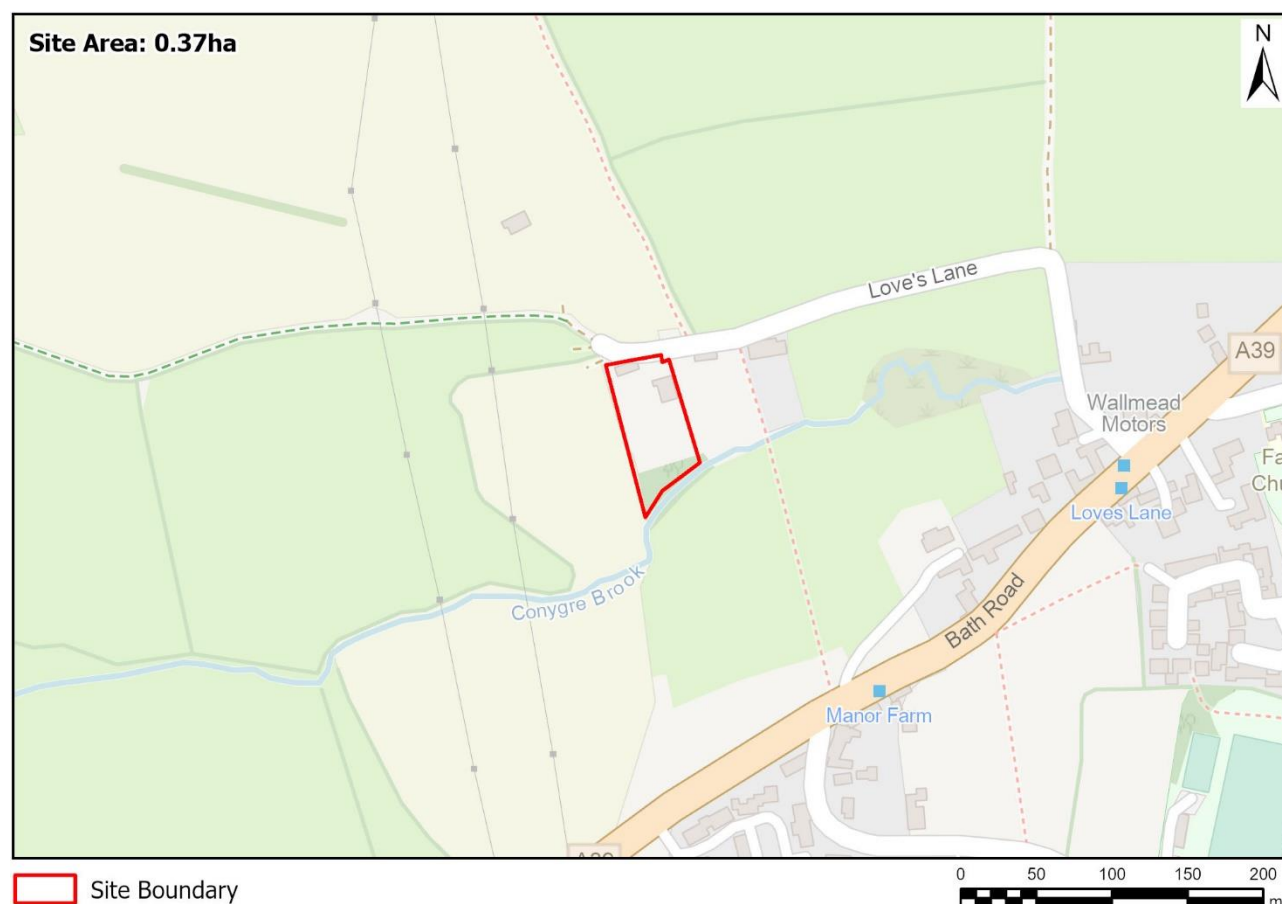


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Site Details		
Gross Site Area (Ha)	6.9	
Assessment		
Air Quality Management Area (AQMA)		1317m - Keynsham AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 1285m
International Ecological Sites (SAC, SPA, Ramsar)		8.8km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		2.3km - Bickley Wood
Regionally Important Geological Site		1250m - Keynsham Hospital Section
Site of Nature Conservation Interest		142m - Charlton Bottom and Queen Charlton Watercourse
Priority Habitats		295m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		1356m - Riverside
Local Greenspace		13m - Walnut Grove

Closest Park		3km - 4km - Brislington House
Green Belt Land		100% Overlap
Health Facility		1600m - 1700m - Keynsham Leisure Centre
Loss of Allotment Land		
Distance to nearest Primary School		600m - 700m - St Keyna Primary
Distance to nearest Secondary School		1200m - 1300m - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		647m - Queen Charlton village cross
Registered Parks and Gardens		2.3km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		396m - Queen Charlton (Rural)
Registered Battlefield		7.7km - Lansdown Battlefield (part)
Listed Building – Grade I		1671m - Keynsham Abbey Remains To The South Of Number 3 (Number 3 Not Included)
Listed Building – Grade II*		677m - Church Of St Margaret
Listed Building – Grade II		547m - Diamond’S Cottage
National Landscape (formerly AONB)		4.5km - Cotswolds
Ancient Woodland		2.4km - Cleeve Wood
Nature Reserve		2.2km - Manor Road Community Woodland
Tree Preservation Order		1785m
Agricultural Land Classification – Grades 1 to 3		95%
Mineral Safeguarded Area		1127m
Mineral Search Area		13.3km - Upper Lawn Quarry
Waterbodies		233m
Train Station		2km - 2.5km - Keynsham
Bus Station		50m - 100m - Lays Farm
Cycle Route		1400m - 1500m - Sustrans Local Route
Public Right of Way		0m - 50m
Historic Landfill		1357m - Furthermead Farm

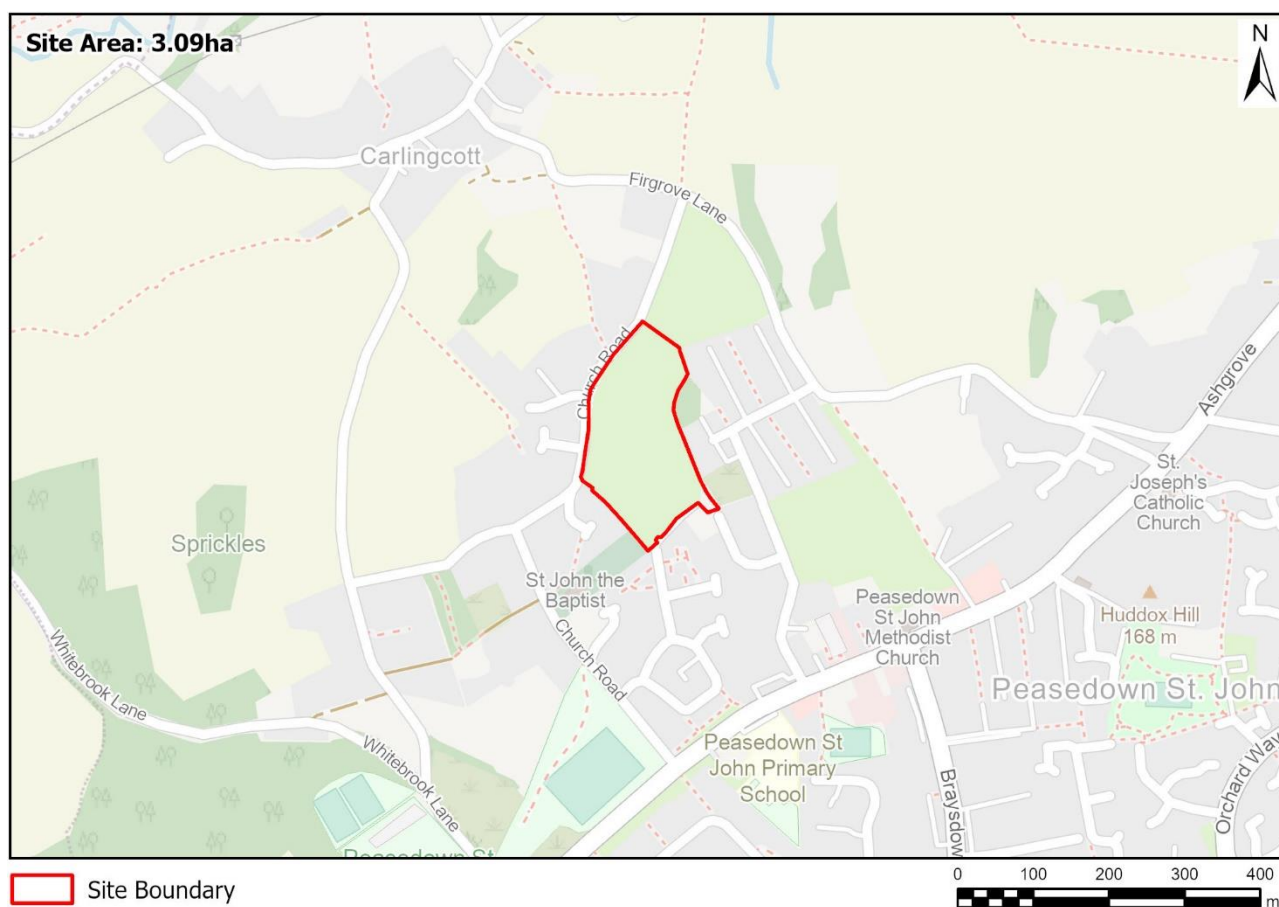
FAR10



Site Details		
Gross Site Area (Ha)	0.37	
Assessment		
Air Quality Management Area (AQMA)		3.9km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 175m
International Ecological Sites (SAC, SPA, Ramsar)		7km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		3.9km - Folly Farm
Regionally Important Geological Site		452m - Hobb's Wall Quarry
Site of Nature Conservation Interest		10% Overlap - Congyre Brook and adjacent land
Priority Habitats		450m - No main habitat but additional habitats present
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0.4%
Surface Water Flooding (1 in 1000 Year)		27%
Brownfield Land Use		1673m - Westways Garage
Local Greenspace		667m - Bramble Cottage

Closest Park		5km - 6km - Newton Park
Green Belt Land		100% Overlap
Health Facility		4km - 5km - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		500m - 600m - Farmborough Church Primary
Distance to nearest Secondary School		7km - 8km - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		3.1km - Slight univallate hillfort 125m west of Tunley Farm
Registered Parks and Gardens		4.5km - Newton Park
Conservation Area		2.3km - Timsbury (Rural)
Registered Battlefield		11.1km - Lansdown Battlefield (part)
Listed Building – Grade I		3.9km - Church Of St Luke And St Andrew
Listed Building – Grade II*		711m - Church Of All Saints
Listed Building – Grade II		205m - Manor Farmhouse
National Landscape (formerly AONB)		6.3km - Mendip Hills
Ancient Woodland		823m - Whidcombe Brake
Nature Reserve		3.8km - Camerton Batch
Tree Preservation Order		583m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		1130m
Mineral Search Area		11.1km - Stoke Hill Mine
Waterbodies		0.21m
Train Station		7km - 8km - Midsomer Norton South
Bus Station		200m - 300m - Manor Farm
Cycle Route		4km - 5km - Avon Cycleway
Public Right of Way		0m - 50m
Historic Landfill		1116m - Tillay Farm

PEA05a/PEA05b

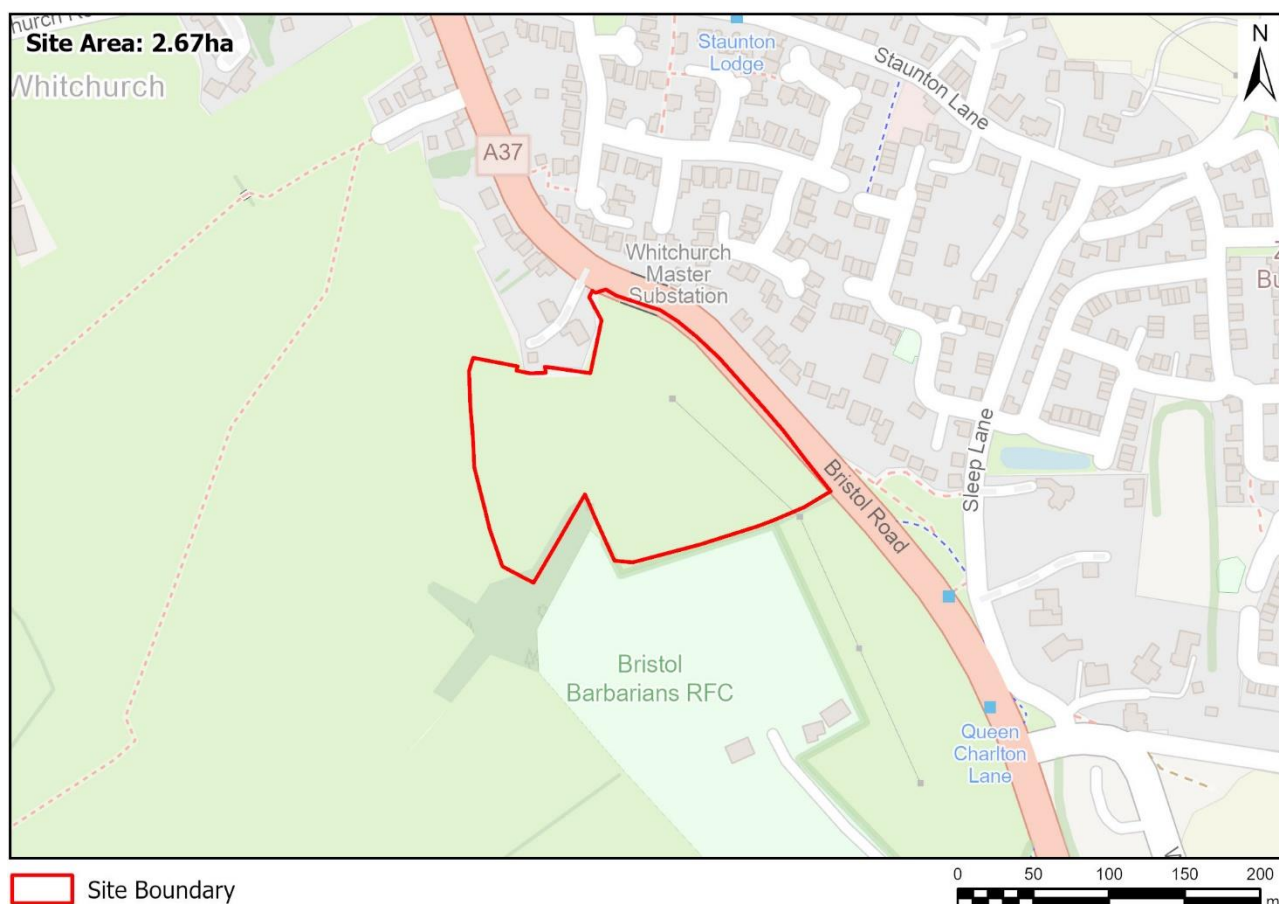


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Site Details		
Gross Site Area (Ha)	3.09	
Assessment		
Air Quality Management Area (AQMA)		7.3km - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 671m
International Ecological Sites (SAC, SPA, Ramsar)		6.6km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		2.3km - Writhlington
Regionally Important Geological Site		1147m - Camerton New Pit Tip
Site of Nature Conservation Interest		208m - New Buildings field
Priority Habitats		208m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		2.3km - Derelict Yard, Bath Old Road
Local Greenspace		462m - Frederick Close

Closest Park		6km - 7km - Newton Park
Green Belt Land		138m
Health Facility		3km - 4km - Snap Fitness, Radstock
Loss of Allotment Land		
Distance to nearest Primary School		300m - 400m - Peasedown St John Primary
Distance to nearest Secondary School		4km - 5km - Somerset Studio School, Writhlington School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1319m - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		4.5km - Ammerdown House
Conservation Area		1384m - Radstock (Somer Valley)
Registered Battlefield		12km - Lansdown Battlefield (part)
Listed Building – Grade I		1248m - Church Of St Peter
Listed Building – Grade II*		1781m - Church Of All Saints
Listed Building – Grade II		110m - Church Of St John Baptist
National Landscape (formerly AONB)		3.3km - Cotswolds
Ancient Woodland		471m - Camerton Wood
Nature Reserve		1474m - Camerton Batch
Tree Preservation Order		321m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		3.6km
Mineral Search Area		6.7km - Stoke Hill Mine
Waterbodies		236m
Train Station		5km - 6km - Midsomer Norton South
Bus Station		400m - 500m - Braysdown Lane
Cycle Route		2.5km - 3km - National Cycle Route 24
Public Right of Way		0m - 50m
Historic Landfill		433m - Peasdown St. John Cricket Club

WCH26d



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Site Details

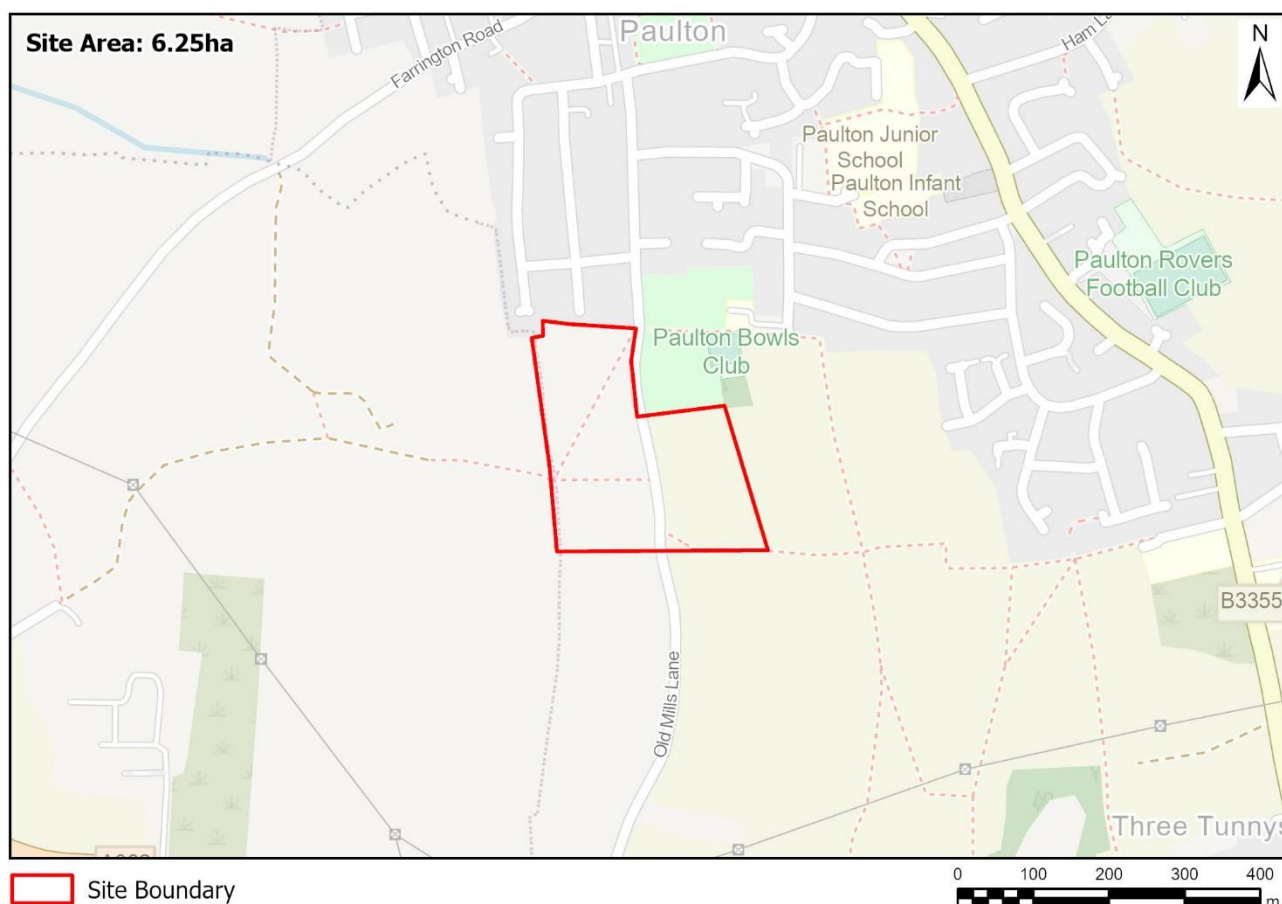
Gross Site Area (Ha) 2.67

Assessment

Air Quality Management Area (AQMA)	2.3km - Bristol AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.6km
International Ecological Sites (SAC, SPA, Ramsar)	6.9km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	4km - Bickley Wood
Regionally Important Geological Site	1706m - Maes Knoll Tump
Site of Nature Conservation Interest	230m - Sturminster Road
Priority Habitats	222m - No main habitat but additional habitats present
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	3.6%
Surface Water Flooding (1 in 100 Year)	10.5%
Surface Water Flooding (1 in 1000 Year)	32.6%
Brownfield Land Use	3.7km - Pensford Garage
Local Greenspace	233m - Millenium Green Garden

Closest Park		3km - 4km - Brislington House
Green Belt Land		100% Overlap
Health Facility		5km - 6km - Keynsham Leisure Centre, Keynsham Gym, Somerdale Pavilion
Loss of Allotment Land		
Distance to nearest Primary School		4km - 5km - St Johns C of E Primary, Pensford Primary, Castle Primary, St Keyna Primary
Distance to nearest Secondary School		4km - 5km - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1508m - Maes Knoll camp
Registered Parks and Gardens		3.1km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		1752m - Queen Charlton (Rural)
Registered Battlefield		10.4km - Lansdown Battlefield (part)
Listed Building – Grade I		3.2km - Church Of All Saints
Listed Building – Grade II*		248m - Church Of St Nicholas
Listed Building – Grade II		243m - Unidentified Monument, In Churchyard 8 Metres To East Of Church Of St Nicholas
National Landscape (formerly AONB)		6.9km - Mendip Hills
Ancient Woodland		3.3km - Catsley Wood
Nature Reserve		4.9km - Manor Road Community Woodland
Tree Preservation Order		3181m
Agricultural Land Classification – Grades 1 to 3		23%
Mineral Safeguarded Area		1287m
Mineral Search Area		15.7km - Upper Lawn Quarry
Waterbodies		<1% Overlap
Train Station		5km - 6km - Keynsham
Bus Station		100m - 200m - Sleep Lane
Cycle Route		100m - 200m - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		302m - Dissused Railway Line Adjoining Royal British Legion Club

Larger site - PAU09c and PAU10



Site Details

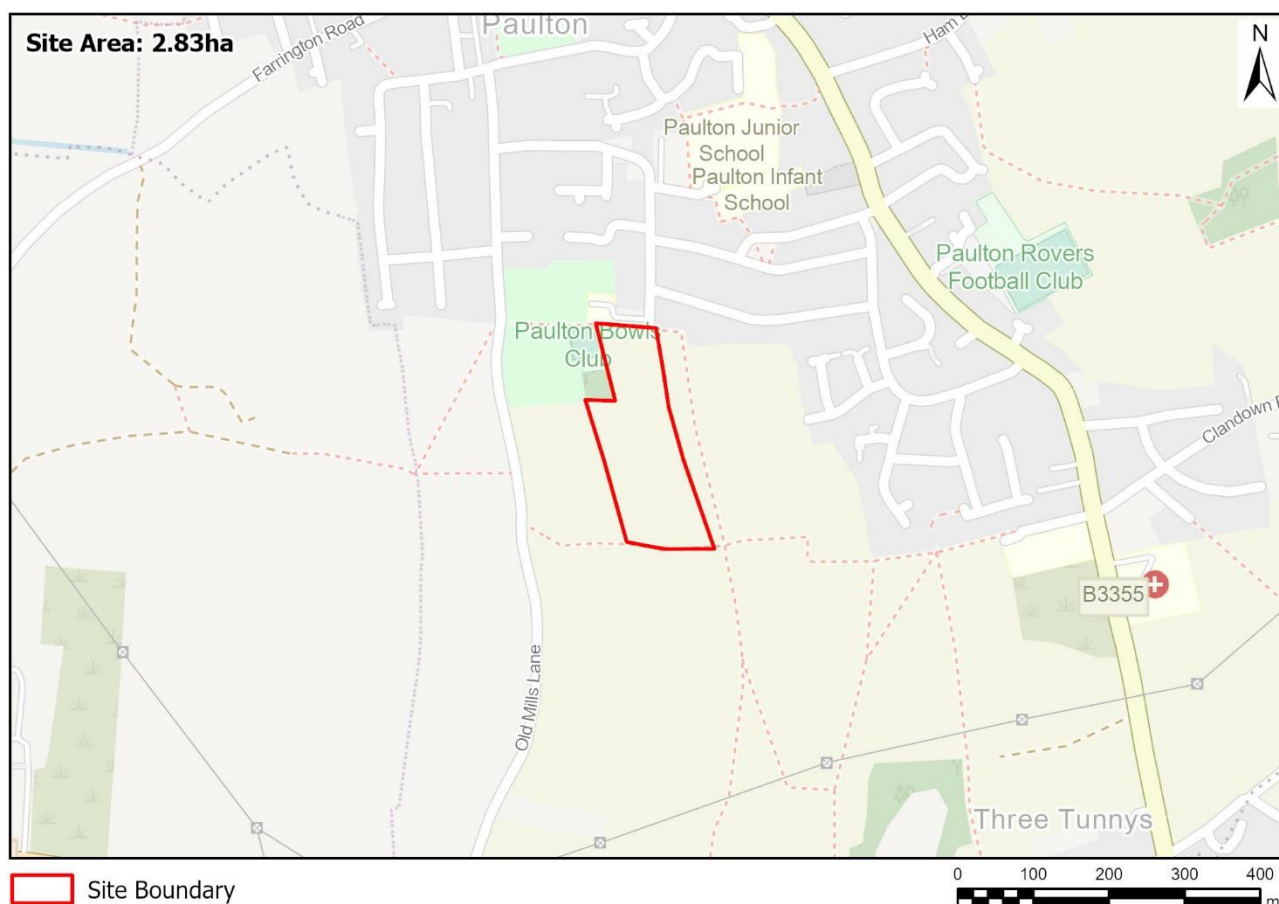
Gross Site Area (Ha) 6.25

Assessment

Air Quality Management Area (AQMA)		1752m - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 571m
International Ecological Sites (SAC, SPA, Ramsar)		7.6km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		1825m - Bowlditch Quarry
Regionally Important Geological Site		431m - Old Mills Tip
Site of Nature Conservation Interest		431m - Old Mills Mine Tip
Priority Habitats		431m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0.2%
Brownfield Land Use		2.1km - Farthing & Short, The Island
Local Greenspace		<1% Overlap - Miners Welfare Recreation Ground

Closest Park		10km - 15km - Royal Victoria Park, Abbey Cemetery, Newton Park, Prior Park, Widcombe Manor
Green Belt Land		2.5km
Health Facility		400m - 500m - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		500m - 600m - Paulton Infant, Paulton Junior
Distance to nearest Secondary School		2.5km - 3km - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.9km - Bowl barrow 100m north east of Home Farm Cottage
Registered Parks and Gardens		1804m - Ston Easton Park
Conservation Area		164m - Paulton (Somer Valley)
Registered Battlefield		15.4km - Lansdown Battlefield (part)
Listed Building – Grade I		2.7km - Ston Easton Park
Listed Building – Grade II*		610m - Church Of The Holy Trinity
Listed Building – Grade II		460m - Paulton Baptist Church
National Landscape (formerly AONB)		4.8km - Mendip Hills
Ancient Woodland		1147m
Nature Reserve		2.3km - Silver Street
Tree Preservation Order		74m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		3% Overlap
Mineral Search Area		12.2km - Stoke Hill Mine
Waterbodies		158m
Train Station		3km - 4km - Midsomer Norton South
Bus Station		50m - 100m - Specklemead
Cycle Route		1400m - 1500m - National Cycle Route 24 Link
Public Right of Way		0m - 50m
Historic Landfill		736m - Land Near Pillsbridge Cottages

PAU09b - smaller site



Site Details

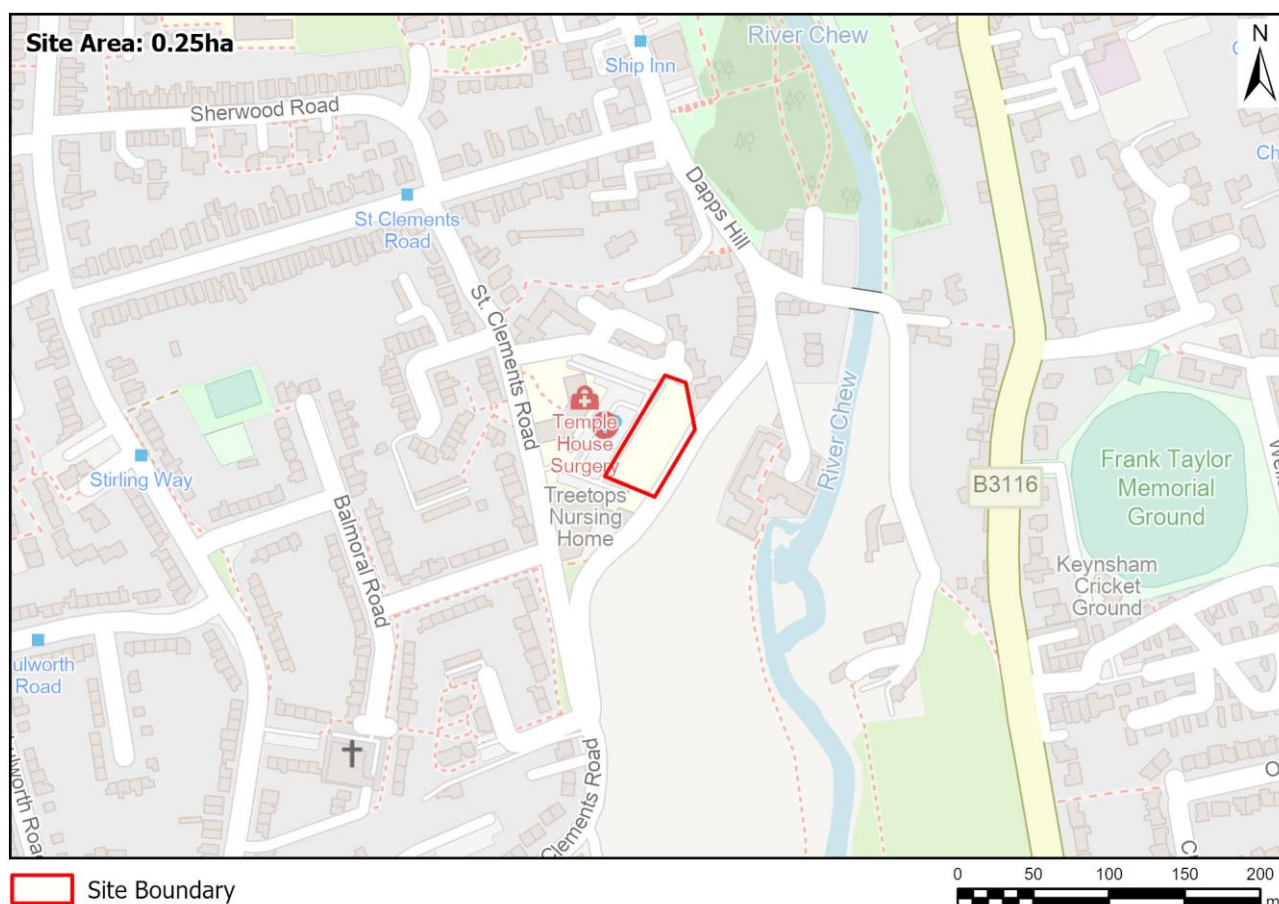
Gross Site Area (Ha) 2.83

Assessment

Air Quality Management Area (AQMA)	2km - Farrington Gurney Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 697m
International Ecological Sites (SAC, SPA, Ramsar)	7.8km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	1713m - Bowlditch Quarry
Regionally Important Geological Site	351m - Old Mills Tip
Site of Nature Conservation Interest	351m - Old Mills Mine Tip
Priority Habitats	351m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	1984m - Farthing & Short, The Island
Local Greenspace	<1% Overlap - Miners Welfare Recreation Ground

Closest Park		9km - 10km - Newton Park
Green Belt Land		2.4km
Health Facility		100m - 200m - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		200m - 300m - Paulton Infant, Paulton Junior
Distance to nearest Secondary School		2km - 2.5km - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		3.1km - Bowl barrow 100m north east of Home Farm Cottage
Registered Parks and Gardens		2.1km - Ston Easton Park
Conservation Area		226m - Paulton (Somer Valley)
Registered Battlefield		15.3km - Lansdown Battlefield (part)
Listed Building – Grade I		3km - Ston Easton Park
Listed Building – Grade II*		591m - Church Of The Holy Trinity
Listed Building – Grade II		329m - Paulton Baptist Church
National Landscape (formerly AONB)		5.1km - Mendip Hills
Ancient Woodland		1248m
Nature Reserve		2.3km - Silver Street
Tree Preservation Order		96m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		65m
Mineral Search Area		12.1km - Stoke Hill Mine
Waterbodies		397m
Train Station		2.5km - 3km - Midsomer Norton South
Bus Station		100m - 200m - Elm Road
Cycle Route		1300m - 1400m - National Cycle Route 24 Link
Public Right of Way		0m - 50m
Historic Landfill		776m - Land Near Pillsbridge Cottages

K32a

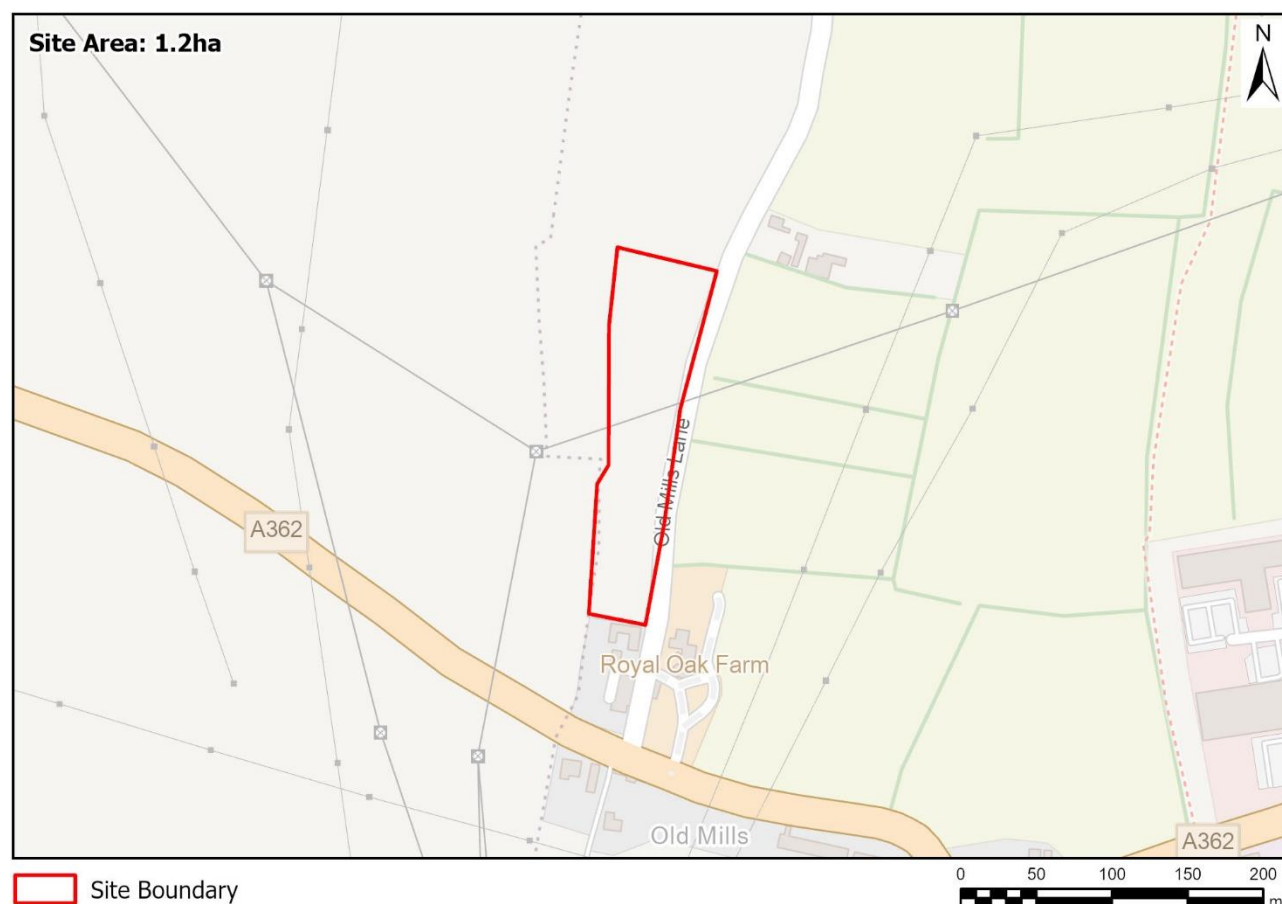


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Site Details		
Gross Site Area (Ha)	0.25	
Assessment		
Air Quality Management Area (AQMA)		417m - Keynsham AQMA
Noise Impact – Distance to major roads and railway lines		Railway - 833m
International Ecological Sites (SAC, SPA, Ramsar)		10.1km - Avon Gorge Woodlands (SAC site)
Site of Special Scientific Interest (SSSI)		2.1km - Cleeve Wood, Hanham
Regionally Important Geological Site		5m - Keynsham Hospital Section
Site of Nature Conservation Interest		65m - River Chew and adjacent land (north of lake: part b)
Priority Habitats		45m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		310m - Riverside
Local Greenspace		221m - Park Road Playing Field

Closest Park		3km - 4km - Brislington House
Green Belt Land		5m
Health Facility		500m - 600m - Keynsham Leisure Centre
Loss of Allotment Land		
Distance to nearest Primary School		800m - 900m - Castle Primary, Chandag Primary
Distance to nearest Secondary School		700m - 800m - Wellsway School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		775m - The Abbey
Registered Parks and Gardens		2.9km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		1% Overlap - Keynsham (Keynsham)
Registered Battlefield		6.3km - Lansdown Battlefield (part)
Listed Building – Grade I		829m - Keynsham Abbey Remains To The South Of Number 3 (Number 3 Not Included)
Listed Building – Grade II*		857m - Church Of St John The Baptist
Listed Building – Grade II		75m - Albert Mill
National Landscape (formerly AONB)		3.2km - Cotswolds
Ancient Woodland		2.1km - Cleeve Wood
Nature Reserve		1034m - Manor Road Community Woodland
Tree Preservation Order		517m
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		300m
Mineral Search Area		12.2km - Upper Lawn Quarry
Waterbodies		44m
Train Station		1200m - 1300m - Keynsham
Bus Station		50m - 100m - Keynsham Health Centre
Cycle Route		1300m - 1400m - Sustrans Local Route
Public Right of Way		50m - 100m
Historic Landfill		1107m - Somerdale Landfill Site

New site - Part A37PS15



Site Details

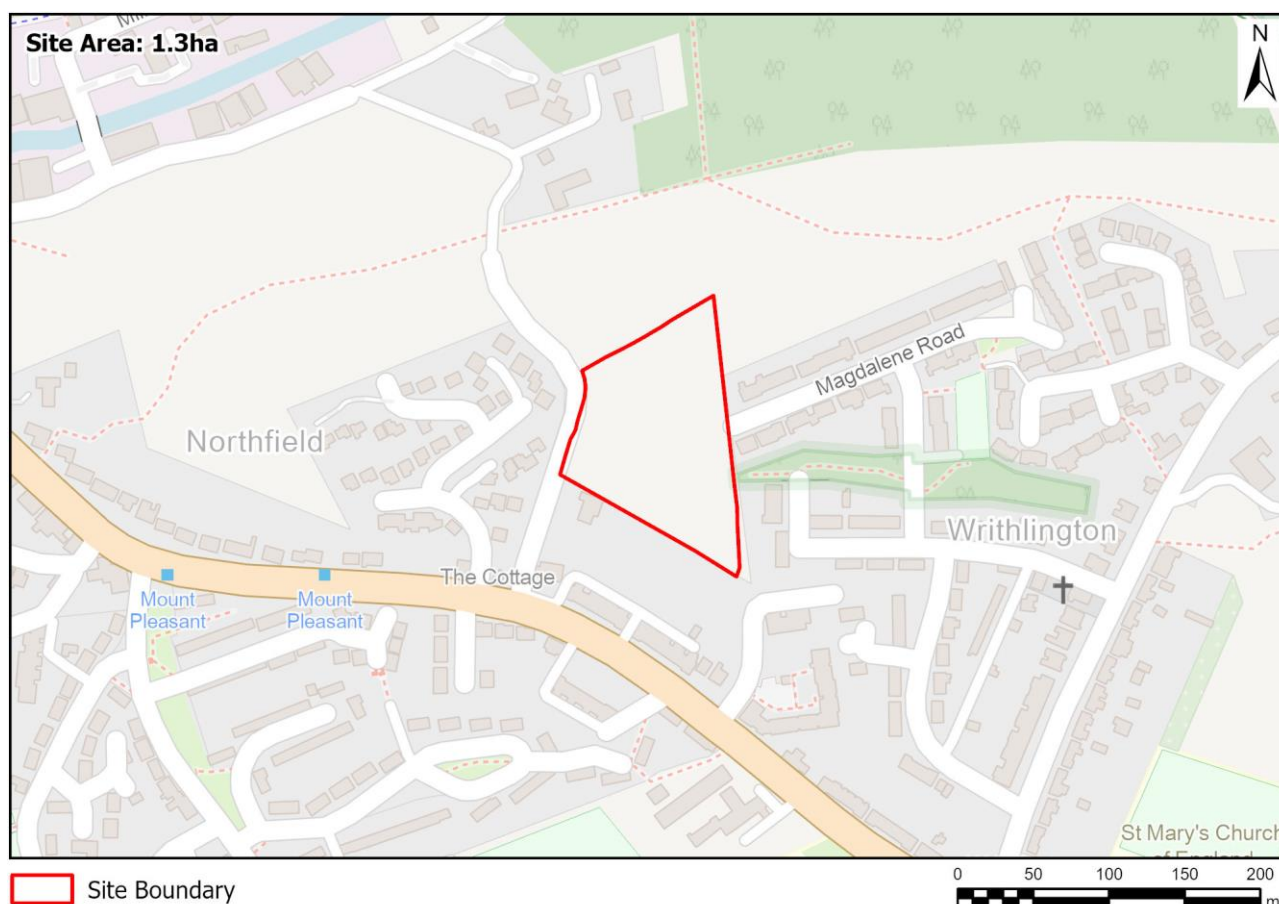
Gross Site Area (Ha) 1.2

Assessment

Air Quality Management Area (AQMA)	1756m - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 73m
International Ecological Sites (SAC, SPA, Ramsar)	7.3km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	2.1km - Bowlditch Quarry
Regionally Important Geological Site	490m - Old Mills Tip
Site of Nature Conservation Interest	245m - Wellow Brook
Priority Habitats	446m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	13.7%
Brownfield Land Use	1848m - Farthing & Short, The Island
Local Greenspace	466m - Boxbury Hill

Closest Park		10km - 15km - Newton Park, Prior Park
Green Belt Land		3.1km
Health Facility		1100m - 1200m - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		1200m - 1300m - Paulton Junior, Paulton Infant
Distance to nearest Secondary School		2km - 2.5km - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.6km - Bowl barrow 100m north east of Home Farm Cottage
Registered Parks and Gardens		1708m - Ston Easton Park
Conservation Area		817m - Paulton (Somer Valley)
Registered Battlefield		16km - Lansdown Battlefield (part)
Listed Building – Grade I		2.4km - Ston Easton Park
Listed Building – Grade II*		1259m - Church Of The Holy Trinity
Listed Building – Grade II		988m - Paulton Baptist Church
National Landscape (formerly AONB)		4.8km - Mendip Hills
Ancient Woodland		590m
Nature Reserve		2km - Silver Street
Tree Preservation Order		725m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		100% Overlap
Mineral Search Area		12.5km - Stoke Hill Mine
Waterbodies		36m
Train Station		2.5km - 3km - Midsomer Norton South
Bus Station		500m - 600m - Tesco
Cycle Route		1300m - 1400m - National Cycle Route 24 Link
Public Right of Way		50m - 100m
Historic Landfill		134m - Land Near Pillsbridge Cottages

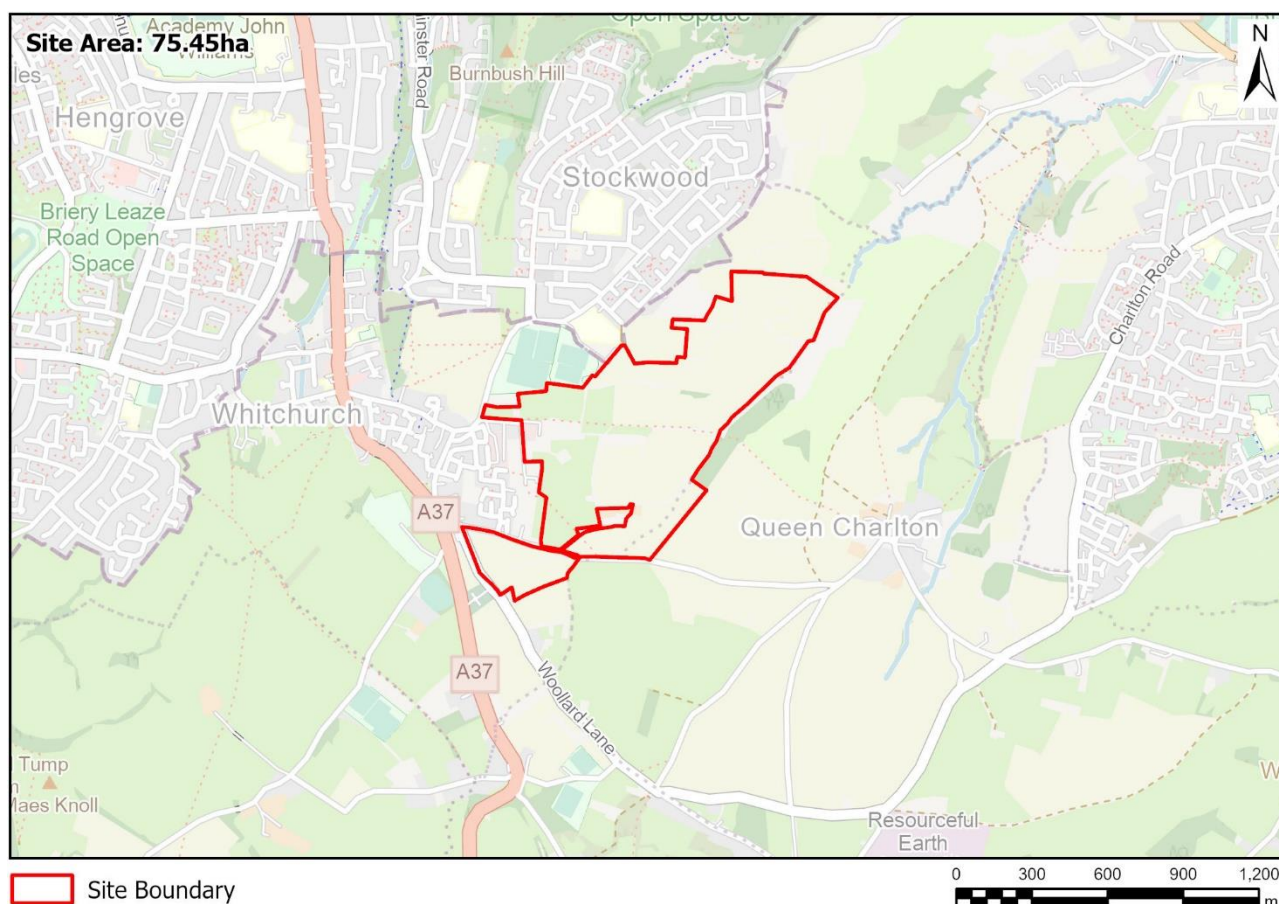
RAD23



Site Details	
Gross Site Area (Ha)	1.3
Assessment	
Air Quality Management Area (AQMA)	6.9km - Farrington Gurney Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 84m
International Ecological Sites (SAC, SPA, Ramsar)	7km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	518m - Huish Colliery Quarry
Regionally Important Geological Site	366m - Tynning Tip
Site of Nature Conservation Interest	304m - Wellow Brook
Priority Habitats	70m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0.4%
Brownfield Land Use	741m - Ryman Engineering
Local Greenspace	369m - Tynning Hill Green Space

Closest Park		10km - 15km - Gardens at Oakwood, Bathwick Tower and Smallcombe House, Crowe Hall, Claverton Manor, Abbey Cemetery, Hedgemoor Park, Parade Gardens, Newton Park, Prior Park, Widcombe Manor, Royal Victoria Park, Sydney Gardens
Green Belt Land		1632m
Health Facility		300m - 400m - Dragonfly Leisure Writhlington
Loss of Allotment Land		
Distance to nearest Primary School		400m - 500m - St Mary's C of E Primary
Distance to nearest Secondary School		400m - 500m - Somerset Studio School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1591m - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		1914m - Ammerdown House
Conservation Area		99% Overlap - Radstock (Somer Valley)
Registered Battlefield		15km - Lansdown Battlefield (part)
Listed Building – Grade I		2.3km - Church Of St Peter And St Paul
Listed Building – Grade II*		1727m - Church Of St James The Less
Listed Building – Grade II		277m - Fir Tree Inn
National Landscape (formerly AONB)		4.5km - Cotswolds
Ancient Woodland		1047m - Peaks Wood
Nature Reserve		3.4km - Camerton Batch
Tree Preservation Order		529m
Agricultural Land Classification – Grades 1 to 3		18%
Mineral Safeguarded Area		2.2km
Mineral Search Area		8.2km - Stoke Hill Mine
Waterbodies		263m
Train Station		4km - 5km - Midsomer Norton South
Bus Station		100m - 200m - Hanover Court
Cycle Route		300m - 400m - National Cycle Route 24
Public Right of Way		0m - 50m
Historic Landfill		976m - Old Foxcote Quarry

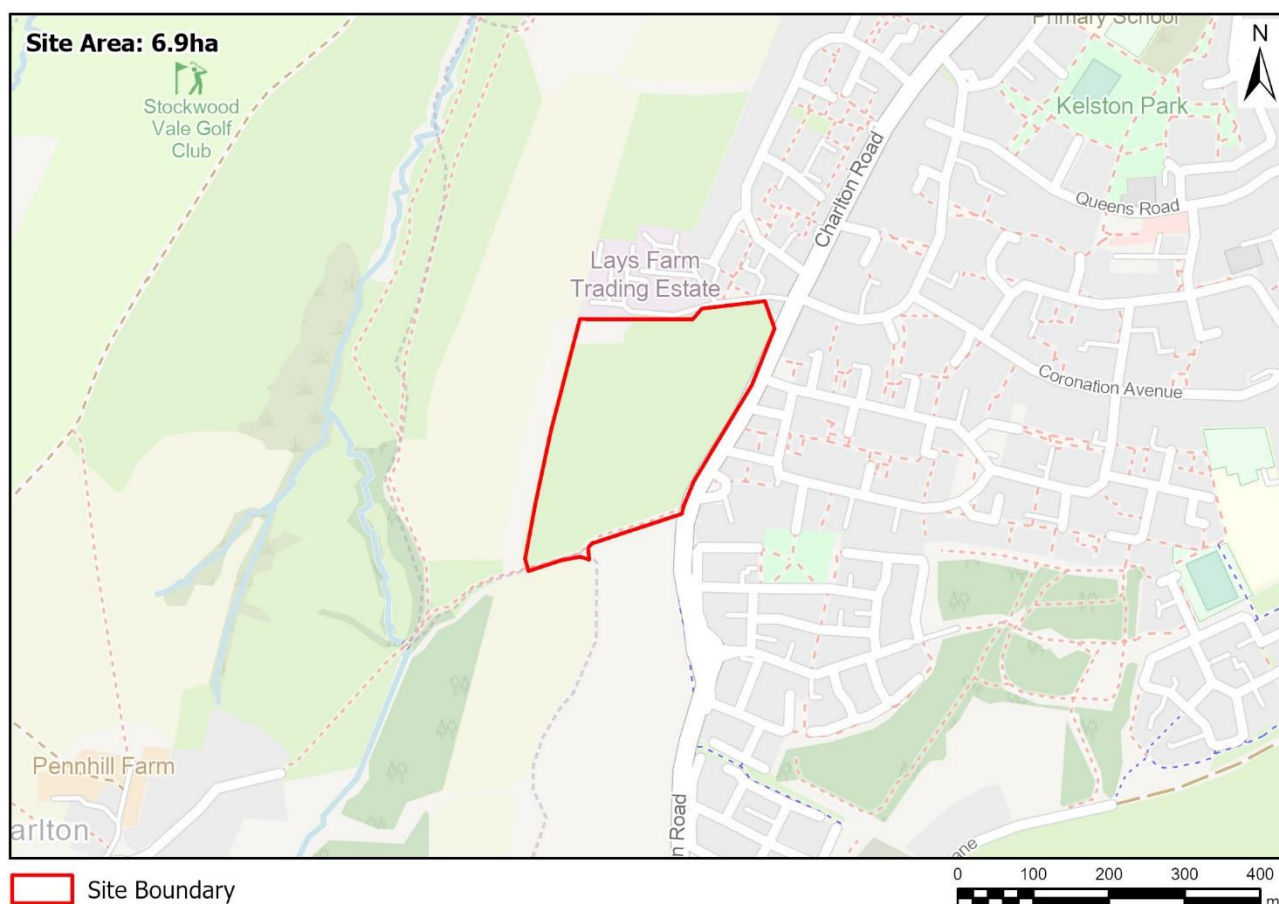
Large Whitchurch site



Site Details		
Gross Site Area (Ha)	75.45	
Assessment		
Air Quality Management Area (AQMA)		1969m - Bristol AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 1754m
International Ecological Sites (SAC, SPA, Ramsar)		7km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		2.5km - Bickley Wood
Regionally Important Geological Site		2km - Maes Knoll Tump
Site of Nature Conservation Interest		10% Overlap - Charlton Bottom and Queen Charlton Watercourse, Land at Whitchurch
Priority Habitats		<1% Overlap - Traditional orchard
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0.5%
Surface Water Flooding (1 in 100 Year)		0.7%
Surface Water Flooding (1 in 1000 Year)		3%
Brownfield Land Use		2.3km - Riverside

Local Greenspace	534m - Millenium Green Garden
Closest Park	2.5km - 3km - Brislington House
Green Belt Land	100% Overlap
Health Facility	3km - 4km - Keynsham Gym, Keynsham Leisure Centre, Somerdale Pavilion
Loss of Allotment Land	
Distance to nearest Primary School	2km - 2.5km - St Johns C of E Primary, St Keyna Primary
Distance to nearest Secondary School	2km - 2.5km - Broadlands Academy
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	737m - Queen Charlton village cross
Registered Parks and Gardens	1858m - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area	608m - Queen Charlton (Rural)
Registered Battlefield	8.6km - Lansdown Battlefield (part)
Listed Building – Grade I	2.5km - Keynsham Abbey Remains To The South Of Number 3 (Number 3 Not Included)
Listed Building – Grade II*	590m - Church Of St Nicholas
Listed Building – Grade II	6m - Milestone At National Grid Reference St 6198 6703
National Landscape (formerly AONB)	5.6km - Cotswolds
Ancient Woodland	2.3km
Nature Reserve	3.3km - Manor Road Community Woodland
Tree Preservation Order	2738m
Agricultural Land Classification – Grades 1 to 3	99%
Mineral Safeguarded Area	763m
Mineral Search Area	14.3km - Upper Lawn Quarry
Waterbodies	<1% Overlap
Train Station	3km - 4km - Keynsham
Bus Station	100m - 200m - Sleep Lane
Cycle Route	50m - 100m - National Cycle Route 3
Public Right of Way	0m - 50m
Historic Landfill	3% Overlap - Further Mead Farm, Furthermead Farm

K15C

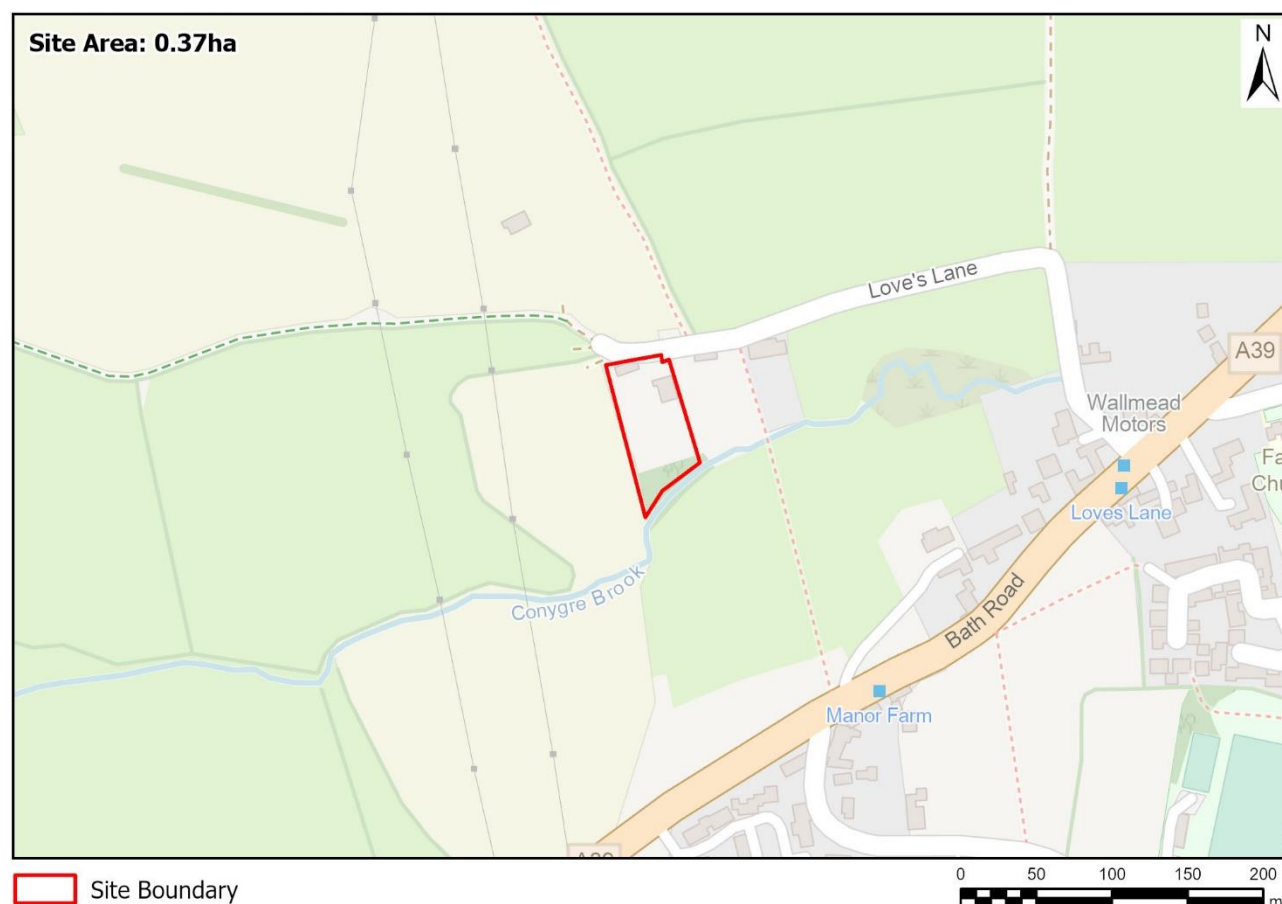


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Site Details		
Gross Site Area (Ha)	6.9	
Assessment		
Air Quality Management Area (AQMA)		1317m - Keynsham AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 1285m
International Ecological Sites (SAC, SPA, Ramsar)		8.8km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		2.3km - Bickley Wood
Regionally Important Geological Site		1250m - Keynsham Hospital Section
Site of Nature Conservation Interest		142m - Charlton Bottom and Queen Charlton Watercourse
Priority Habitats		295m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		1356m - Riverside
Local Greenspace		13m - Walnut Grove

Closest Park		3km - 4km - Brislington House
Green Belt Land		100% Overlap
Health Facility		1600m - 1700m - Keynsham Leisure Centre
Loss of Allotment Land		
Distance to nearest Primary School		600m - 700m - St Keyna Primary
Distance to nearest Secondary School		1200m - 1300m - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		647m - Queen Charlton village cross
Registered Parks and Gardens		2.3km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		396m - Queen Charlton (Rural)
Registered Battlefield		7.7km - Lansdown Battlefield (part)
Listed Building – Grade I		1671m - Keynsham Abbey Remains To The South Of Number 3 (Number 3 Not Included)
Listed Building – Grade II*		677m - Church Of St Margaret
Listed Building – Grade II		547m - Diamond’S Cottage
National Landscape (formerly AONB)		4.5km - Cotswolds
Ancient Woodland		2.4km - Cleeve Wood
Nature Reserve		2.2km - Manor Road Community Woodland
Tree Preservation Order		1785m
Agricultural Land Classification – Grades 1 to 3		95%
Mineral Safeguarded Area		1127m
Mineral Search Area		13.3km - Upper Lawn Quarry
Waterbodies		233m
Train Station		2km - 2.5km - Keynsham
Bus Station		50m - 100m - Lays Farm
Cycle Route		1400m - 1500m - Sustrans Local Route
Public Right of Way		0m - 50m
Historic Landfill		1357m - Furthermead Farm

FAR10



Site Details

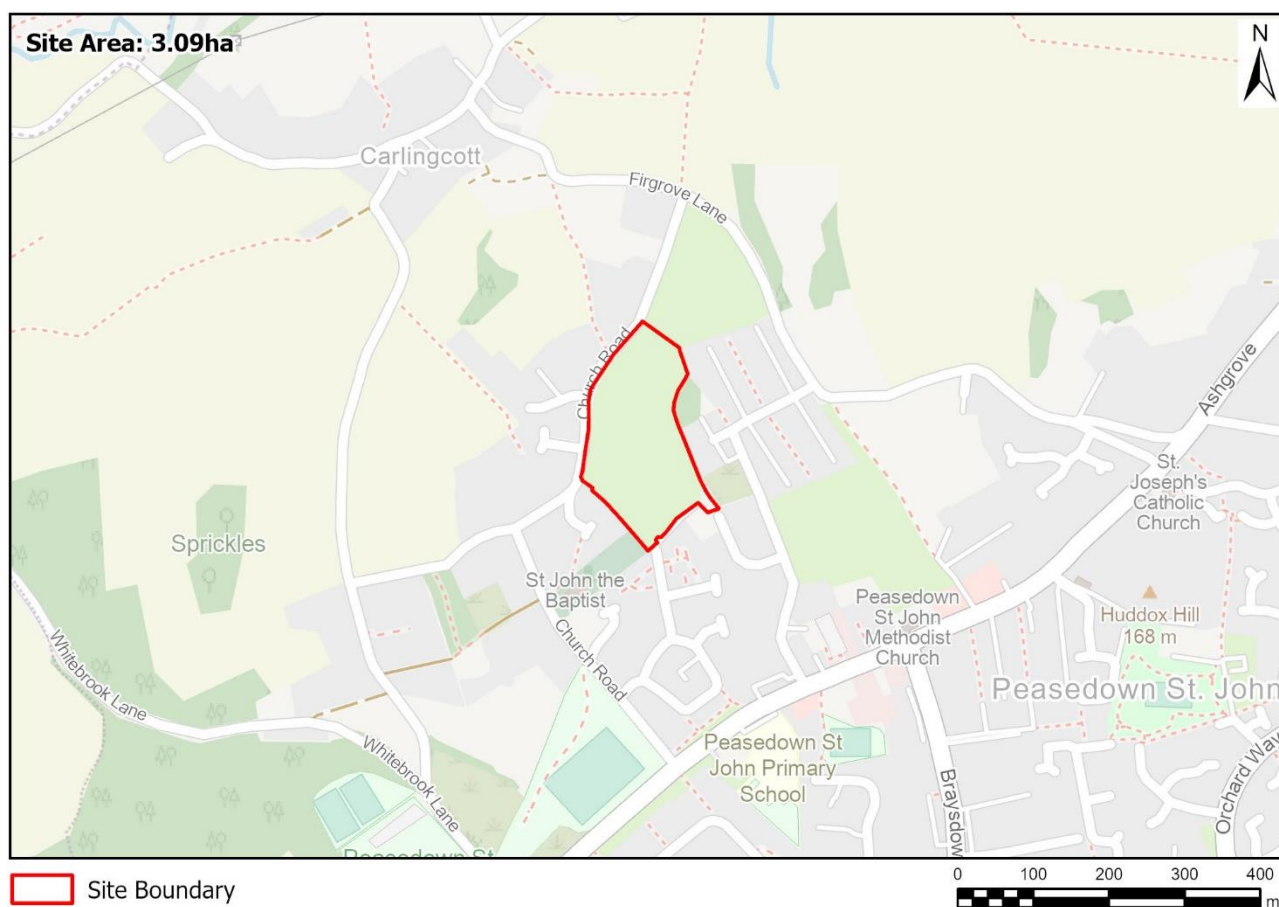
Gross Site Area (Ha) 0.37

Assessment

Air Quality Management Area (AQMA)	3.9km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 175m
International Ecological Sites (SAC, SPA, Ramsar)	7km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	3.9km - Folly Farm
Regionally Important Geological Site	452m - Hobb's Wall Quarry
Site of Nature Conservation Interest	10% Overlap - Congyre Brook and adjacent land
Priority Habitats	450m - No main habitat but additional habitats present
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0.4%
Surface Water Flooding (1 in 1000 Year)	27%
Brownfield Land Use	1673m - Westways Garage
Local Greenspace	667m - Bramble Cottage

Closest Park		5km - 6km - Newton Park
Green Belt Land		100% Overlap
Health Facility		4km - 5km - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		500m - 600m - Farmborough Church Primary
Distance to nearest Secondary School		7km - 8km - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		3.1km - Slight univallate hillfort 125m west of Tunley Farm
Registered Parks and Gardens		4.5km - Newton Park
Conservation Area		2.3km - Timsbury (Rural)
Registered Battlefield		11.1km - Lansdown Battlefield (part)
Listed Building – Grade I		3.9km - Church Of St Luke And St Andrew
Listed Building – Grade II*		711m - Church Of All Saints
Listed Building – Grade II		205m - Manor Farmhouse
National Landscape (formerly AONB)		6.3km - Mendip Hills
Ancient Woodland		823m - Whidcombe Brake
Nature Reserve		3.8km - Camerton Batch
Tree Preservation Order		583m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		1130m
Mineral Search Area		11.1km - Stoke Hill Mine
Waterbodies		0.21m
Train Station		7km - 8km - Midsomer Norton South
Bus Station		200m - 300m - Manor Farm
Cycle Route		4km - 5km - Avon Cycleway
Public Right of Way		0m - 50m
Historic Landfill		1116m - Tillay Farm

PEA05a/PEA05b

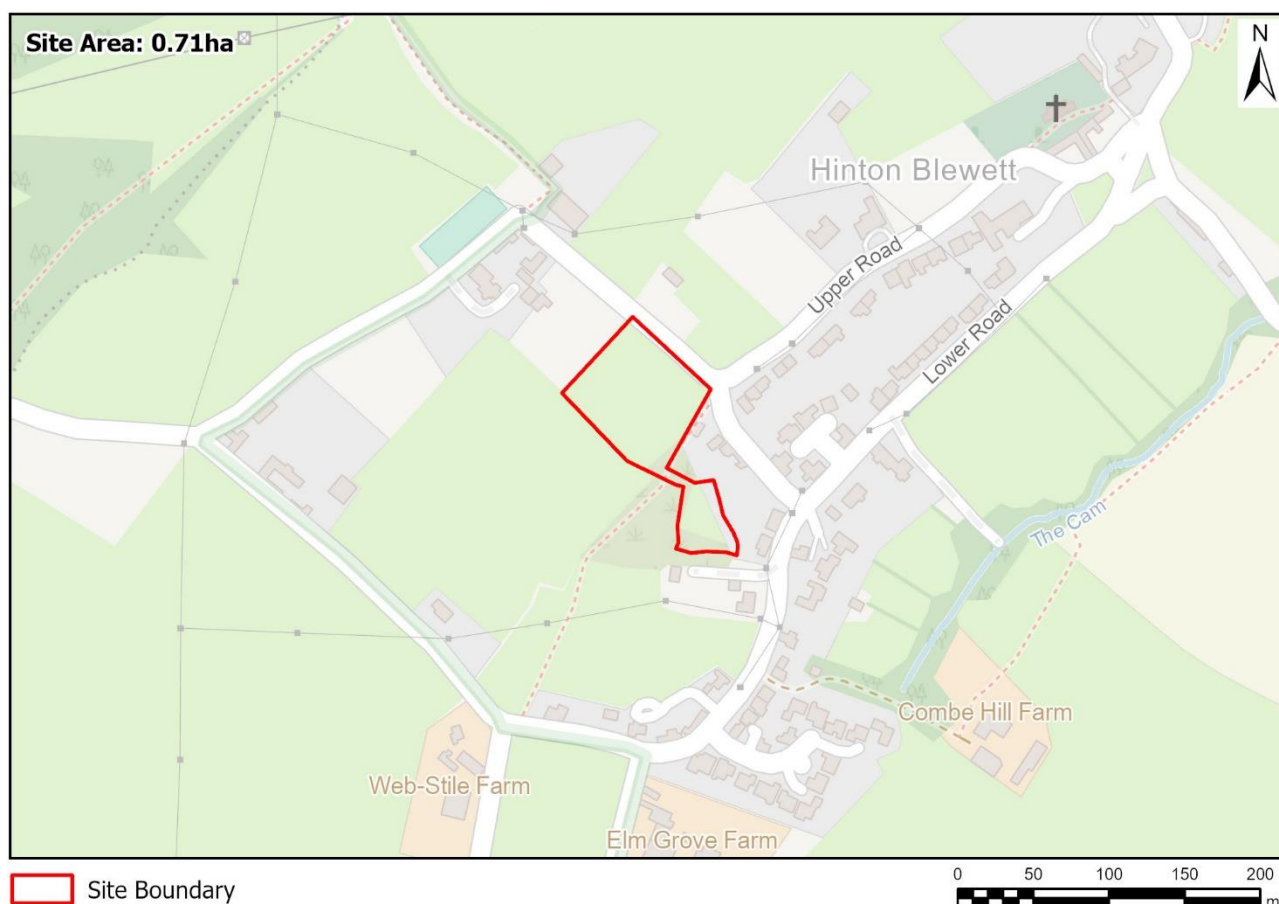


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Site Details		
Gross Site Area (Ha)	3.09	
Assessment		
Air Quality Management Area (AQMA)		7.3km - Farrington Gurney Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 671m
International Ecological Sites (SAC, SPA, Ramsar)		6.6km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		2.3km - Writhlington
Regionally Important Geological Site		1147m - Camerton New Pit Tip
Site of Nature Conservation Interest		208m - New Buildings field
Priority Habitats		208m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		2.3km - Derelict Yard, Bath Old Road
Local Greenspace		462m - Frederick Close

Closest Park	6km - 7km - Newton Park
Green Belt Land	138m
Health Facility	3km - 4km - Snap Fitness, Radstock
Loss of Allotment Land	
Distance to nearest Primary School	300m - 400m - Peasedown St John Primary
Distance to nearest Secondary School	4km - 5km - Somerset Studio School, Writhlington School
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	1319m - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens	4.5km - Ammerdown House
Conservation Area	1384m - Radstock (Somer Valley)
Registered Battlefield	12km - Lansdown Battlefield (part)
Listed Building – Grade I	1248m - Church Of St Peter
Listed Building – Grade II*	1781m - Church Of All Saints
Listed Building – Grade II	110m - Church Of St John Baptist
National Landscape (formerly AONB)	3.3km - Cotswolds
Ancient Woodland	471m - Camerton Wood
Nature Reserve	1474m - Camerton Batch
Tree Preservation Order	321m
Agricultural Land Classification – Grades 1 to 3	100%
Mineral Safeguarded Area	3.6km
Mineral Search Area	6.7km - Stoke Hill Mine
Waterbodies	236m
Train Station	5km - 6km - Midsomer Norton South
Bus Station	400m - 500m - Braysdown Lane
Cycle Route	2.5km - 3km - National Cycle Route 24
Public Right of Way	0m - 50m
Historic Landfill	433m - Peasdown St. John Cricket Club

HB03 updated boundary



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Site Details		
Gross Site Area (Ha)	0.71	
Assessment		
Air Quality Management Area (AQMA)		3.2km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 2.3km
International Ecological Sites (SAC, SPA, Ramsar)		2.1km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		966m - Burlledge Sidelands and Meadows
Regionally Important Geological Site		1848m - Sutton Hill Quarry renamed ‘Stowey Quarry’ by B&NES 2004
Site of Nature Conservation Interest		131m - Cam Brook and adjacent land
Priority Habitats		273m - Good quality semi improved grassland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%

Brownfield Land Use		2.6km - Employment building, Unit 2, Chew Stoke, Land to the rear of Yearton House
Local Greenspace		128m - Land south of Lower Road
Closest Park		10km - 15km - Newton Park
Green Belt Land		1785m
Health Facility		8km - 9km - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		2.5km - 3km - East Harptree C of E Primary
Distance to nearest Secondary School		8km - 9km - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1730m - Large univallate hillfort with outworks 800m west of White Cross
Registered Parks and Gardens		3.7km - Ston Easton Park
Conservation Area		156m - Hinton Blewett (Rural)
Registered Battlefield		18km - Lansdown Battlefield (part)
Listed Building – Grade I		293m - Church Of St Margaret
Listed Building – Grade II*		2.7km - Church Of St Laurence
Listed Building – Grade II		24m - Middle Road Farmhouse
National Landscape (formerly AONB)		94m - Mendip Hills
Ancient Woodland		1094m - Peaks Girt Wood
Nature Reserve		3.5km - Folly Farm
Tree Preservation Order		993m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		834m
Mineral Search Area		17.6km - Stoke Hill Mine
Waterbodies		216m
Train Station		10km - 15km - Midsomer Norton South
Bus Station		300m - 400m - Hinton Blewett Church
Cycle Route		3km - 4km - National Cycle Route 3 Link
Public Right of Way		0m - 50m
Historic Landfill		493m - The Grove

CDN06



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Site Details		
Gross Site Area (Ha)	6.37	
Assessment		
Air Quality Management Area (AQMA)		2.4km - Bath AQMA
Noise Impact – Distance to major roads and railway lines		Railway - 619m
International Ecological Sites (SAC, SPA, Ramsar)		268m - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		268m - Combe Down and Bathampton Down Mines
Regionally Important Geological Site		565m - Dundas Aqueduct
Site of Nature Conservation Interest		49% Overlap - Field behind Civil Service Sports Ground
Priority Habitats		2% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		9.1%
Brownfield Land Use		2.6km - 4 - 5 Railway Place, Bath, BA1 1TH
Local Greenspace		1262m - Firs Field

Closest Park		1000m - 1100m - Prior Park
Green Belt Land		100% Overlap
Health Facility		300m - 400m - Combe Grove Manor Hotel and Country Club
Loss of Allotment Land		
Distance to nearest Primary School		1800m - 1900m - Combe Down C of E Primary
Distance to nearest Secondary School		3km - 4km - Beechen Cliff School
World Heritage Site		Site lies within or immediately adjacent to WHS
Scheduled Monument		618m - Dundas aqueduct
Registered Parks and Gardens		883m - Prior Park
Conservation Area		243m - Monkton Combe (Rural)
Registered Battlefield		8.7km - Lansdown Battlefield (part)
Listed Building – Grade I		657m - Dundas Aqueduct
Listed Building – Grade II*		557m - Lodge Style
Listed Building – Grade II		50m - Archway On Drive To Combe Grove Hotel At National Grid Reference 7732 6254
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		105m - Claverton Wood
Nature Reserve		3.3km - Kensington Meadow
Tree Preservation Order		223m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		483m
Mineral Search Area		743m - Upper Lawn Quarry
Waterbodies		4m
Train Station		3km - 4km - Bath Spa
Bus Station		0m - 50m - Flatwoods Road
Cycle Route		900m - 1000m - Claverton Down, National Cycle Route 24
Public Right of Way		100m - 200m
Historic Landfill		364m - Claverton Wood

WCH07



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Site Details		
Gross Site Area (Ha)	3.33	
Assessment		
Air Quality Management Area (AQMA)		3km - Bristol AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 3.3km
International Ecological Sites (SAC, SPA, Ramsar)		6.9km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		4km - Bickley Wood
Regionally Important Geological Site		2.1km - Maes Knoll Tump
Site of Nature Conservation Interest		4% Overlap - Charlton Bottom and Queen Charlton Watercourse
Priority Habitats		284m - Traditional orchard
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0.5%
Surface Water Flooding (1 in 1000 Year)		9.3%
Brownfield Land Use		3.1km - Pensford Garage
Local Greenspace		1010m - Millenium Green Garden

Closest Park		4km - 5km - Brislington House
Green Belt Land		100% Overlap
Health Facility		5km - 6km - Keynsham Leisure Centre, Keynsham Gym, Somerdale Pavilion, Wellsway Sports Centre
Loss of Allotment Land		
Distance to nearest Primary School		3km - 4km - Pensford Primary, St Keyna Primary
Distance to nearest Secondary School		4km - 5km - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1279m - Queen Charlton village cross
Registered Parks and Gardens		3.3km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		1111m - Queen Charlton (Rural)
Registered Battlefield		9.9km - Lansdown Battlefield (part)
Listed Building – Grade I		2.6km - Church Of All Saints
Listed Building – Grade II*		1034m - Church Of St Nicholas
Listed Building – Grade II		177m - Milestone At National Grid Reference St 6198 6703
National Landscape (formerly AONB)		6.6km - Cotswolds
Ancient Woodland		2.4km - Catsley Wood
Nature Reserve		4.2km - Manor Road Community Woodland
Tree Preservation Order		2632m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		736m
Mineral Search Area		14.9km - Upper Lawn Quarry
Waterbodies		<1% Overlap
Train Station		5km - 6km - Keynsham
Bus Station		500m - 600m - Sleep Lane
Cycle Route		300m - 400m - National Cycle Route 3
Public Right of Way		100m - 200m
Historic Landfill		294m - Furthermead Farm

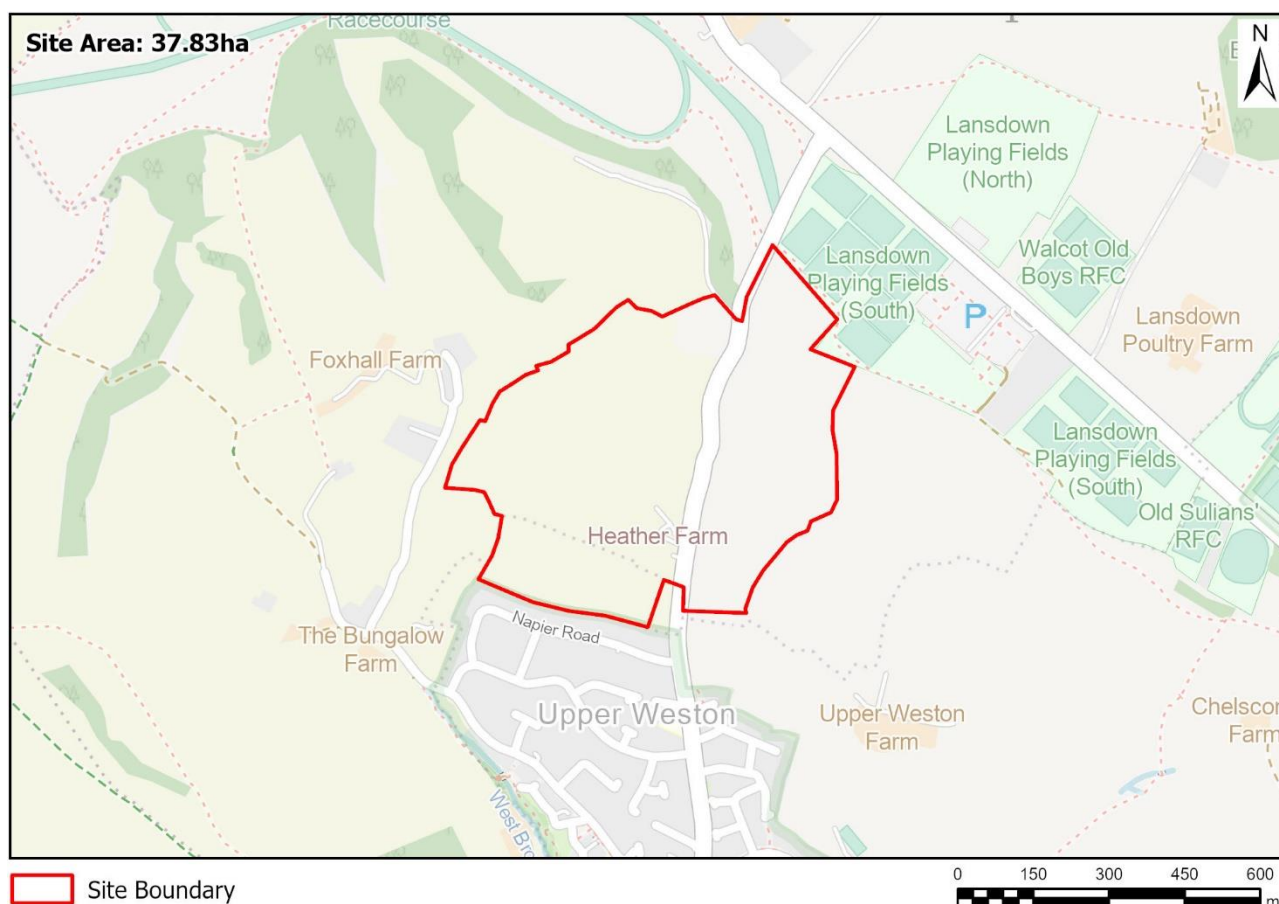
TIM09 - Larger site



Site Details		
Gross Site Area (Ha)	10.85	
Assessment		
Air Quality Management Area (AQMA)		3.9km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 1638m
International Ecological Sites (SAC, SPA, Ramsar)		8km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		2.8km - Bowlditch Quarry
Regionally Important Geological Site		822m - Conygre Quarry
Site of Nature Conservation Interest		734m - Rotcombe Brook and adjacent land
Priority Habitats		54m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0.1%
Brownfield Land Use		7m - Wheeler’s Yard
Local Greenspace		35m - Recreational Field

Closest Park	6km - 7km - Newton Park
Green Belt Land	7m
Health Facility	3km - 4km - Paulton Swimming Pool
Loss of Allotment Land	
Distance to nearest Primary School	700m - 800m - St Mary's C of E Primary
Distance to nearest Secondary School	5km - 6km - Somervale School
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	1532m - Slight univallate hillfort 125m west of Tunley Farm
Registered Parks and Gardens	4.8km - Ston Easton Park
Conservation Area	111m - Timsbury (Rural)
Registered Battlefield	11.9km - Lansdown Battlefield (part)
Listed Building – Grade I	2.4km - Church Of St Peter
Listed Building – Grade II*	204m - Church Of St Mary The Virgin
Listed Building – Grade II	129m - Rennys
National Landscape (formerly AONB)	6.2km - Cotswolds
Ancient Woodland	1896m - Priston Wood
Nature Reserve	1677m - Camerton Batch
Tree Preservation Order	TPO(s) On Site
Agricultural Land Classification – Grades 1 to 3	100%
Mineral Safeguarded Area	14m
Mineral Search Area	9.9km - Stoke Hill Mine
Waterbodies	90m
Train Station	5km - 6km - Midsomer Norton South
Bus Station	0m - 50m - Priors Hill
Cycle Route	4km - 5km - The Five Arches Route, National Cycle Route 24 Link
Public Right of Way	0m - 50m
Historic Landfill	988m - Land to the north of Bungays Hill Farm

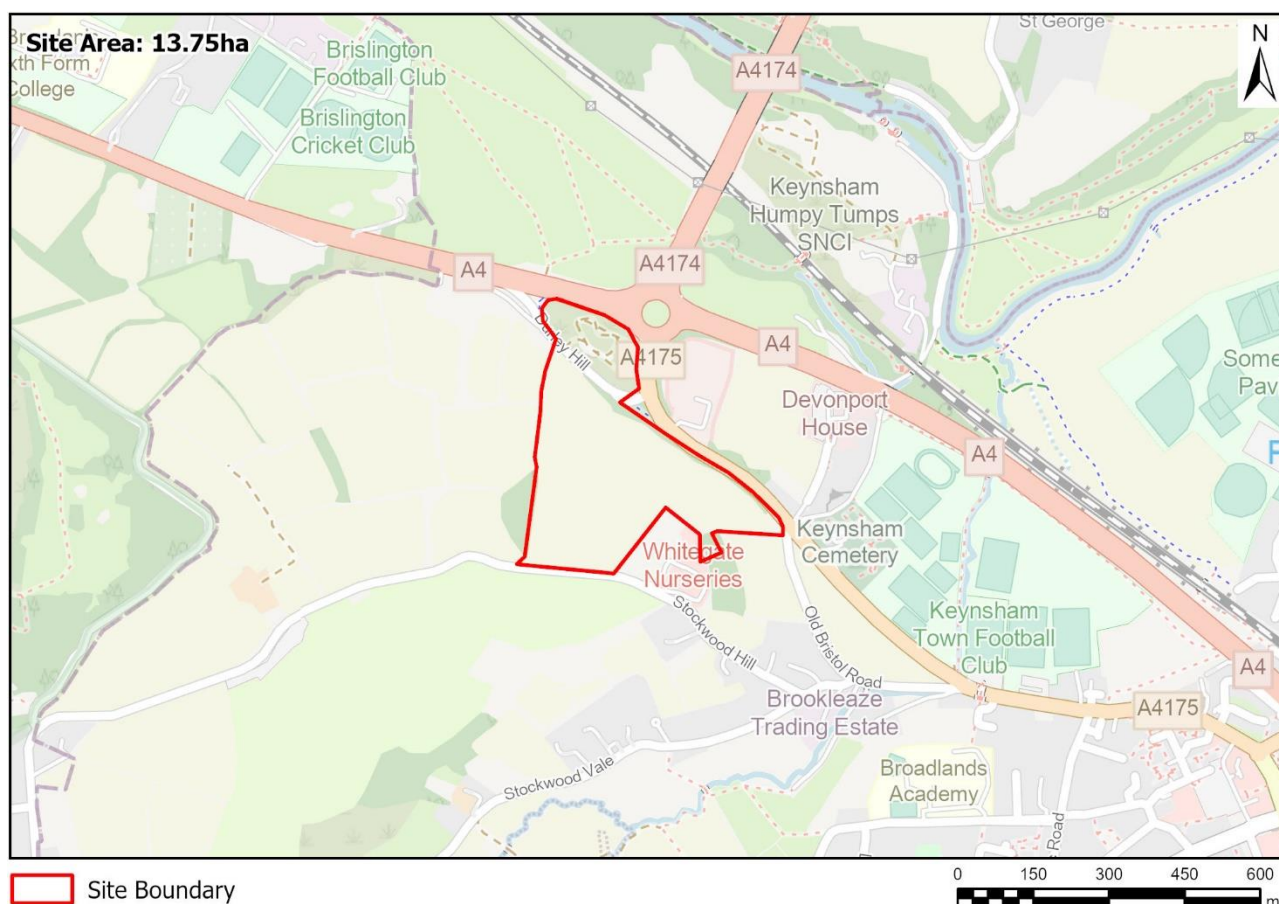
New site - Part S1PS55/56



Site Details		
Gross Site Area (Ha)		37.83
Assessment		
Air Quality Management Area (AQMA)		2.4km - Bath AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 1427m
International Ecological Sites (SAC, SPA, Ramsar)		5.3km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		1904m - Congrove Field and The Tumps
Regionally Important Geological Site		1394m - Piple Bottom Catchment
Site of Nature Conservation Interest		20% Overlap - Chelscombe and Lansdown Woods SNCI, Weston Wood complex
Priority Habitats		<1% Overlap - Deciduous woodland, Lowland calcareous grassland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0.2%
Brownfield Land Use		1402m - Field between Manor Road Memorial Cottages

Local Greenspace	346m - The Orchard, Broadmoor Lane
Closest Park	1300m - 1400m - Lansdown Cemetery and Beckford's Tower
Green Belt Land	100% Overlap
Health Facility	2.5km - 3km - Kingswood School, Genesis
Loss of Allotment Land	
Distance to nearest Primary School	700m - 800m - Weston All Saints C of E Primary
Distance to nearest Secondary School	2km - 2.5km - Oldfield School
World Heritage Site	Site lies within or immediately adjacent to WHS
Scheduled Monument	462m - Two round barrows N of Blathwayt Arms
Registered Parks and Gardens	912m - Lansdown Cemetery And Beckford's Tower
Conservation Area	189m - Bath (Bath)
Registered Battlefield	1582m - Lansdown Battlefield (part)
Listed Building – Grade I	932m - Beckford's Tower With Attached Wall And Railings
Listed Building – Grade II*	480m - Chapel Farmhouse
Listed Building – Grade II	0m - Barn, Attached To Heather Farmhouse
National Landscape (formerly AONB)	100% Overlap - Cotswolds
Ancient Woodland	648m - Chapel Wood
Nature Reserve	2.1km - Carrs Wood
Tree Preservation Order	543m
Agricultural Land Classification – Grades 1 to 3	75%
Mineral Safeguarded Area	6km
Mineral Search Area	6.3km - Upper Lawn Quarry
Waterbodies	146m
Train Station	3km - 4km - Oldfield Park
Bus Station	0m - 50m - Napier Road
Cycle Route	2.5km - 3km - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line, Bath Two Tunnels Route
Public Right of Way	0m - 50m
Historic Landfill	866m - Land at Roman Lodge Farm

K55 K52



Site Details

Gross Site Area (Ha) 13.75

Assessment

Air Quality Management Area (AQMA)	935m - Keynsham AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 4m
International Ecological Sites (SAC, SPA, Ramsar)	8km - Avon Gorge Woodlands (SAC site)
Site of Special Scientific Interest (SSSI)	647m - Bickley Wood
Regionally Important Geological Site	1294m - Fry's Factory Railway Siding
Site of Nature Conservation Interest	201m - East Wood and Keynsham Humpy Tumps complex
Priority Habitats	2% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ3a and b.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0.9%
Brownfield Land Use	1135m - St Augustine's Surgery
Local Greenspace	670m - Winscombe Close
Closest Park	700m - 800m - Brislington House

Green Belt Land		100% Overlap
Health Facility		1500m - 1600m - Keynsham Gym
Loss of Allotment Land		
Distance to nearest Primary School		1500m - 1600m - St Johns C of E Primary, St Keyna Primary
Distance to nearest Secondary School		800m - 900m - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		693m - Roman Settlement at Keynsham Hams, former Cadbury's Factory
Registered Parks and Gardens		608m - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		816m - Keynsham (Keynsham)
Registered Battlefield		7.2km - Lansdown Battlefield (part)
Listed Building – Grade I		1250m - Keynsham Abbey Remains To The South Of Number 3 (Number 3 Not Included)
Listed Building – Grade II*		1021m - Hanham Court
Listed Building – Grade II		27m - Durley Cottage
National Landscape (formerly AONB)		4.4km - Cotswolds
Ancient Woodland		600m
Nature Reserve		2.7km - Manor Road Community Woodland
Tree Preservation Order		1819m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		87% Overlap
Mineral Search Area		13.8km - Upper Lawn Quarry
Waterbodies		94m
Train Station		1400m - 1500m - Keynsham
Bus Station		0m - 50m - Whitegate Nurseries
Cycle Route		0m - 50m - Sustrans Local Route
Public Right of Way		0m - 50m
Historic Landfill		21m - Rivevy Quarry

K25



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Site Details

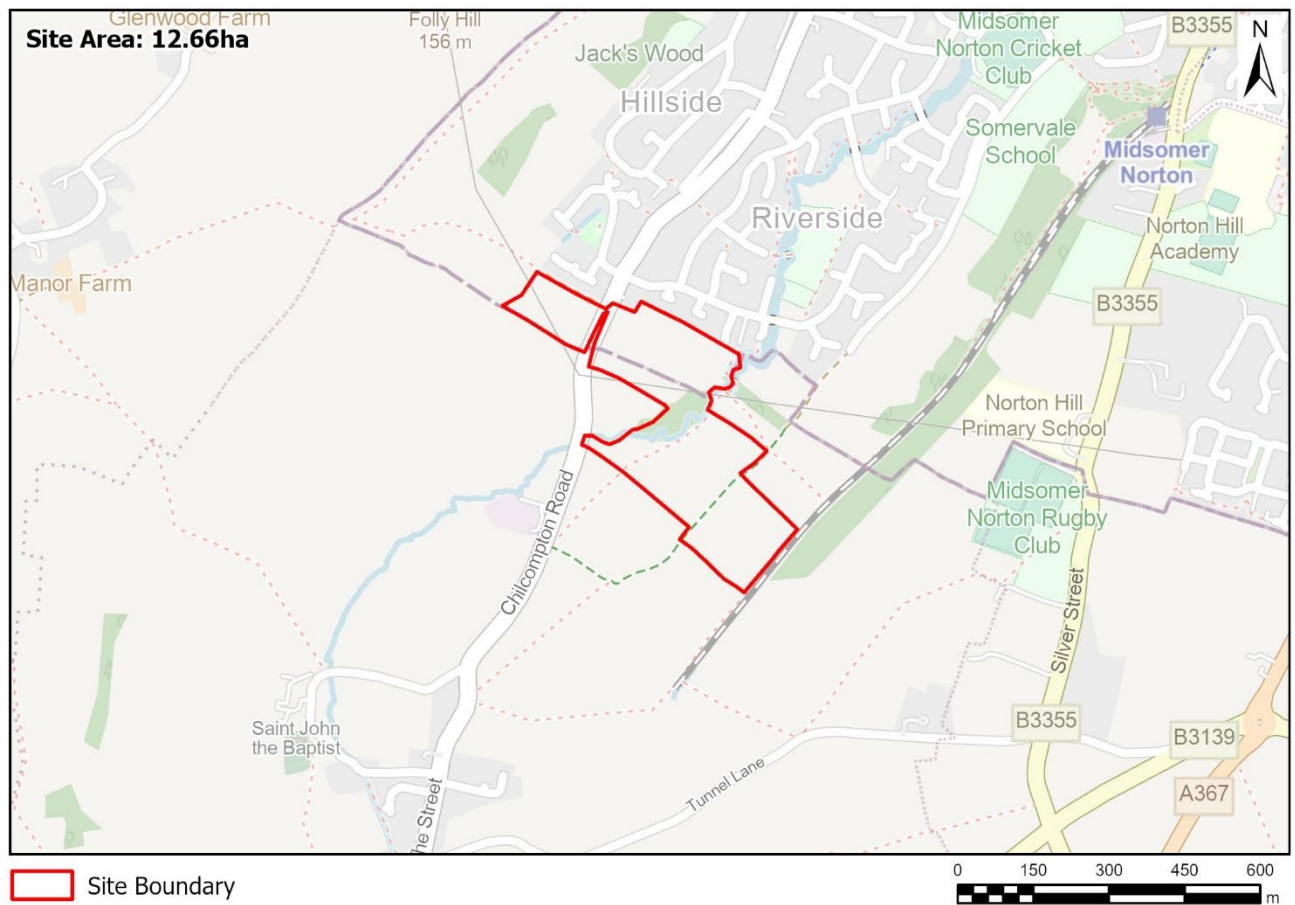
Gross Site Area (Ha) 3.92

Assessment

Air Quality Management Area (AQMA)		1389m - Keynsham AQMA
Noise Impact – Distance to major roads and railway lines		Railway - 1098m
International Ecological Sites (SAC, SPA, Ramsar)		9.4km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		1689m - Stidham Farm
Regionally Important Geological Site		1026m - Keynsham Hospital Section
Site of Nature Conservation Interest		762m - River Chew and adjacent land (north of lake: part b)
Priority Habitats		<1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		3.1%
Brownfield Land Use		875m - Grange Hotel, Keynsham
Local Greenspace		<1% Overlap - Manor Road Community Woodland

Closest Park		4km - 5km - Newton Park, Brislington House
Green Belt Land		99% Overlap
Health Facility		1300m - 1400m - Wellsway Sports Centre
Loss of Allotment Land		
Distance to nearest Primary School		900m - 1000m - Chandag Primary, Two Rivers Cof E Primary
Distance to nearest Secondary School		900m - 1000m - Wellsway School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1191m - Chewton Keynsham packhorse bridge
Registered Parks and Gardens		2.6km - Kelston Park
Conservation Area		667m - Keynsham (Keynsham)
Registered Battlefield		5.6km - Lansdown Battlefield (part)
Listed Building – Grade I		1657m - Keynsham Abbey Remains To The South Of Number 3 (Number 3 Not Included)
Listed Building – Grade II*		1761m - Church Of St John The Baptist
Listed Building – Grade II		608m - Keynsham Manor And Keynsham Manor West
National Landscape (formerly AONB)		2.1km - Cotswolds
Ancient Woodland		1719m - Folly Wood
Nature Reserve		<1% Overlap - Manor Road Community Woodland
Tree Preservation Order		1022m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		642m
Mineral Search Area		10.9km - Upper Lawn Quarry
Waterbodies		223m
Train Station		2km - 2.5km - Keynsham
Bus Station		50m - 100m - Hurn Lane - East
Cycle Route		1400m - 1500m - Avon Cycleway
Public Right of Way		100m - 200m
Historic Landfill		265m - Land adjacent to Manor Road

MSN38b/a and land in Mendip



Site Details

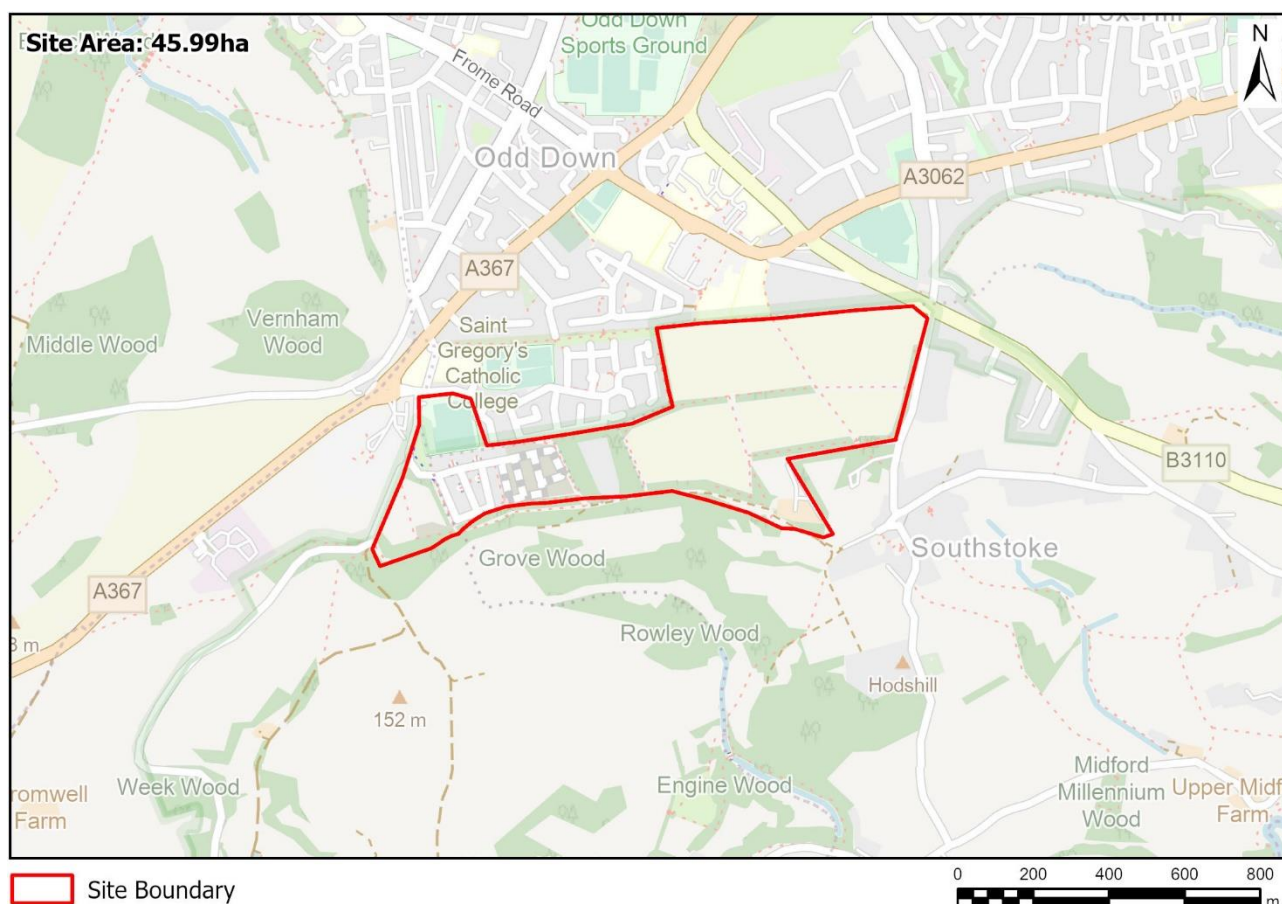
Gross Site Area (Ha) 12.66

Assessment

Air Quality Management Area (AQMA)	3km - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines	Railway - 10m
International Ecological Sites (SAC, SPA, Ramsar)	4.8km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	2.9km - Bowlditch Quarry
Regionally Important Geological Site	1683m - Old Mills Tip
Site of Nature Conservation Interest	<1% Overlap - River Somer
Priority Habitats	153m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ3a and b.
Surface Water Flooding (1 in 30 Year)	2.1%
Surface Water Flooding (1 in 100 Year)	4.3%
Surface Water Flooding (1 in 1000 Year)	10.9%
Brownfield Land Use	1204m - Farthing & Short, The Island
Local Greenspace	99m - Saddlestones
Closest Park	10km - 15km - Newton Park

Green Belt Land	5.1km
Health Facility	1200m - 1300m - Dragonfly Leisure, Somervale School
Loss of Allotment Land	
Distance to nearest Primary School	1000m - 1100m - Longvernal Primary
Distance to nearest Secondary School	1200m - 1300m - Somervale School
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	3.1km - Bowl barrow 100m north east of Home Farm Cottage
Registered Parks and Gardens	2.1km - Ston Easton Park
Conservation Area	749m - Midsomer Norton (Somer Valley)
Registered Battlefield	17.7km - Lansdown Battlefield (part)
Listed Building – Grade I	1864m - Abbey Church Of St Gregory The Great, Downside Abbey
Listed Building – Grade II*	812m - Church Of St John The Baptist
Listed Building – Grade II	675m - Redfield Farmhouse
National Landscape (formerly AONB)	5.1km - Mendip Hills
Ancient Woodland	1306m
Nature Reserve	703m - Silver Street
Tree Preservation Order	559m
Agricultural Land Classification – Grades 1 to 3	100%
Mineral Safeguarded Area	36% Overlap
Mineral Search Area	12.8km - Stoke Hill Mine
Waterbodies	<1% Overlap
Train Station	1300m - 1400m - Midsomer Norton South
Bus Station	0m - 50m - Riverside Gardens
Cycle Route	1200m - 1300m - The Five Arches Route
Public Right of Way	0m - 50m
Historic Landfill	241m - Tunnel Lane

E14Z, E14Y, E14X and Allocation



Site Details

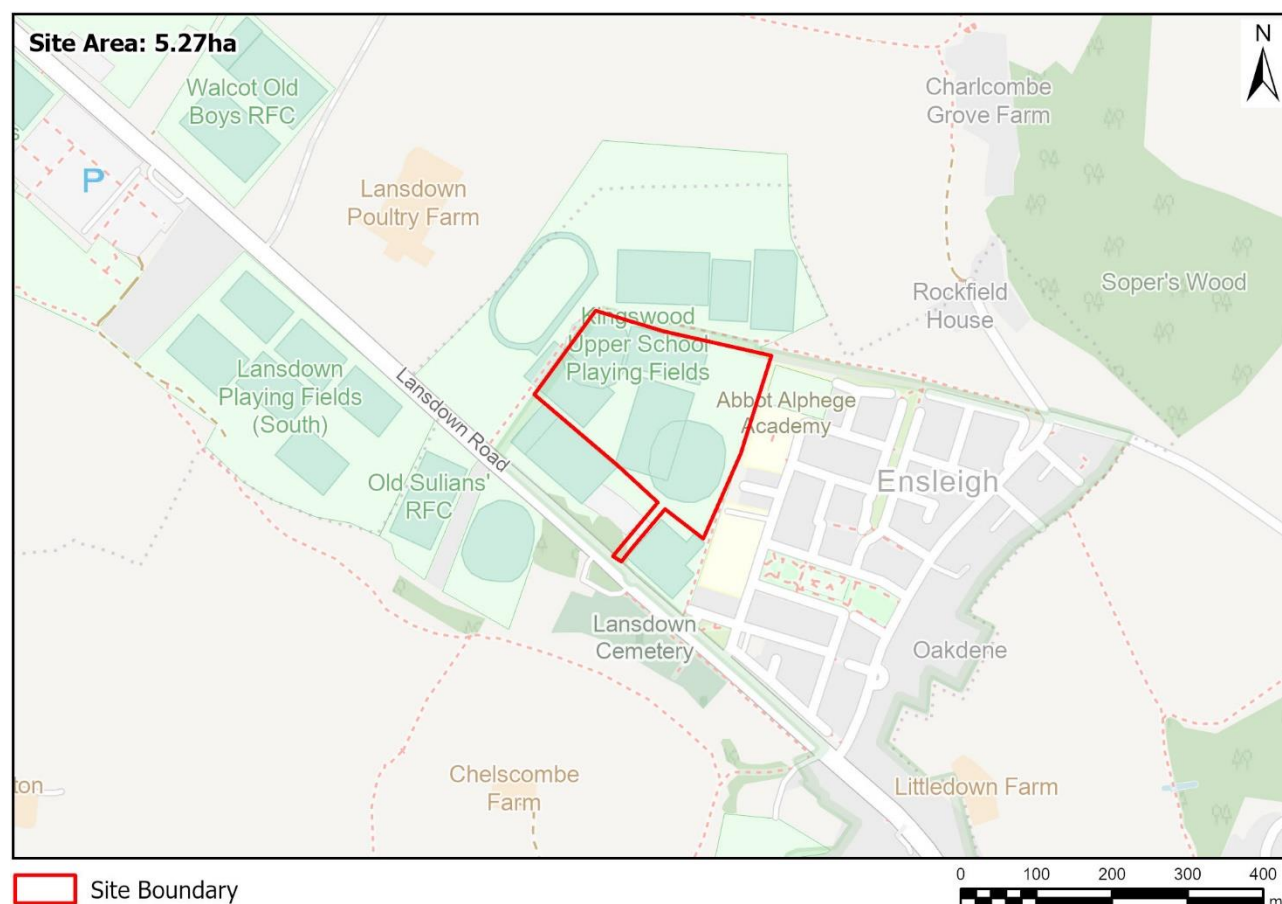
Gross Site Area (Ha) 45.99

Assessment

Air Quality Management Area (AQMA)	2.3km - Bath AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 62m
International Ecological Sites (SAC, SPA, Ramsar)	585m - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	585m - Combe Down and Bathampton Down Mines
Regionally Important Geological Site	15m - Combe Hay Mines
Site of Nature Conservation Interest	11% Overlap - Fuller's Earth Works - Southstoke complex, Wansdyke Footpath
Priority Habitats	7% Overlap - Deciduous woodland, No main habitat but additional habitats present
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0.1%
Surface Water Flooding (1 in 100 Year)	0.2%
Surface Water Flooding (1 in 1000 Year)	1.1%

Brownfield Land Use		410m - 478 Wellsway, Bath
Local Greenspace		285m - Mendip Gardens Allotments, Banwell Road
Closest Park		2km - 2.5km - Prior Park
Green Belt Land		35% Overlap
Health Facility		1100m - 1200m - Odd Down Sports Ground
Loss of Allotment Land		
Distance to nearest Primary School		400m - 500m - St Martin's Garden Primary
Distance to nearest Secondary School		100m - 200m - Saint Gregory's Catholic College
World Heritage Site		Site lies within or immediately adjacent to WHS
Scheduled Monument		3% Overlap - Wansdyke: section 1230yds (1120m) eastwards from Burnt House Inn
Registered Parks and Gardens		1550m - Prior Park
Conservation Area		<1% Overlap - South Stoke (Rural)
Registered Battlefield		8.1km - Lansdown Battlefield (part)
Listed Building – Grade I		1267m - Midford Castle With Former Offices And Coach Houses
Listed Building – Grade II*		87m - Tithe Barn And Adjoining Stable And Dovecote And Horse Engine House
Listed Building – Grade II		35m - Group Of Three Boundary Posts At National Grid Reference St 7480 6186
National Landscape (formerly AONB)		95% Overlap - Cotswolds
Ancient Woodland		<1% Overlap - Grove Wood
Nature Reserve		1819m - Twerton Roundhill
Tree Preservation Order		TPO(s) On Site
Agricultural Land Classification – Grades 1 to 3		84%
Mineral Safeguarded Area		1785m
Mineral Search Area		1791m - Upper Lawn Quarry
Waterbodies		234m
Train Station		3km - 4km - Bath Spa, Oldfield Park
Bus Station		0m - 50m - St Gregory's School
Cycle Route		1900m - 2000m - Bath Two Tunnels Route, National Cycle Route 24
Public Right of Way		0m - 50m
Historic Landfill		17m - Fullers Earth Tip

Part LAN06

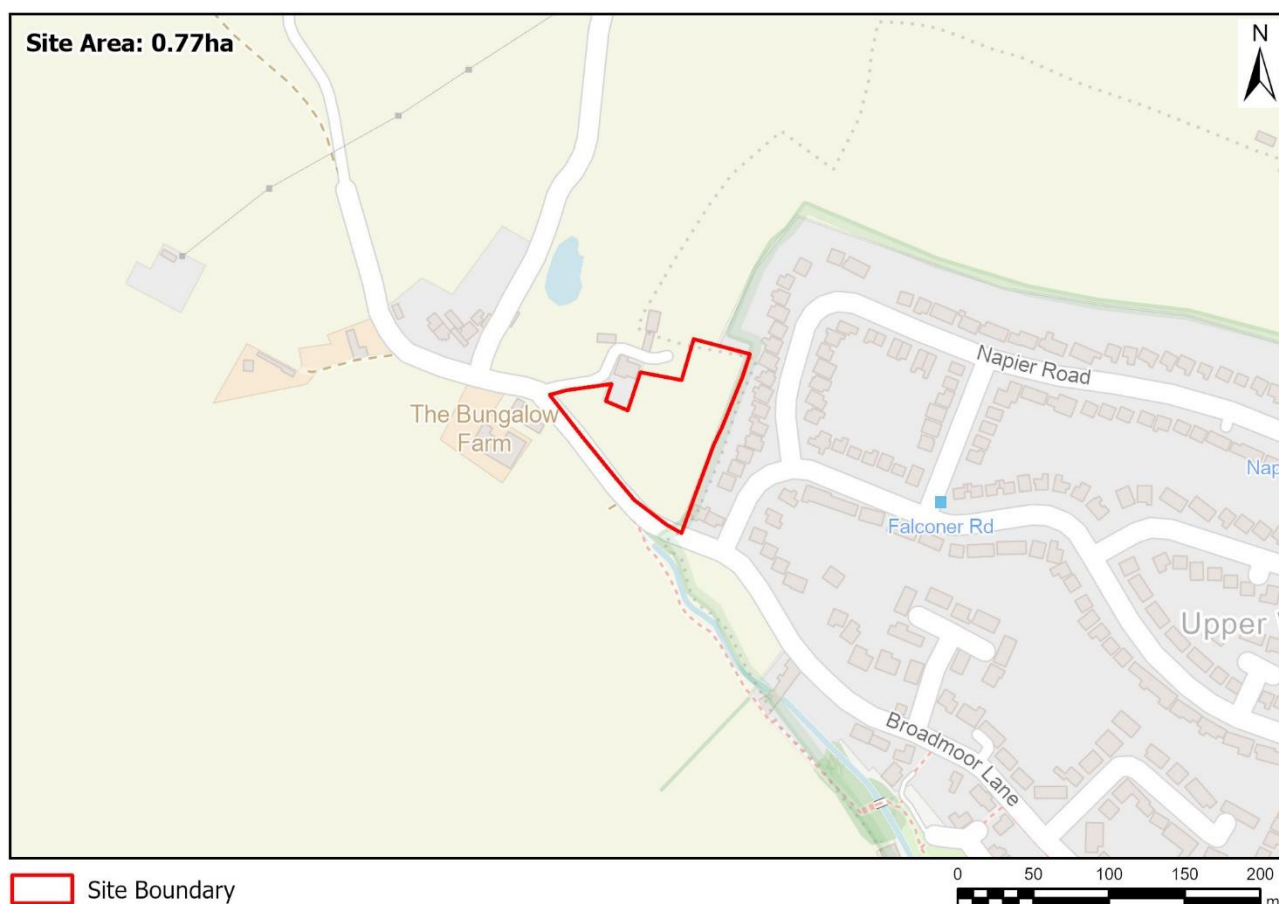


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Site Details		
Gross Site Area (Ha)	5.27	
Assessment		
Air Quality Management Area (AQMA)		1840m - Bath AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 2.3km
International Ecological Sites (SAC, SPA, Ramsar)		4.3km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		2.8km - Congrove Field and The Tumps
Regionally Important Geological Site		1911m - Beacon Hill
Site of Nature Conservation Interest		48% Overlap - Kingswood School Playing Field
Priority Habitats		105m - Lowland calcareous grassland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0.5%
Brownfield Land Use		330m - E Block (part), MoD Ensleigh
Local Greenspace		1155m - Eastfield Avenue Allotments

Closest Park		0m - 50m - Lansdown Cemetery and Beckford's Tower
Green Belt Land		<1% Overlap
Health Facility		1300m - 1400m - Kingswood School
Loss of Allotment Land		
Distance to nearest Primary School		400m - 500m - Abbot Alphege Academy
Distance to nearest Secondary School		2.5km - 3km - St Mark's School
World Heritage Site		Site lies within or immediately adjacent to WHS
Scheduled Monument		1422m - Two round barrows N of Blathwayt Arms
Registered Parks and Gardens		17m - Lansdown Cemetery And Beckford's Tower
Conservation Area		<1% Overlap - Bath (Bath)
Registered Battlefield		2.4km - Lansdown Battlefield (part)
Listed Building – Grade I		62m - Beckford's Tower With Attached Wall And Railings
Listed Building – Grade II*		37m - Lansdown Cemetery, Entrance Gates, Piers And Walls
Listed Building – Grade II		85m - Mageris Chest Tomb In Lansdown Cemetery
National Landscape (formerly AONB)		<1% Overlap - Cotswolds
Ancient Woodland		337m - Charlcombe/Sopers Woods
Nature Reserve		2.6km - Kensington Meadow
Tree Preservation Order		1531m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		5.5km
Mineral Search Area		5.7km - Upper Lawn Quarry
Waterbodies		305m
Train Station		3km - 4km - Bath Spa
Bus Station		0m - 50m - Lansdown Cemetery
Cycle Route		3km - 4km - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line, Bath Two Tunnels Route
Public Right of Way		0m - 50m
Historic Landfill		555m - Land at Roman Lodge Farm

New site part of S1PS52



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Site Details		
Gross Site Area (Ha)	0.77	
Assessment		
Air Quality Management Area (AQMA)		2.3km - Bath AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 1200m
International Ecological Sites (SAC, SPA, Ramsar)		5.6km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		1716m - Newton St. Loe
Regionally Important Geological Site		1819m - Piple Bottom Catchment
Site of Nature Conservation Interest		223m - Weston Wood complex
Priority Habitats		174m - Traditional orchard
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		1584m - Field between Manor Road Memorial Cottages
Local Greenspace		226m - The Orchard, Broadmoor Lane

Closest Park		2.5km - 3km - Lansdown Cemetery and Beckford's Tower, Royal Victoria Park, Kelston Park
Green Belt Land		100% Overlap
Health Facility		2.5km - 3km - Genesis
Loss of Allotment Land		
Distance to nearest Primary School		600m - 700m - Weston All Saints C of E Primary
Distance to nearest Secondary School		2km - 2.5km - Oldfield School
World Heritage Site		Site lies within or immediately adjacent to WHS
Scheduled Monument		1278m - Two round barrows N of Blathwayt Arms
Registered Parks and Gardens		1373m - Kelston Park
Conservation Area		708m - Bath (Bath)
Registered Battlefield		2.2km - Lansdown Battlefield (part)
Listed Building – Grade I		1660m - Partis College
Listed Building – Grade II*		1356m - Chapel Farmhouse
Listed Building – Grade II		427m - Barn, Attached To Heather Farmhouse
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		908m - Weston Wood
Nature Reserve		1954m - Carrs Wood
Tree Preservation Order		460m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		5.8km
Mineral Search Area		6.6km - Upper Lawn Quarry
Waterbodies		13m
Train Station		3km - 4km - Oldfield Park
Bus Station		200m - 300m - Falconer Road
Cycle Route		2.5km - 3km - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		100m - 200m
Historic Landfill		1418m - Roundhill Farm

Update boundary TC04 and S2PS23



Site Details

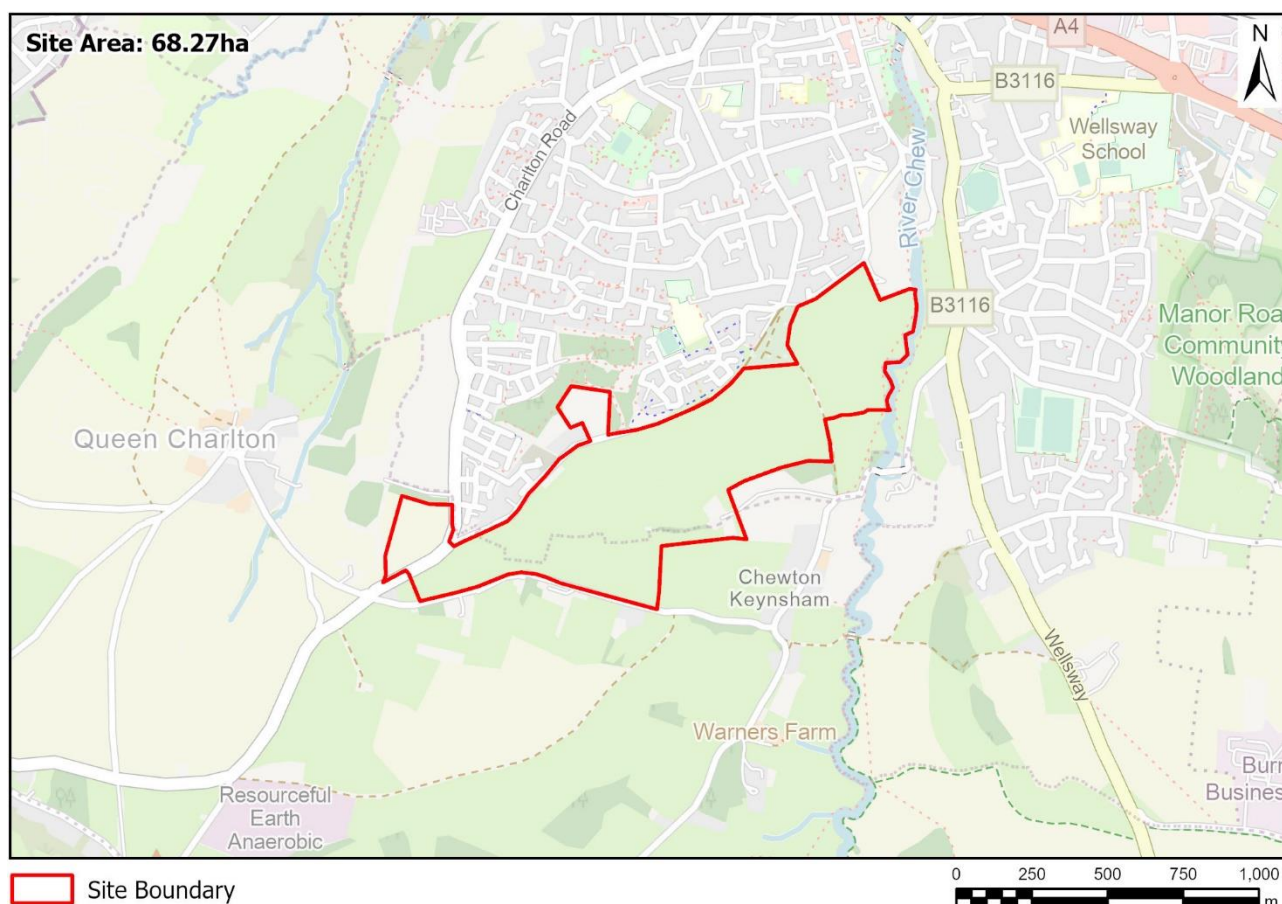
Gross Site Area (Ha) 8.2

Assessment

Air Quality Management Area (AQMA)	40m - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 879m
International Ecological Sites (SAC, SPA, Ramsar)	4.6km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	1450m - Burlledge Sidelands and Meadows
Regionally Important Geological Site	2.3km - Stowey Quarry renamed 'Old Quarry near Stowey' by B&NES 2004
Site of Nature Conservation Interest	196m - Cam Brook and adjacent land
Priority Habitats	14% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0.4%
Surface Water Flooding (1 in 1000 Year)	4.5%
Brownfield Land Use	1144m - The Wharf

Local Greenspace	544m - Long Lands
Closest Park	9km - 10km - Newton Park
Green Belt Land	1207m
Health Facility	3km - 4km - Paulton Swimming Pool
Loss of Allotment Land	
Distance to nearest Primary School	200m - 300m - Cameley C of E Primary
Distance to nearest Secondary School	6km - 7km - Somervale School, Norton Hill School
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	2.8km - Oval enclosure, possibly Iron Age, SW of Stowey House
Registered Parks and Gardens	2.6km - Ston Easton Park
Conservation Area	2.4km - Paulton (Somer Valley)
Registered Battlefield	14.9km - Lansdown Battlefield (part)
Listed Building – Grade I	1314m - Church Of St James
Listed Building – Grade II*	947m - Church Of St Augustine
Listed Building – Grade II	89m - The Refuge
National Landscape (formerly AONB)	3.2km - Mendip Hills
Ancient Woodland	919m
Nature Reserve	2.3km - Folly Farm
Tree Preservation Order	137m
Agricultural Land Classification – Grades 1 to 3	100%
Mineral Safeguarded Area	100% Overlap
Mineral Search Area	13.9km - Stoke Hill Mine
Waterbodies	204m
Train Station	6km - 7km - Midsomer Norton South
Bus Station	0m - 50m - Cameley Surgery
Cycle Route	5km - 6km - National Cycle Route 24 Link
Public Right of Way	0m - 50m
Historic Landfill	446m - Disused Railway Cutting

Large site grouping south Keynsham



Site Details

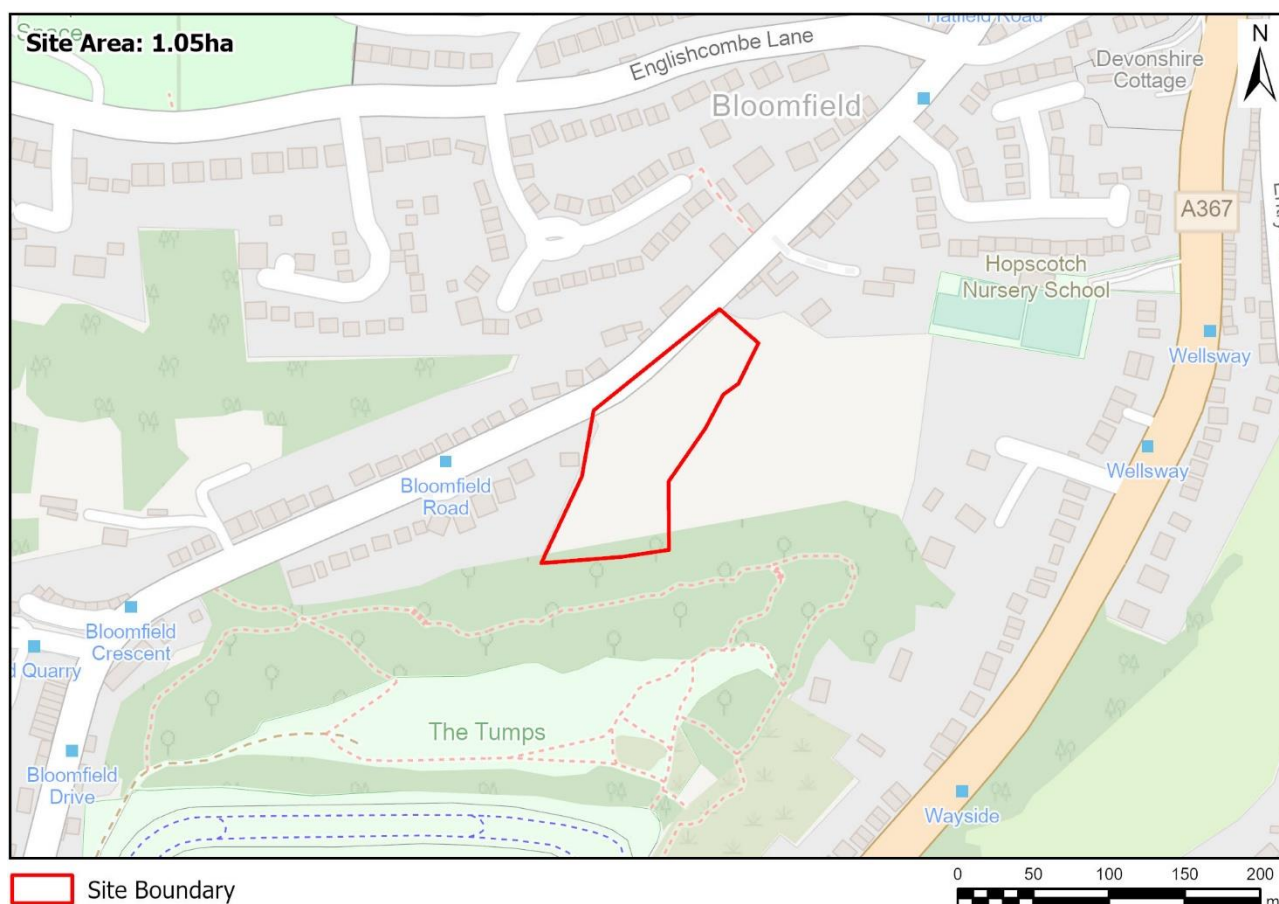
Gross Site Area (Ha) 68.27

Assessment

Air Quality Management Area (AQMA)	723m - Keynsham AQMA
Noise Impact – Distance to major roads and railway lines	Railway - 1143m
International Ecological Sites (SAC, SPA, Ramsar)	8.2km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	2.4km - Cleeve Wood, Hanham
Regionally Important Geological Site	187m - Keynsham Hospital Section
Site of Nature Conservation Interest	<1% Overlap - River Chew and adjacent land (north of lake: part b)
Priority Habitats	<1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ3a and b.
Surface Water Flooding (1 in 30 Year)	0.1%
Surface Water Flooding (1 in 100 Year)	0.9%
Surface Water Flooding (1 in 1000 Year)	3.4%
Brownfield Land Use	622m - Riverside
Local Greenspace	<1% Overlap - Abbots Wood
Closest Park	3km - 4km - Brislington House

Green Belt Land		97% Overlap
Health Facility		900m - 1000m - Keynsham Leisure Centre
Loss of Allotment Land		<1% Overlap
Distance to nearest Primary School		600m - 700m - Castle Primary
Distance to nearest Secondary School		1100m - 1200m - Wellsway School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		465m - Chewton Keynsham packhorse bridge
Registered Parks and Gardens		2.9km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		<1% Overlap - Keynsham (Keynsham)
Registered Battlefield		6.4km - Lansdown Battlefield (part)
Listed Building – Grade I		1144m - Keynsham Abbey Remains To The South Of Number 3 (Number 3 Not Included)
Listed Building – Grade II*		566m - Church Of St Margaret
Listed Building – Grade II		32m - Parkhouse Farmhouse
National Landscape (formerly AONB)		3.1km - Cotswolds
Ancient Woodland		1546m - Pepper Shells
Nature Reserve		792m - Manor Road Community Woodland
Tree Preservation Order		785m
Agricultural Land Classification – Grades 1 to 3		95%
Mineral Safeguarded Area		3% Overlap
Mineral Search Area		11.8km - Upper Lawn Quarry
Waterbodies		<1% Overlap
Train Station		1600m - 1700m - Keynsham
Bus Station		50m - 100m - Poplars Cottage
Cycle Route		1600m - 1700m - Sustrans Local Route
Public Right of Way		0m - 50m
Historic Landfill		1226m - Land adjacent to Manor Road

New site

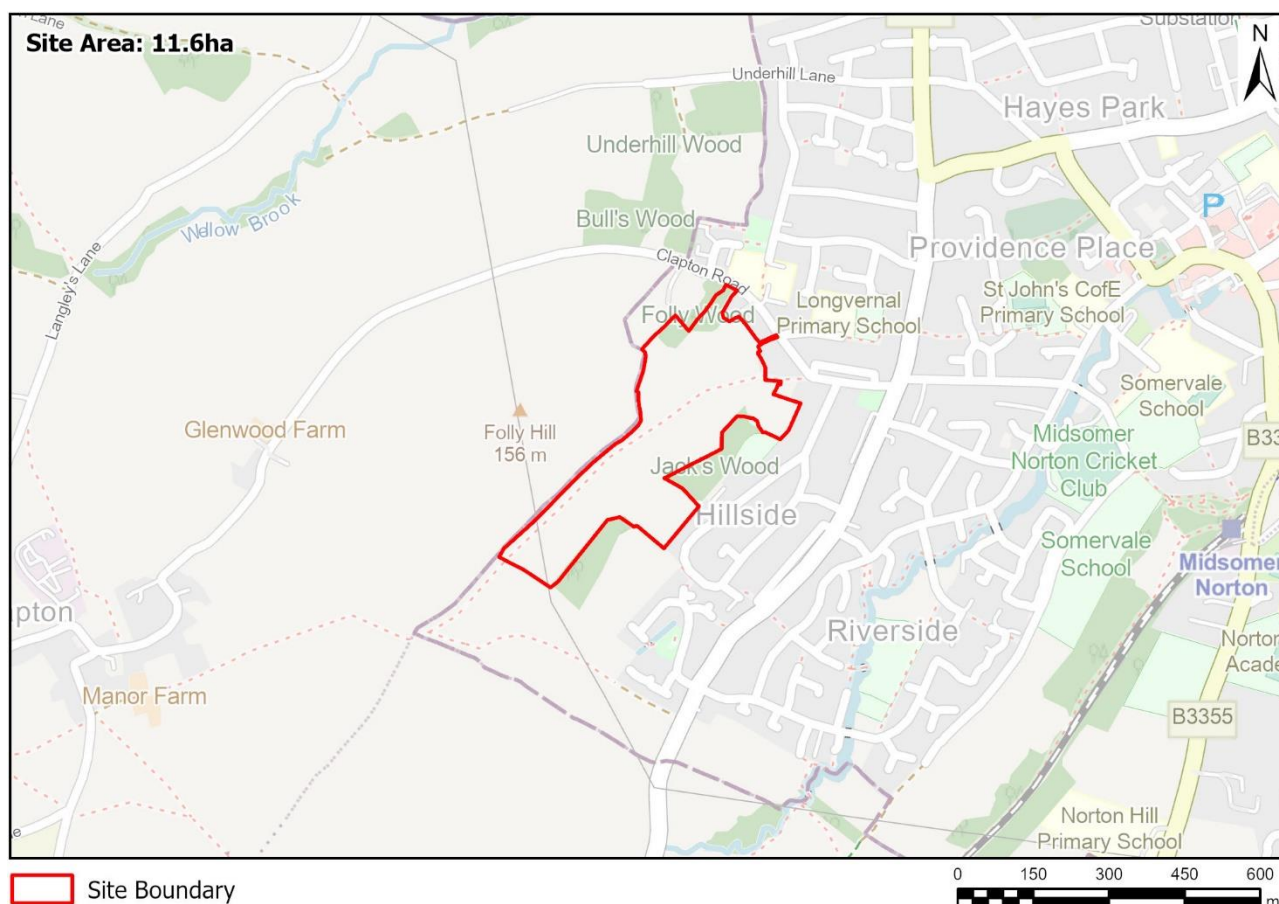


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Site Details		
Gross Site Area (Ha)	1.05	
Assessment		
Air Quality Management Area (AQMA)		1084m - Bath AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 330m
International Ecological Sites (SAC, SPA, Ramsar)		682m - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		682m - Combe Down and Bathampton Down Mines
Regionally Important Geological Site		654m - Springfield Quarry
Site of Nature Conservation Interest		95% Overlap - The Tumps
Priority Habitats		
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		845m - 478 Wellsway, Bath
Local Greenspace		262m - Moorfields Park

Closest Park		1900m - 2000m - Widcombe Manor
Green Belt Land		395m
Health Facility		600m - 700m - Odd Down Sports Ground
Loss of Allotment Land		
Distance to nearest Primary School		700m - 800m - Moorlands Junior
Distance to nearest Secondary School		1400m - 1500m - Beechen Cliff School
World Heritage Site		Site lies within or immediately adjacent to WHS
Scheduled Monument		1081m - Wansdyke: section 1230yds (1120m) eastwards from Burnt House Inn
Registered Parks and Gardens		1560m - Abbey Cemetery
Conservation Area		100% Overlap - Bath (Bath)
Registered Battlefield		7km - Lansdown Battlefield (part)
Listed Building – Grade I		1726m - 1-14 (Consec) With Area Railings
Listed Building – Grade II*		302m - Bloomfield Crescent Nos. 1-7 (Consec) Including Gate Piers
Listed Building – Grade II		30m - 204, Bloomfield Road (See Details For Further Address Information)
National Landscape (formerly AONB)		395m - Cotswolds
Ancient Woodland		1370m - Hoggen Coppice
Nature Reserve		1612m - Twerton Roundhill
Tree Preservation Order		252m
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		2.2km
Mineral Search Area		2.2km - Upper Lawn Quarry
Waterbodies		568m
Train Station		2km - 2.5km - Bath Spa
Bus Station		100m - 200m - Bloomfield Road
Cycle Route		500m - 600m - Bath Two Tunnels Route
Public Right of Way		1400m - 1500m
Historic Landfill		2% Overlap - Bloomfield Road Tip

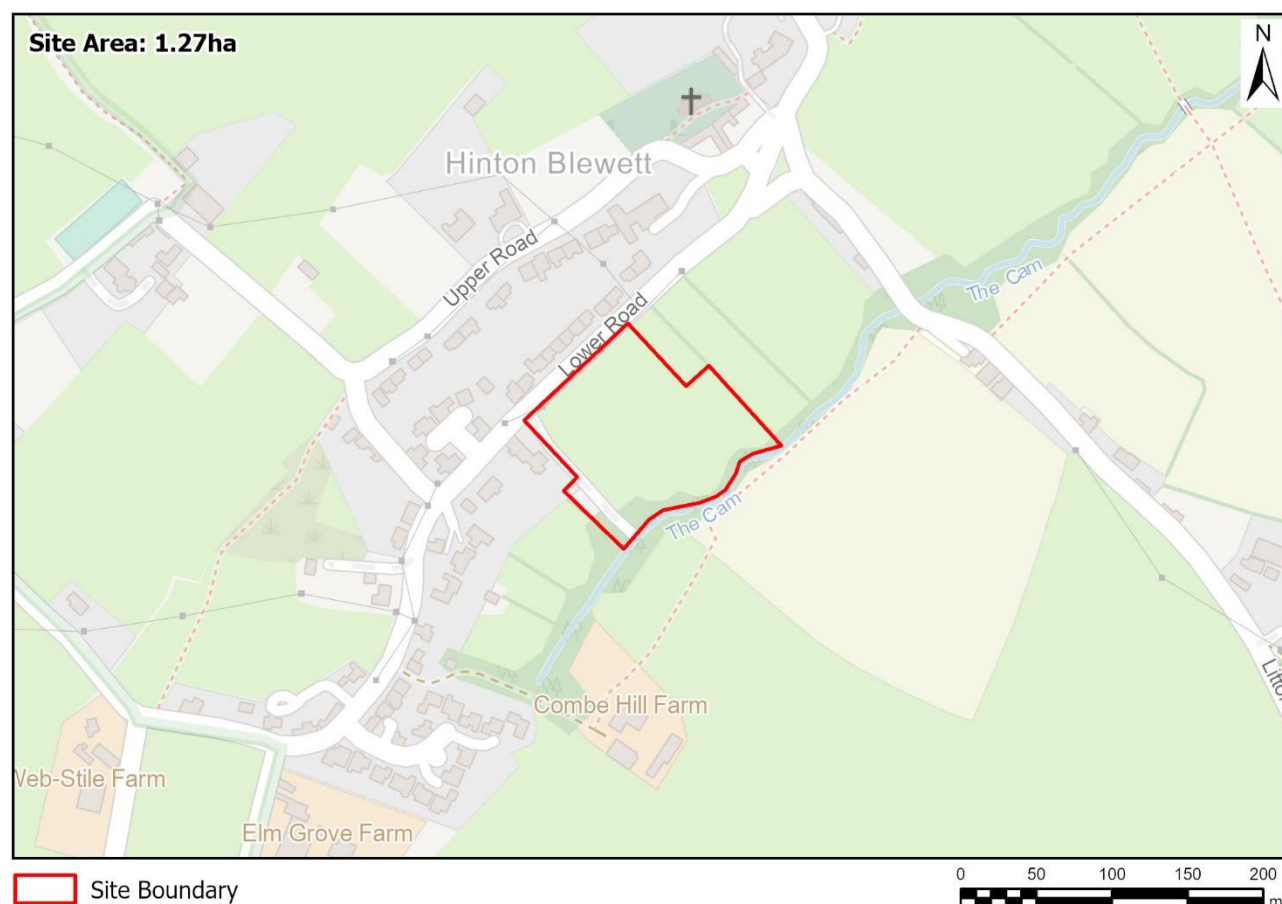
New site - Part S2PS24



Site Details		
Gross Site Area (Ha)	11.6	
Assessment		
Air Quality Management Area (AQMA)		2.6km - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines		Railway - 795m
International Ecological Sites (SAC, SPA, Ramsar)		5.7km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)		2.2km - Bowlditch Quarry
Regionally Important Geological Site		892m - Old Mills Tip
Site of Nature Conservation Interest		<1% Overlap - Jack’s Wood, Redfield Wood
Priority Habitats		4% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0.2%
Surface Water Flooding (1 in 100 Year)		0.3%
Surface Water Flooding (1 in 1000 Year)		0.8%
Brownfield Land Use		822m - Farthing & Short, The Island
Local Greenspace		5m - Hillside Recreation Area

Closest Park		10km - 15km - Newton Park
Green Belt Land		4.3km
Health Facility		800m - 900m - Dragonfly Leisure, Somervale School
Loss of Allotment Land		
Distance to nearest Primary School		100m - 200m - Longvernal Primary
Distance to nearest Secondary School		900m - 1000m - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.8km - Bowl barrow 100m north east of Home Farm Cottage
Registered Parks and Gardens		1838m - Ston Easton Park
Conservation Area		443m - Midsomer Norton (Somer Valley)
Registered Battlefield		16.9km - Lansdown Battlefield (part)
Listed Building – Grade I		2.5km - Ston Easton Park
Listed Building – Grade II*		700m - 37, Priory Close
Listed Building – Grade II		454m - Redfield Farmhouse
National Landscape (formerly AONB)		5km - Mendip Hills
Ancient Woodland		958m
Nature Reserve		717m - Silver Street
Tree Preservation Order		608m
Agricultural Land Classification – Grades 1 to 3		99%
Mineral Safeguarded Area		54% Overlap
Mineral Search Area		12.4km - Stoke Hill Mine
Waterbodies		242m
Train Station		1200m - 1300m - Midsomer Norton South
Bus Station		200m - 300m - Greenacres, Redlands Terrace
Cycle Route		1000m - 1100m - National Cycle Route 24 Link
Public Right of Way		0m - 50m
Historic Landfill		646m - Land Sout East of Old Mills

New site



Site Details

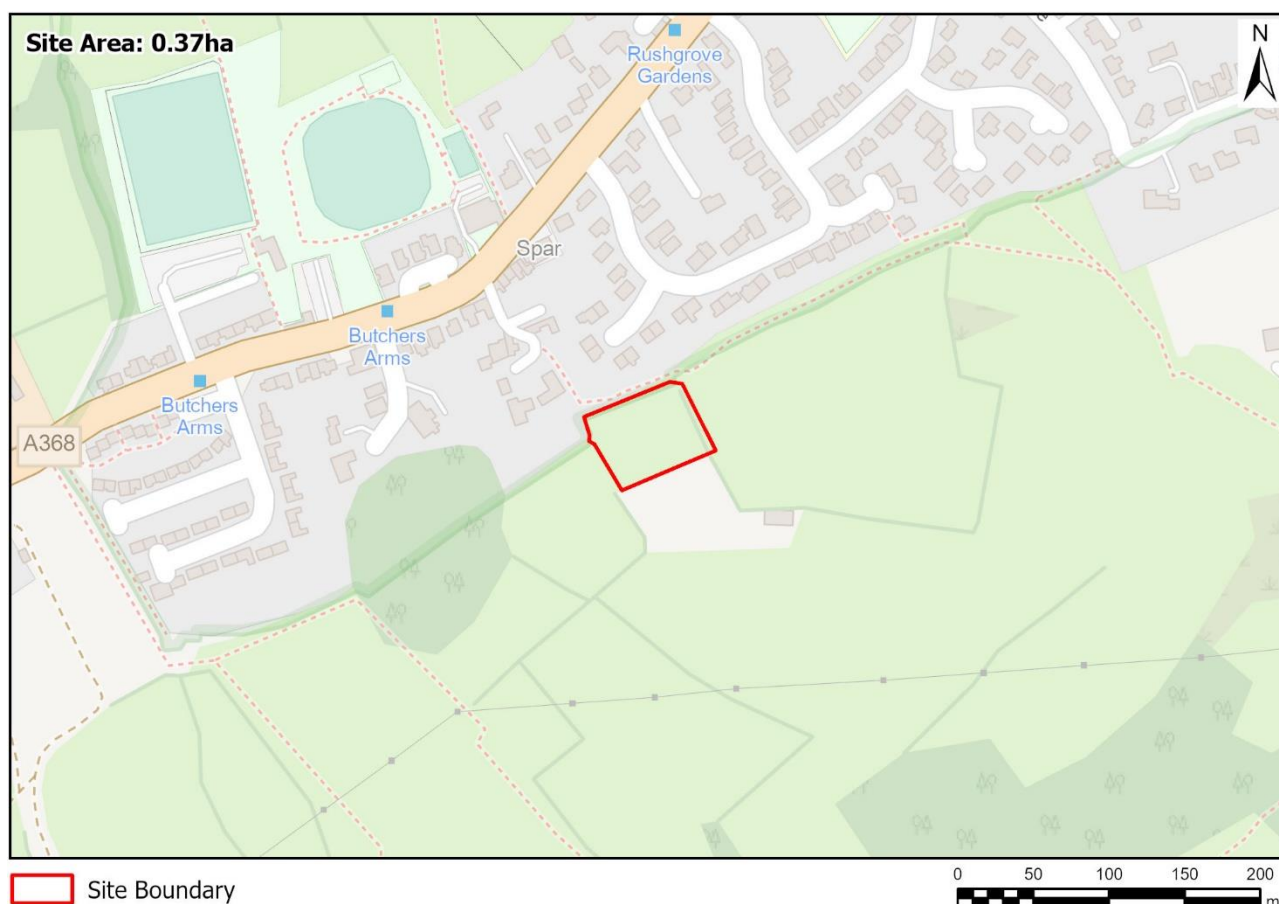
Gross Site Area (Ha) 1.27

Assessment

Air Quality Management Area (AQMA)	3km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.4km
International Ecological Sites (SAC, SPA, Ramsar)	2.3km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	1140m - Burlledge Sidelands and Meadows
Regionally Important Geological Site	1789m - Sutton Hill Quarry renamed 'Stowey Quarry' by B&NES 2004
Site of Nature Conservation Interest	6% Overlap - Cam Brook and adjacent land
Priority Habitats	450m - Good quality semi improved grassland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	1.6%
Surface Water Flooding (1 in 100 Year)	3.2%
Surface Water Flooding (1 in 1000 Year)	9.2%

Brownfield Land Use		2.8km - Employment building, Unit 2, Chew Stoke, Land to the rear of Yearton House
Local Greenspace		91% Overlap - Land south of Lower Road
Closest Park		10km - 15km - Newton Park
Green Belt Land		1880m
Health Facility		7km - 8km - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		3km - 4km - Bishop Sutton Primary, East Harptree C of E Primary
Distance to nearest Secondary School		7km - 8km - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1852m - Large univallate hillfort with outworks 800m west of White Cross
Registered Parks and Gardens		3.5km - Ston Easton Park
Conservation Area		40m - Hinton Blewett (Rural)
Registered Battlefield		17.9km - Lansdown Battlefield (part)
Listed Building – Grade I		151m - Church Of St Margaret
Listed Building – Grade II*		2.9km - Church Of St Laurence
Listed Building – Grade II		76m - The Old Rectory
National Landscape (formerly AONB)		256m - Mendip Hills
Ancient Woodland		1105m - Peaks Girt Wood
Nature Reserve		3.4km - Folly Farm
Tree Preservation Order		1204m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		822m
Mineral Search Area		17.3km - Stoke Hill Mine
Waterbodies		106m
Train Station		10km - 15km - Midsomer Norton South
Bus Station		100m - 200m - Hinton Blewett Church
Cycle Route		3km - 4km - National Cycle Route 3 Link
Public Right of Way		0m - 50m
Historic Landfill		631m - The Grove

New site

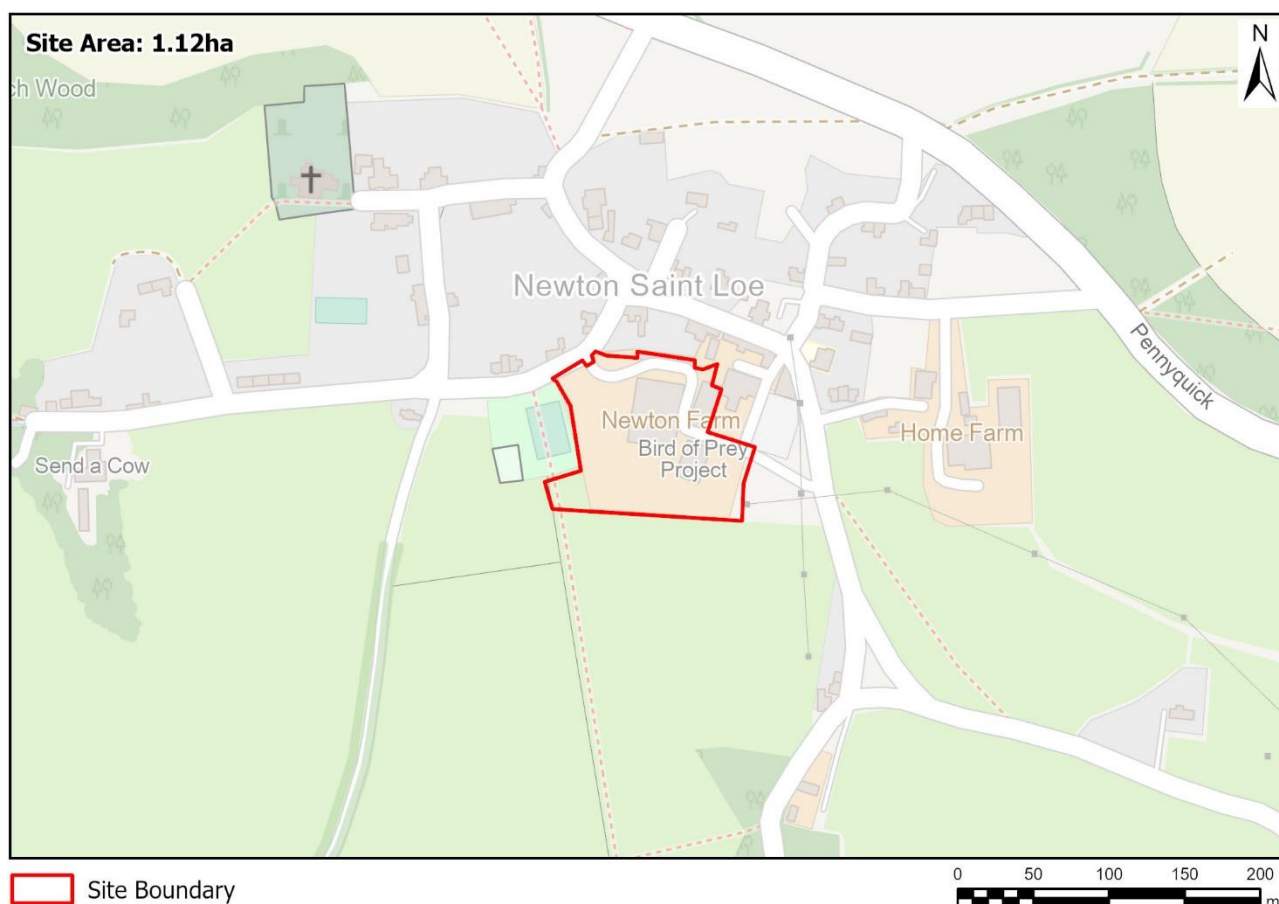


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Site Details		
Gross Site Area (Ha)	0.37	
Assessment		
Air Quality Management Area (AQMA)		3.7km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 117m
International Ecological Sites (SAC, SPA, Ramsar)		594m - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		339m - Burlledge Sidelands and Meadows
Regionally Important Geological Site		1210m - Sutton Hill Quarry renamed ‘Stowey Quarry’ by B&NES 2004
Site of Nature Conservation Interest		204m - Burlledge Common and adjacent fields
Priority Habitats		69m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		3.4km - Newbridge Garage

Local Greenspace		2.4km - The Glebe
Closest Park		10km - 15km - Brislington House, Newton Park
Green Belt Land		261m
Health Facility		4km - 5km - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		400m - 500m - Bishop Sutton Primary
Distance to nearest Secondary School		4km - 5km - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		593m - Large univallate hillfort with outworks 800m west of White Cross
Registered Parks and Gardens		5.9km - Ston Easton Park
Conservation Area		2.3km - Hinton Blewett (Rural)
Registered Battlefield		16.9km - Lansdown Battlefield (part)
Listed Building – Grade I		2.4km - Church Of St Margaret
Listed Building – Grade II*		1699m - Sutton Court
Listed Building – Grade II		350m - Church Of Holy Trnity
National Landscape (formerly AONB)		99% Overlap - Mendip Hills
Ancient Woodland		1038m - Castle Wood
Nature Reserve		1978m - Folly Farm
Tree Preservation Order		2575m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		571m
Mineral Search Area		18km - Stoke Hill Mine
Waterbodies		271m
Train Station		10km - 15km - Midsomer Norton South, Bedminster, Parson Street
Bus Station		100m - 200m - Butchers Arms
Cycle Route		2.5km - 3km - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		831m - Sutton Hill

NSL03 update boundary



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Site Details

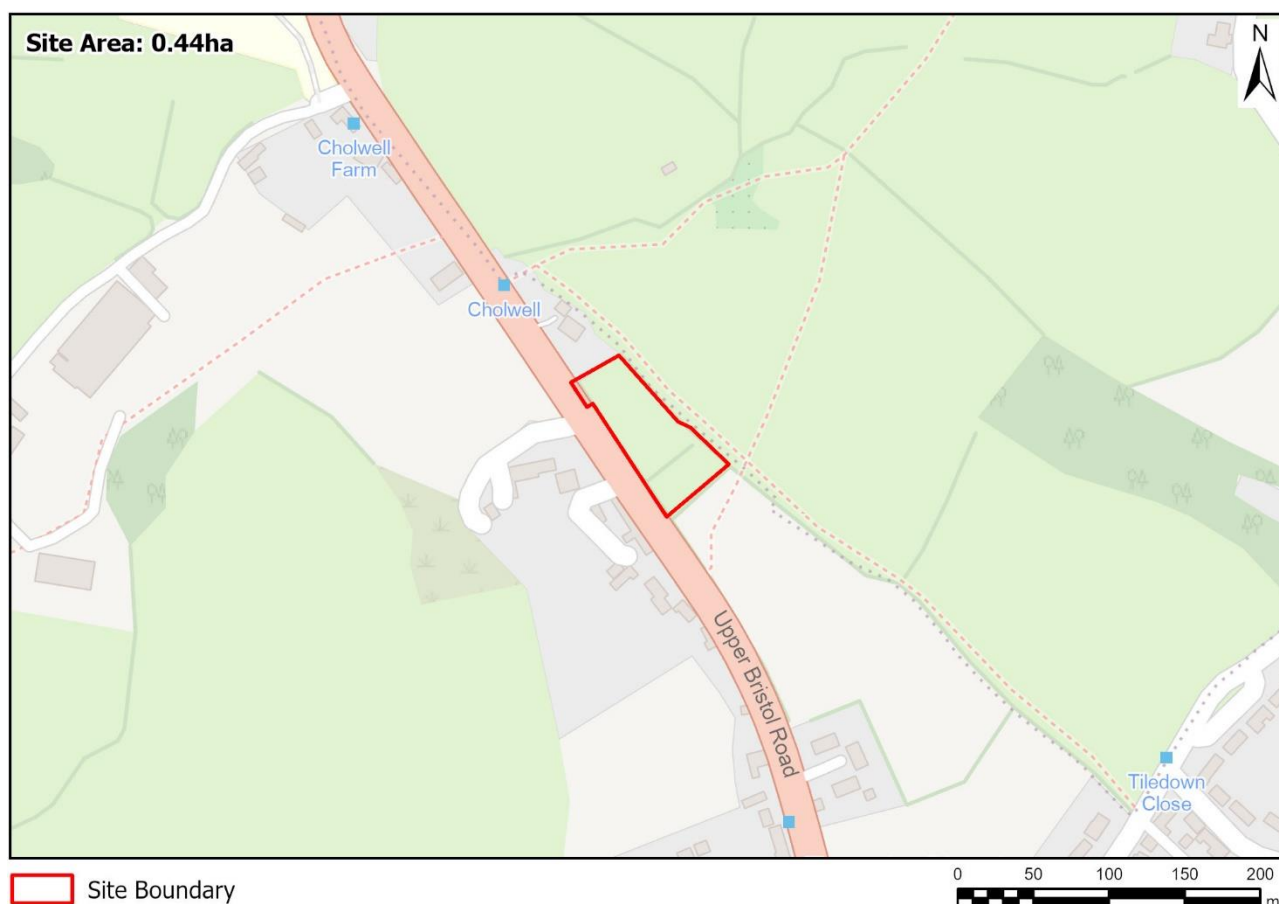
Gross Site Area (Ha) 1.12

Assessment

Air Quality Management Area (AQMA)	2.2km - Saltford AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 583m
International Ecological Sites (SAC, SPA, Ramsar)	4.9km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	1103m - Newton St. Loe
Regionally Important Geological Site	1193m - Pennyquick Bridge
Site of Nature Conservation Interest	868m - Newton Brook
Priority Habitats	127m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0.2%
Brownfield Land Use	2.1km - Hartwells Garage
Local Greenspace	1627m - Redlands Park Play Area

Closest Park		0m - 50m - Newton Park
Green Belt Land		100% Overlap
Health Facility		3km - 4km - Culverhay Sports Centre, Rejuvenate Fitness Bath
Loss of Allotment Land		
Distance to nearest Primary School		1800m - 1900m - Twerton Infant
Distance to nearest Secondary School		3km - 4km - Oldfield School
World Heritage Site		Site lies within WHS indicative extent (buffer zone)
Scheduled Monument		1049m - Castle (remains of)
Registered Parks and Gardens		<1% Overlap - Newton Park
Conservation Area		<1% Overlap - Newton St.Loe (Rural)
Registered Battlefield		5.2km - Lansdown Battlefield (part)
Listed Building – Grade I		847m - Newton Park The Country House Of The College Only
Listed Building – Grade II*		201m - Church Of The Holy Trinity
Listed Building – Grade II		21m - Newton Farmhouse
National Landscape (formerly AONB)		1042m - Cotswolds
Ancient Woodland		1199m - Kelston Park Wood
Nature Reserve		1024m - Carrs Wood
Tree Preservation Order		2384m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		3.9km
Mineral Search Area		6.5km - Upper Lawn Quarry
Waterbodies		137m
Train Station		3km - 4km - Oldfield Park
Bus Station		50m - 100m - Village Noticeboard
Cycle Route		1300m - 1400m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		0m - 50m
Historic Landfill		539m - Clays End Farm

TC09



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Site Details		
Gross Site Area (Ha)	0.44	
Assessment		
Air Quality Management Area (AQMA)		149m - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 1796m
International Ecological Sites (SAC, SPA, Ramsar)		4.1km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		1134m - Burlledge Sidelands and Meadows
Regionally Important Geological Site		1702m - Stowey Quarry renamed ‘Old Quarry near Stowey’ by B&NES 2004
Site of Nature Conservation Interest		558m - Clutton dismantled railway and Fry’s Bottom
Priority Habitats		84m - Lowland calcareous grassland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0.2%
Brownfield Land Use		883m - The Wharf

Local Greenspace	448m - The Avenue
Closest Park	9km - 10km - Newton Park
Green Belt Land	778m
Health Facility	4km - 5km - Paulton Swimming Pool
Loss of Allotment Land	
Distance to nearest Primary School	500m - 600m - Cameley C of E Primary
Distance to nearest Secondary School	7km - 8km - Somervale School, Norton Hill School
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	2.3km - Oval enclosure, possibly Iron Age, SW of Stowey House
Registered Parks and Gardens	3.5km - Ston Easton Park
Conservation Area	2.8km - Hinton Blewett (Rural)
Registered Battlefield	14.8km - Lansdown Battlefield (part)
Listed Building – Grade I	1336m - Church Of St James
Listed Building – Grade II*	458m - Church Of St Augustine
Listed Building – Grade II	61m - Prospect House
National Landscape (formerly AONB)	2.8km - Mendip Hills
Ancient Woodland	629m
Nature Reserve	1609m - Folly Farm
Tree Preservation Order	47m
Agricultural Land Classification – Grades 1 to 3	100%
Mineral Safeguarded Area	100% Overlap
Mineral Search Area	14.5km - Stoke Hill Mine
Waterbodies	82m
Train Station	7km - 8km - Midsomer Norton South
Bus Station	100m - 200m - Cholwell Farm
Cycle Route	5km - 6km - National Cycle Route 24 Link
Public Right of Way	0m - 50m
Historic Landfill	768m - Land Adjoining Warwick Arms

COR1

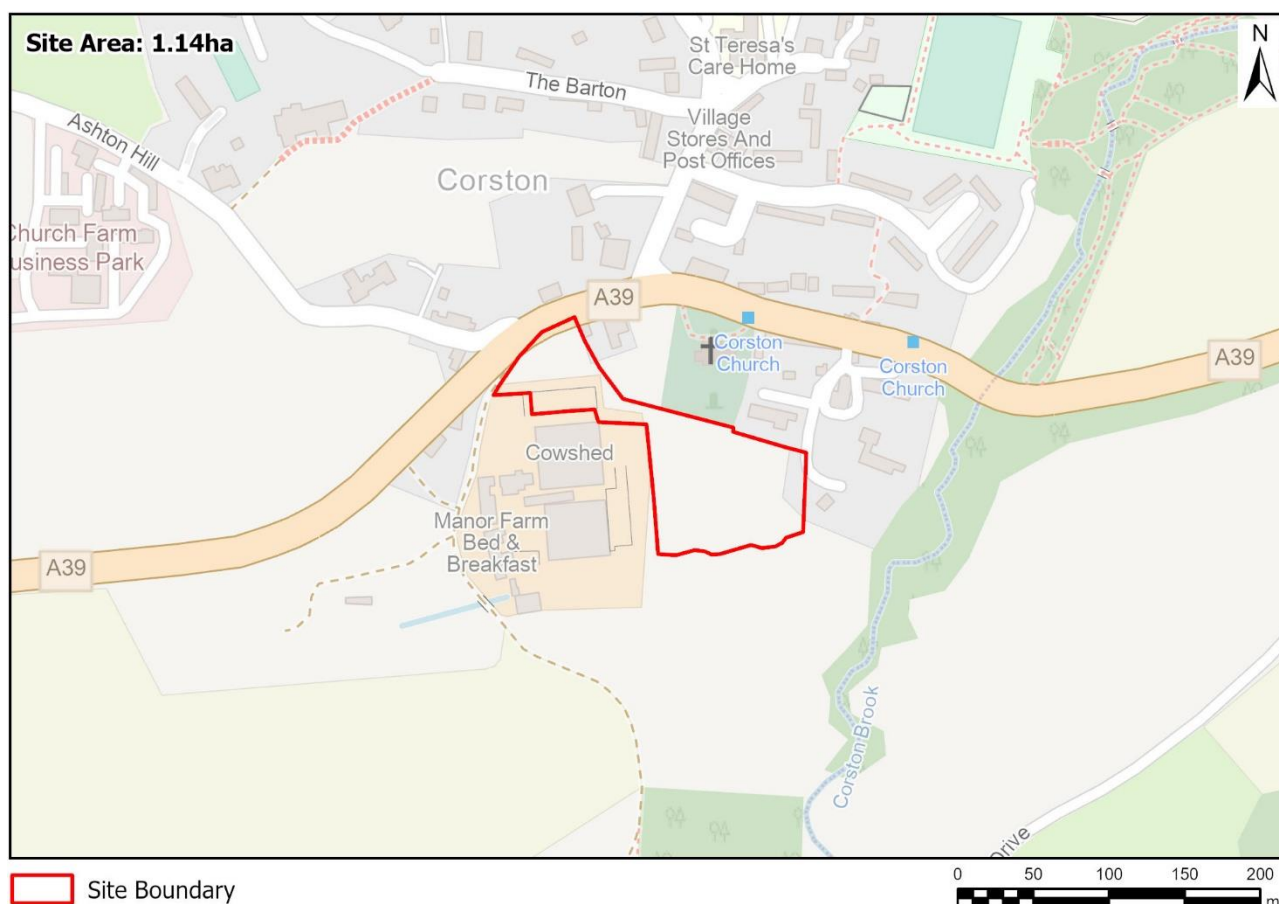


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Site Details		
Gross Site Area (Ha)	6.98	
Assessment		
Air Quality Management Area (AQMA)		644m - Saltford AQMA
Noise Impact – Distance to major roads and railway lines		Railway - 197m
International Ecological Sites (SAC, SPA, Ramsar)		6.1km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		1630m - Newton St. Loe
Regionally Important Geological Site		536m - Kelston Park Quarry
Site of Nature Conservation Interest		221m - River Avon
Priority Habitats		<1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		3km - Hartwells Garage
Local Greenspace		1540m - Land adjacent to Saltford C of E Primary School

Closest Park		400m - 500m - Newton Park
Green Belt Land		100% Overlap
Health Facility		4km - 5km - Body Development, Culverhay Sports Centre, Genesis
Loss of Allotment Land		
Distance to nearest Primary School		3km - 4km - Twerton Infant, St Michael's Junior Church School
Distance to nearest Secondary School		3km - 4km - Oldfield School
World Heritage Site		Site lies within WHS indicative extent (buffer zone)
Scheduled Monument		1234m - Saltford brass battery mill
Registered Parks and Gardens		366m - Kelston Park
Conservation Area		<1% Overlap - Corston (Rural)
Registered Battlefield		4.5km - Lansdown Battlefield (part)
Listed Building – Grade I		1357m - Newton Park The Country House Of The College Only
Listed Building – Grade II*		363m - Manor Farmhouse
Listed Building – Grade II		116m - Forge House
National Landscape (formerly AONB)		249m - Cotswolds
Ancient Woodland		369m - Kelston Park Wood
Nature Reserve		2.1km - Carrs Wood
Tree Preservation Order		868m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		2.8km
Mineral Search Area		7.6km - Upper Lawn Quarry
Waterbodies		21m
Train Station		5km - 6km - Oldfield Park
Bus Station		200m - 300m - Ashton Hill
Cycle Route		1600m - 1700m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		0m - 50m
Historic Landfill		1489m - Land at The Shallows, The Shallows

New site



Site Details

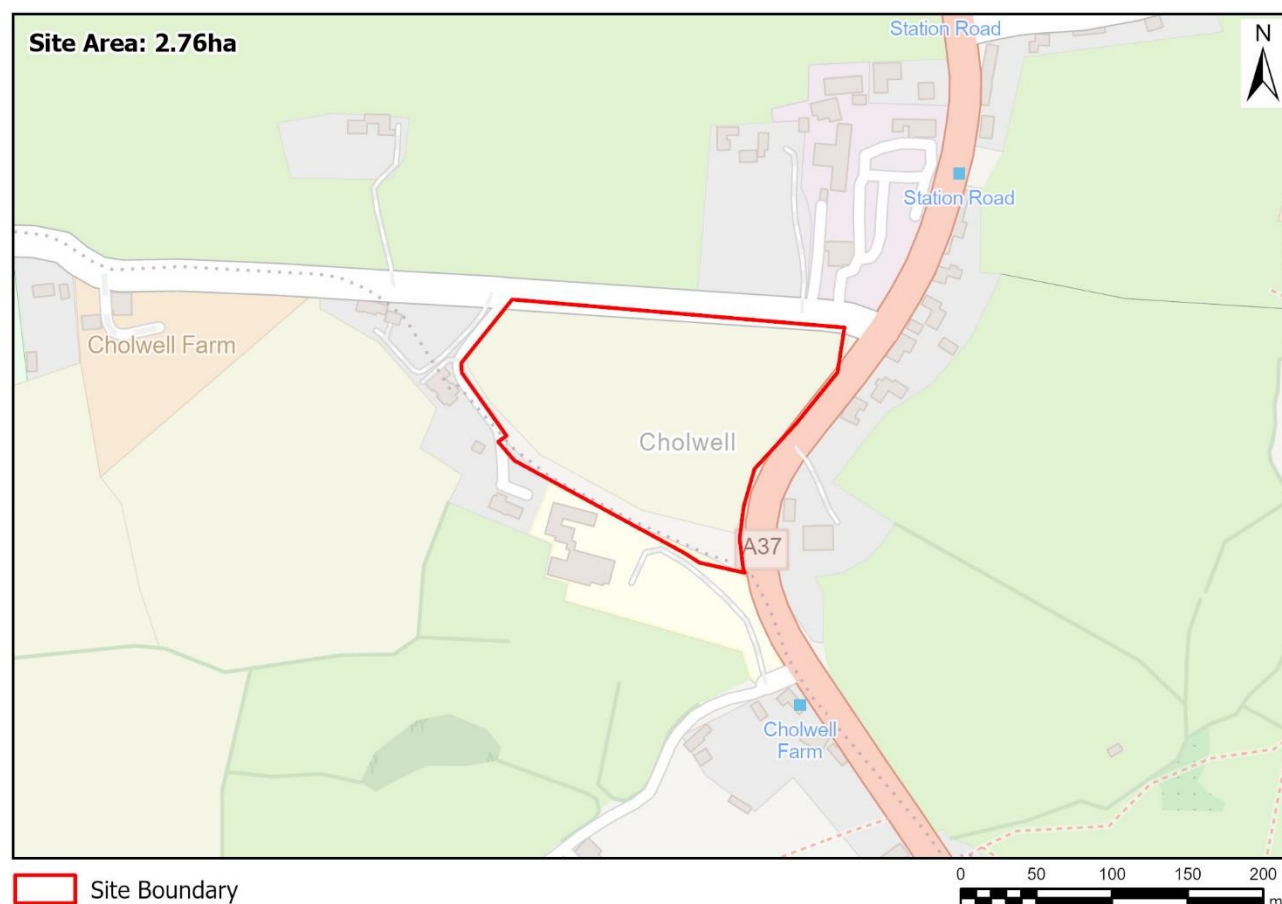
Gross Site Area (Ha) 1.14

Assessment

Air Quality Management Area (AQMA)	1218m - Saltford AQMA
Noise Impact – Distance to major roads and railway lines	
International Ecological Sites (SAC, SPA, Ramsar)	5.9km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	1634m - Newton St. Loe
Regionally Important Geological Site	1131m - Kelston Park Quarry
Site of Nature Conservation Interest	763m - River Avon
Priority Habitats	18% Overlap - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0.6%
Surface Water Flooding (1 in 100 Year)	1.1%
Surface Water Flooding (1 in 1000 Year)	2.8%
Brownfield Land Use	2.9km - Hartwells Garage
Local Greenspace	2km - Land adjacent to Saltford C of E Primary School

Closest Park		100m - 200m - Newton Park
Green Belt Land		100% Overlap
Health Facility		4km - 5km - Body Development, BASE Gym, PureGym, Culverhay Sports Centre, Genesis
Loss of Allotment Land		
Distance to nearest Primary School		2.5km - 3km - Twerton Infant
Distance to nearest Secondary School		3km - 4km - Oldfield School
World Heritage Site		Site lies within WHS indicative extent (buffer zone)
Scheduled Monument		1114m - Castle (remains of)
Registered Parks and Gardens		31m - Newton Park
Conservation Area		26% Overlap - Corston (Rural)
Registered Battlefield		5km - Lansdown Battlefield (part)
Listed Building – Grade I		969m - Newton Park The Country House Of The College Only
Listed Building – Grade II*		93m - Manor Farmhouse
Listed Building – Grade II		24m - The Old Rectory
National Landscape (formerly AONB)		790m - Cotswolds
Ancient Woodland		938m - Kelston Park Wood
Nature Reserve		1950m - Carrs Wood
Tree Preservation Order		1439m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		3km
Mineral Search Area		7.4km - Upper Lawn Quarry
Waterbodies		<1% Overlap
Train Station		5km - 6km - Oldfield Park
Bus Station		0m - 50m - Ashton Hill
Cycle Route		1300m - 1400m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		0m - 50m
Historic Landfill		1485m - Clays End Farm

New site - S2PS19 Part



Site Details

Gross Site Area (Ha) 2.76

Assessment

Air Quality Management Area (AQMA)	572m - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.2km
International Ecological Sites (SAC, SPA, Ramsar)	3.6km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	993m - Burlledge Sidelands and Meadows
Regionally Important Geological Site	1206m - Stowey Quarry renamed 'Old Quarry near Stowey' by B&NES 2004
Site of Nature Conservation Interest	670m - Paul Wood
Priority Habitats	221m - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	826m - The Wharf

Local Greenspace	145m - The Avenue
Closest Park	10km - 15km - Newton Park, Brislington House
Green Belt Land	515m
Health Facility	7km - 8km - Paulton Swimming Pool, Chew Valley School
Loss of Allotment Land	
Distance to nearest Primary School	2.5km - 3km - Clutton Primary
Distance to nearest Secondary School	7km - 8km - Chew Valley School
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	1840m - Oval enclosure, possibly Iron Age, SW of Stowey House
Registered Parks and Gardens	3.9km - Ston Easton Park
Conservation Area	2.7km - Hinton Blewett (Rural)
Registered Battlefield	14.6km - Lansdown Battlefield (part)
Listed Building – Grade I	1427m - Church Of St James
Listed Building – Grade II*	390m - Church Of St Augustine
Listed Building – Grade II	40m - Cholwell House
National Landscape (formerly AONB)	2.4km - Mendip Hills
Ancient Woodland	670m
Nature Reserve	1057m - Folly Farm
Tree Preservation Order	469m
Agricultural Land Classification – Grades 1 to 3	100%
Mineral Safeguarded Area	<1% Overlap
Mineral Search Area	14.7km - Stoke Hill Mine
Waterbodies	17m
Train Station	10km - 15km - Keynsham, Midsomer Norton South
Bus Station	2.5km - 3km - Clutton Primary Sch, Brook Copse, Rogers Close, The Mead
Cycle Route	4km - 5km - Avon Cycleway
Public Right of Way	300m - 400m
Historic Landfill	354m - Land Adjoining Warwick Arms

TWT12 update boundary



Site Details

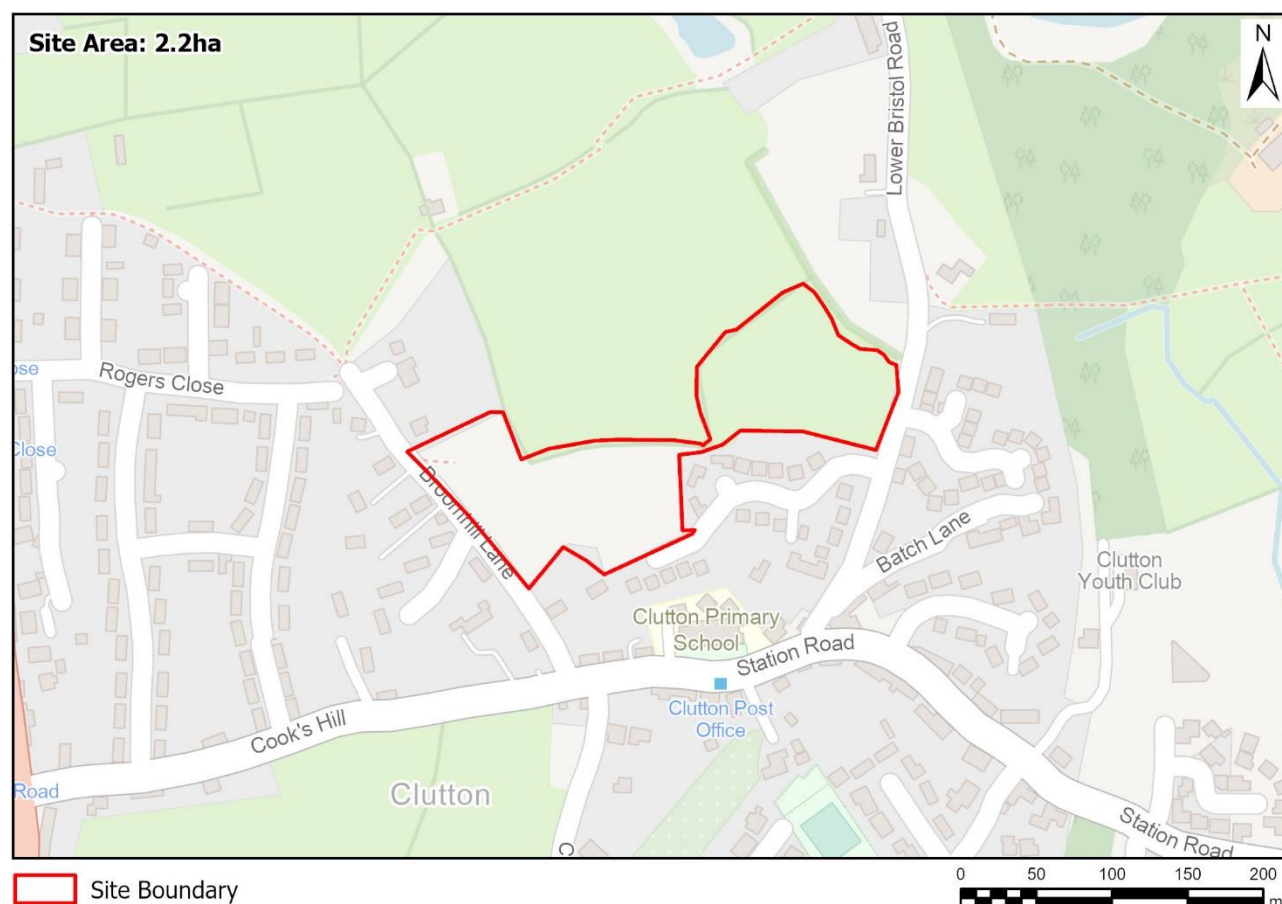
Gross Site Area (Ha) 0.15

Assessment

Air Quality Management Area (AQMA)	351m - Bath AQMA
Noise Impact – Distance to major roads and railway lines	Railway - 21m
International Ecological Sites (SAC, SPA, Ramsar)	3.4km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	1064m - Newton St. Loe
Regionally Important Geological Site	821m - Pennyquick Bridge
Site of Nature Conservation Interest	20% Overlap - River Avon
Priority Habitats	13m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ3a and b.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	1.5%
Brownfield Land Use	211m - Hartwells Garage
Local Greenspace	188m - Avon Park Allotments
Closest Park	1600m - 1700m - Royal Victoria Park

Green Belt Land	63m
Health Facility	800m - 900m - Genesis
Loss of Allotment Land	
Distance to nearest Primary School	2km - 2.5km - Oldfield Park Infant, St Mary's Catholic Primary
Distance to nearest Secondary School	1900m - 2000m - Oldfield School
World Heritage Site	Site lies within or immediately adjacent to WHS
Scheduled Monument	1864m - Culverhay Castle
Registered Parks and Gardens	1439m - Royal Victoria Park
Conservation Area	100% Overlap - Bath (Bath)
Registered Battlefield	4.8km - Lansdown Battlefield (part)
Listed Building – Grade I	737m - Lodge Of Partis College
Listed Building – Grade II*	142m - Church Of St Michael And All Angels
Listed Building – Grade II	0m - The Woodlands
National Landscape (formerly AONB)	749m - Cotswolds
Ancient Woodland	1759m
Nature Reserve	12m - Carrs Wood
Tree Preservation Order	637m
Agricultural Land Classification – Grades 1 to 3	
Mineral Safeguarded Area	4.6km
Mineral Search Area	4.7km - Upper Lawn Quarry
Waterbodies	2m
Train Station	1900m - 2000m - Oldfield Park
Bus Station	300m - 400m - Osborne Road
Cycle Route	200m - 300m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way	700m - 800m
Historic Landfill	87m - Brassmill Lane

CLU06 update boundary



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Site Details		
Gross Site Area (Ha)	2.2	
Assessment		
Air Quality Management Area (AQMA)		988m - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 1983m
International Ecological Sites (SAC, SPA, Ramsar)		4km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		1106m - Folly Farm
Regionally Important Geological Site		1727m - Stowey Quarry renamed ‘Old Quarry near Stowey’ by B&NES 2004
Site of Nature Conservation Interest		27m - Clutton dismantled railway and Fry’s Bottom
Priority Habitats		65m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0.9%
Surface Water Flooding (1 in 100 Year)		1.4%
Surface Water Flooding (1 in 1000 Year)		3.9%
Brownfield Land Use		178m - The Wharf

Local Greenspace	99m - Gastons
Closest Park	8km - 9km - Newton Park
Green Belt Land	100% Overlap
Health Facility	4km - 5km - Paulton Swimming Pool
Loss of Allotment Land	
Distance to nearest Primary School	100m - 200m - Clutton Primary
Distance to nearest Secondary School	7km - 8km - Somervale School
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	2.4km - Oval enclosure, possibly Iron Age, SW of Stowey House
Registered Parks and Gardens	4.2km - Ston Easton Park
Conservation Area	3.5km - Hinton Blewett (Rural)
Registered Battlefield	13.8km - Lansdown Battlefield (part)
Listed Building – Grade I	2.1km - Church Of St James
Listed Building – Grade II*	348m - Church Of St Augustine
Listed Building – Grade II	114m - Railway Hotel
National Landscape (formerly AONB)	3km - Mendip Hills
Ancient Woodland	1194m
Nature Reserve	1106m - Folly Farm
Tree Preservation Order	850m
Agricultural Land Classification – Grades 1 to 3	100%
Mineral Safeguarded Area	100% Overlap
Mineral Search Area	14km - Stoke Hill Mine
Waterbodies	121m
Train Station	8km - 9km - Midsomer Norton South
Bus Station	100m - 200m - Rogers Close, Clutton Primary Sch
Cycle Route	5km - 6km - National Cycle Route 3, Avon Cycleway
Public Right of Way	0m - 50m
Historic Landfill	111m - Old Railway Station Platform

Whitchurch cluster



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Site Details

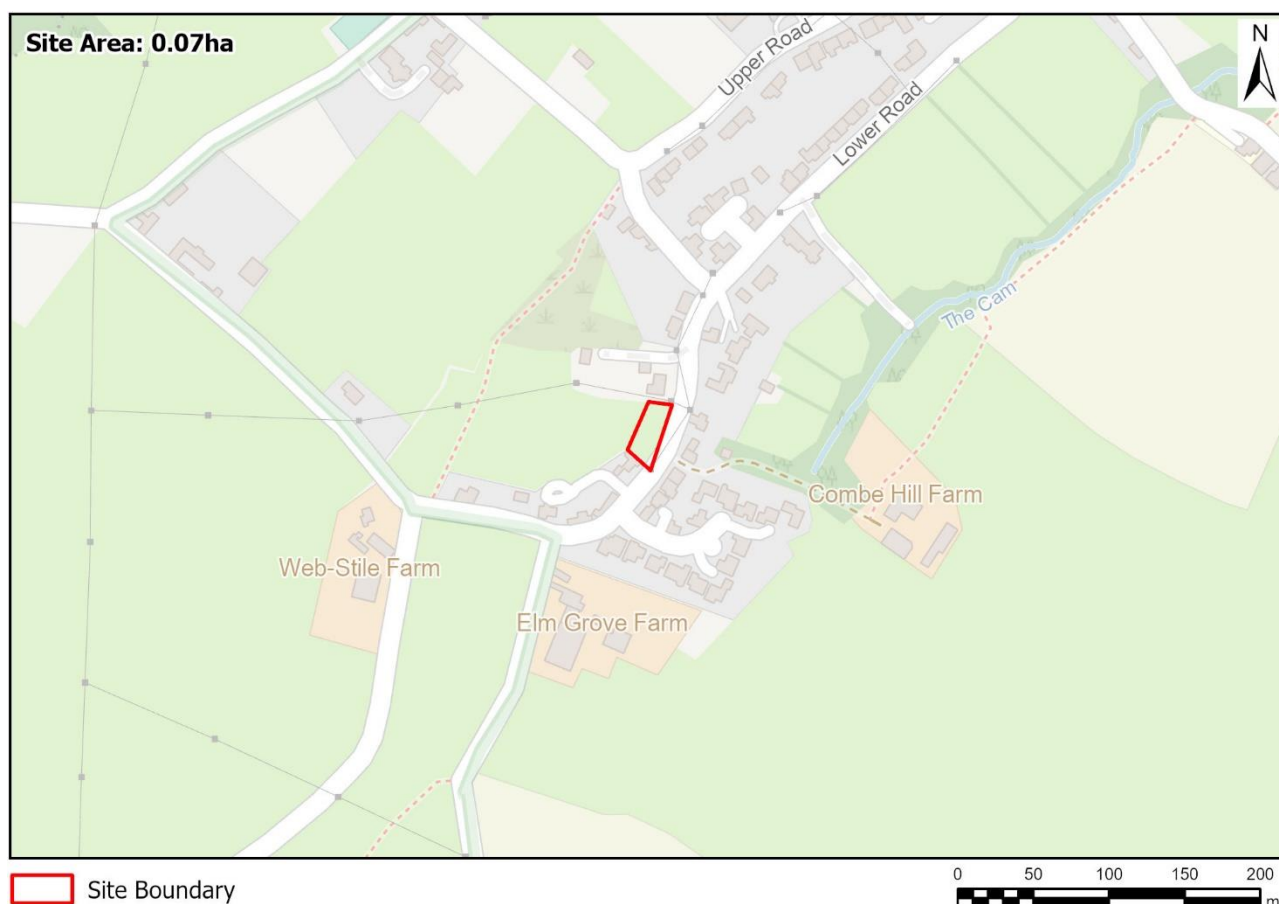
Gross Site Area (Ha) 14.89

Assessment

Air Quality Management Area (AQMA)	2.4km - Bristol AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.7km
International Ecological Sites (SAC, SPA, Ramsar)	6.6km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	4km - Bickley Wood
Regionally Important Geological Site	1478m - Maes Knoll Tump
Site of Nature Conservation Interest	361m - Sturminster Road
Priority Habitats	334m - No main habitat but additional habitats present
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0.7%
Surface Water Flooding (1 in 100 Year)	1.2%
Surface Water Flooding (1 in 1000 Year)	3.5%
Brownfield Land Use	3.2km - Pensford Garage
Local Greenspace	359m - Millenium Green Garden

Closest Park		3km - 4km - Brislington House
Green Belt Land		100% Overlap
Health Facility		5km - 6km - Keynsham Gym, Keynsham Leisure Centre, Somerdale Pavilion
Loss of Allotment Land		
Distance to nearest Primary School		4km - 5km - St Johns C of E Primary, Castle Primary, Pensford Primary, St Keyna Primary
Distance to nearest Secondary School		4km - 5km - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1259m - Maes Knoll camp
Registered Parks and Gardens		3.2km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		1599m - Queen Charlton (Rural)
Registered Battlefield		10.4km - Lansdown Battlefield (part)
Listed Building – Grade I		2.8km - Church Of All Saints
Listed Building – Grade II*		363m - Church Of St Nicholas
Listed Building – Grade II		261m - Staunton Manor House Farmhouse And Adjoining House
National Landscape (formerly AONB)		6.6km - Mendip Hills
Ancient Woodland		2.9km - Catsley Wood
Nature Reserve		4.7km - Manor Road Community Woodland
Tree Preservation Order		2732m
Agricultural Land Classification – Grades 1 to 3		97%
Mineral Safeguarded Area		835m
Mineral Search Area		15.5km - Upper Lawn Quarry
Waterbodies		<1% Overlap
Train Station		5km - 6km - Keynsham
Bus Station		100m - 200m - Sleep Lane
Cycle Route		0m - 50m - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		331m - Norton Malreward Tip

New site



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Site Details

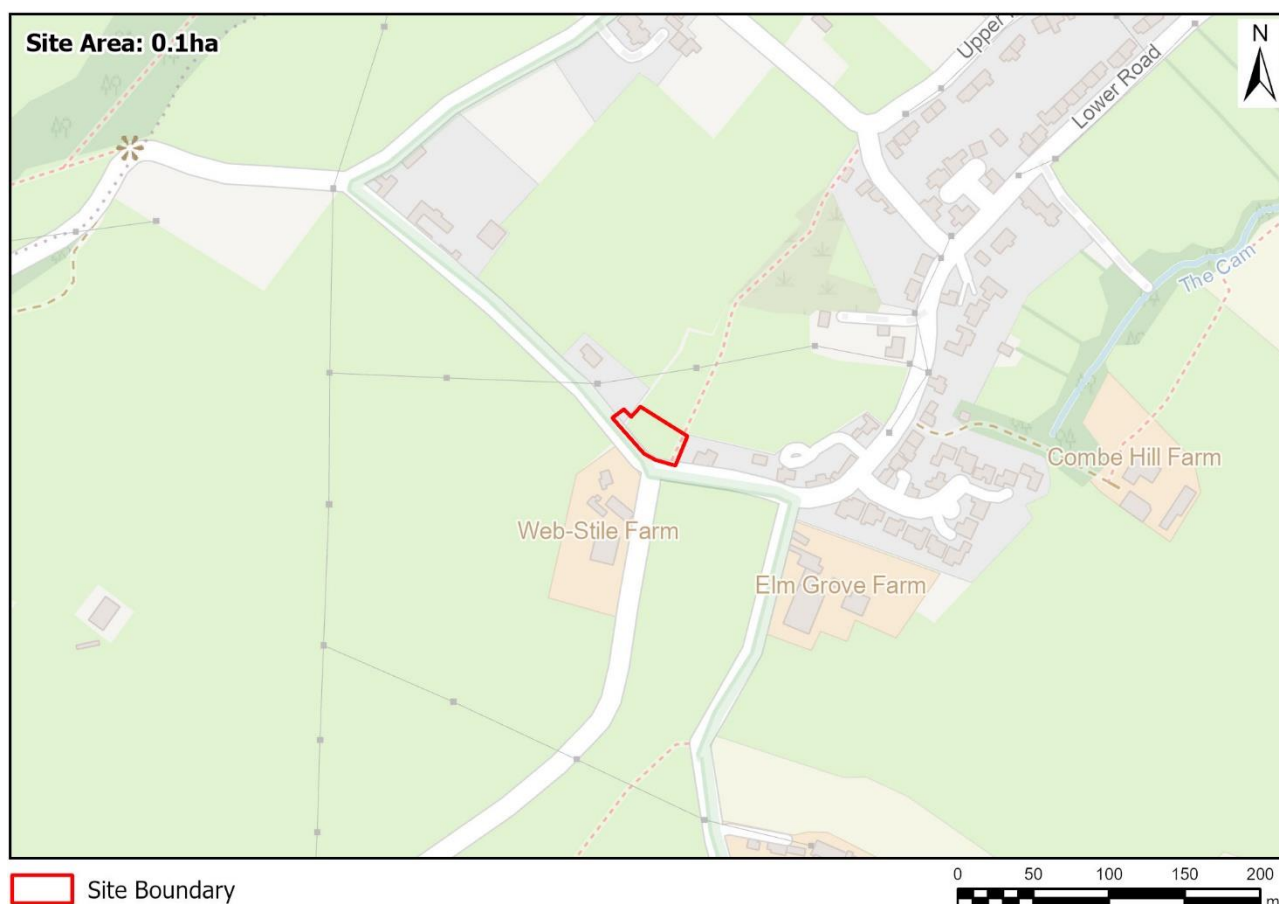
Gross Site Area (Ha) 0.07

Assessment

Air Quality Management Area (AQMA)	3.2km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.5km
International Ecological Sites (SAC, SPA, Ramsar)	2.3km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	995m - Burlledge Sidelands and Meadows
Regionally Important Geological Site	2km - Sutton Hill Quarry renamed 'Stowey Quarry' by B&NES 2004
Site of Nature Conservation Interest	95m - Cam Brook and adjacent land
Priority Habitats	462m - Deciduous woodland, No main habitat but additional habitats present
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0.1%
Surface Water Flooding (1 in 100 Year)	0.1%
Surface Water Flooding (1 in 1000 Year)	0.7%

Brownfield Land Use		2.7km - Employment building, Unit 2, Chew Stoke, Land to the rear of Yearton House
Local Greenspace		153m - Land south of Lower Road
Closest Park		10km - 15km - Newton Park
Green Belt Land		1997m
Health Facility		8km - 9km - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		3km - 4km - East Harptree C of E Primary, Bishop Sutton Primary
Distance to nearest Secondary School		8km - 9km - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1941m - Large univallate hillfort with outworks 800m west of White Cross
Registered Parks and Gardens		3.7km - Ston Easton Park
Conservation Area		263m - Hinton Blewett (Rural)
Registered Battlefield		18.1km - Lansdown Battlefield (part)
Listed Building – Grade I		390m - Church Of St Margaret
Listed Building – Grade II*		2.7km - Church Of St Laurence
Listed Building – Grade II		111m - Middle Road Farmhouse
National Landscape (formerly AONB)		78m - Mendip Hills
Ancient Woodland		1006m - Peaks Girt Wood
Nature Reserve		3.6km - Folly Farm
Tree Preservation Order		1082m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		1027m
Mineral Search Area		17.6km - Stoke Hill Mine
Waterbodies		376m
Train Station		10km - 15km - Midsomer Norton South
Bus Station		400m - 500m - Hinton Blewett Church
Cycle Route		3km - 4km - National Cycle Route 3 Link
Public Right of Way		0m - 50m
Historic Landfill		452m - The Grove

New site

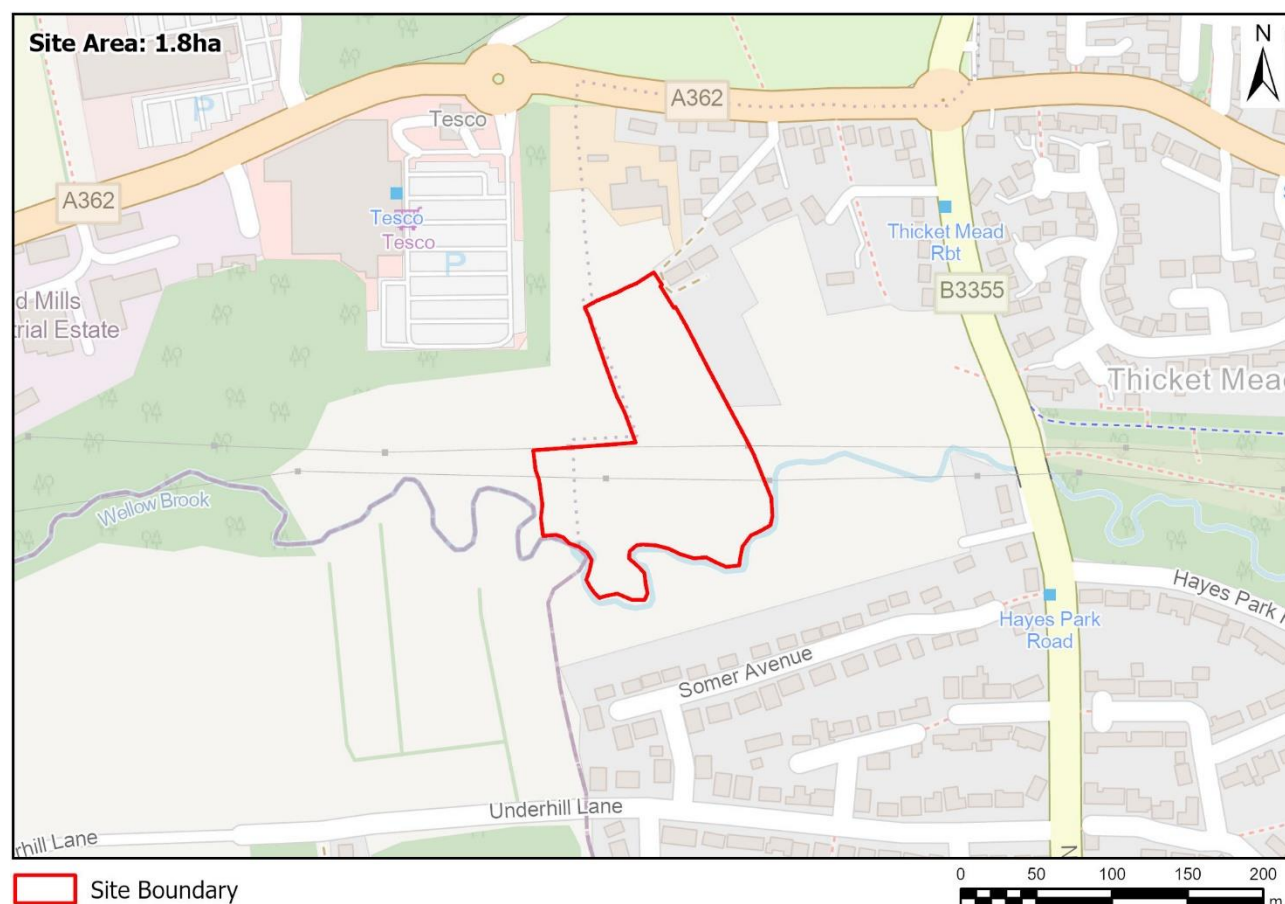


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Site Details		
Gross Site Area (Ha)	0.1	
Assessment		
Air Quality Management Area (AQMA)		3.4km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 2.4km
International Ecological Sites (SAC, SPA, Ramsar)		2.1km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		834m - Burlledge Sidelands and Meadows
Regionally Important Geological Site		2.1km - Sutton Hill Quarry renamed ‘Stowey Quarry’ by B&NES 2004
Site of Nature Conservation Interest		233m - Cam Brook and adjacent land
Priority Habitats		353m - Deciduous woodland, No main habitat but additional habitats present
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%

Brownfield Land Use		2.5km - Employment building, Unit 2, Chew Stoke, Land to the rear of Yearton House
Local Greenspace		102m - Recreational Land
Closest Park		15km - 20km - Newton Park, Brislington House
Green Belt Land		1979m
Health Facility		8km - 9km - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		2.5km - 3km - East Harptree C of E Primary
Distance to nearest Secondary School		8km - 9km - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1902m - Large univallate hillfort with outworks 800m west of White Cross
Registered Parks and Gardens		3.8km - Ston Easton Park
Conservation Area		377m - Hinton Blewett (Rural)
Registered Battlefield		18.3km - Lansdown Battlefield (part)
Listed Building – Grade I		514m - Church Of St Margaret
Listed Building – Grade II*		2.6km - Church Of St Laurence
Listed Building – Grade II		205m - Middle Road Farmhouse
National Landscape (formerly AONB)		3m - Mendip Hills
Ancient Woodland		995m - Peaks Girt Wood
Nature Reserve		3.7km - Folly Farm
Tree Preservation Order		915m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		1071m
Mineral Search Area		17.7km - Stoke Hill Mine
Waterbodies		345m
Train Station		10km - 15km - Midsomer Norton South
Bus Station		500m - 600m - Hinton Blewett Church
Cycle Route		3km - 4km - National Cycle Route 3 Link
Public Right of Way		0m - 50m
Historic Landfill		338m - The Grove

New site - Part S2PS24



Site Details

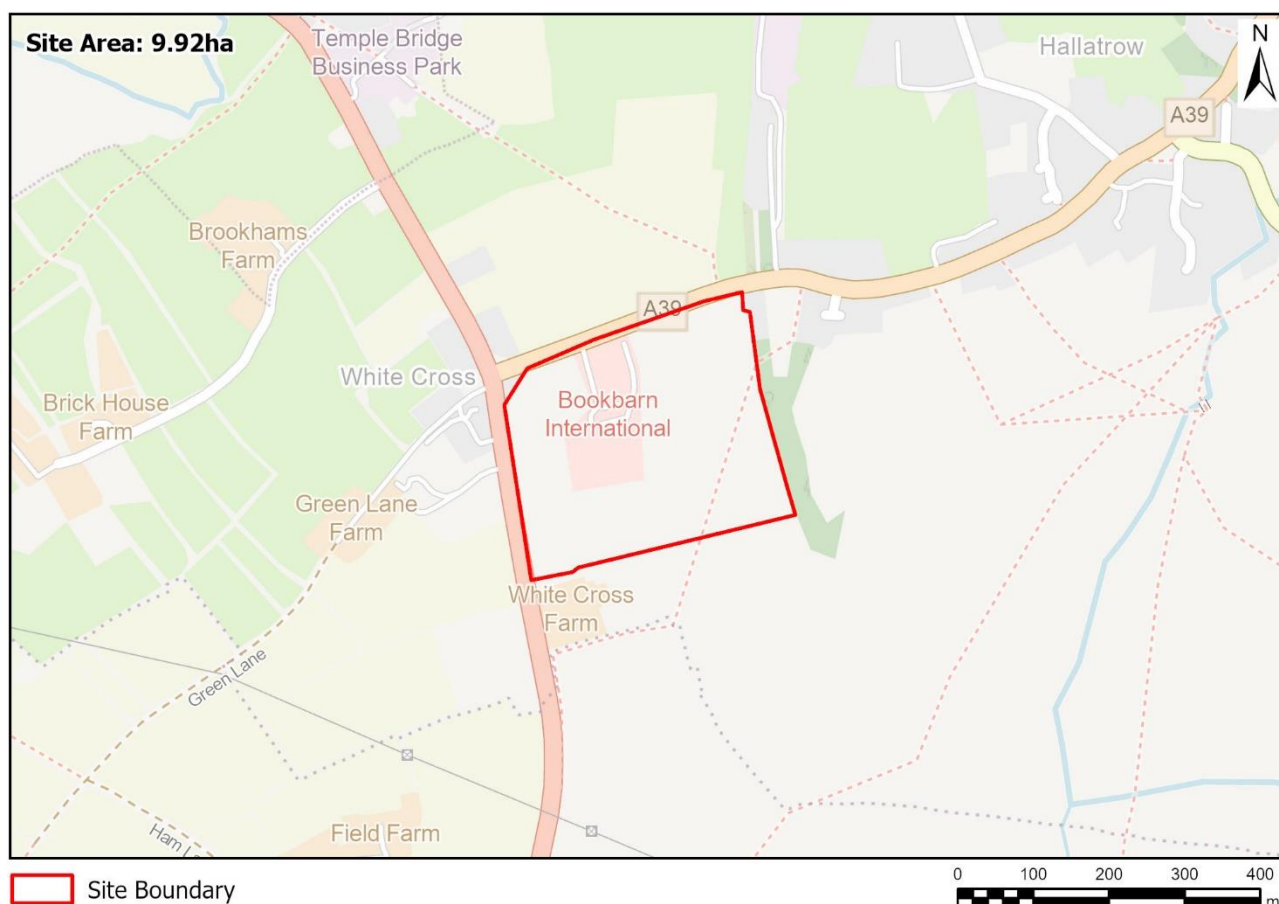
Gross Site Area (Ha) 1.8

Assessment

Air Quality Management Area (AQMA)	2.5km - Farrington Gurney Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 115m
International Ecological Sites (SAC, SPA, Ramsar)	6.8km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	1600m - Bowlditch Quarry
Regionally Important Geological Site	185m - Old Mills Tip
Site of Nature Conservation Interest	12% Overlap - Wellow Brook
Priority Habitats	
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ3a and b.
Surface Water Flooding (1 in 30 Year)	3.2%
Surface Water Flooding (1 in 100 Year)	5.5%
Surface Water Flooding (1 in 1000 Year)	25%
Brownfield Land Use	968m - Farthing & Short, The Island
Local Greenspace	177m - Hayes Park

Closest Park		10km - 15km - Newton Park, Abbey Cemetery, Royal Victoria Park, Prior Park, Widcombe Manor
Green Belt Land		3.5km
Health Facility		1200m - 1300m - Dragonfly Leisure, Somervale School
Loss of Allotment Land		
Distance to nearest Primary School		700m - 800m - Longvernal Primary
Distance to nearest Secondary School		1200m - 1300m - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		3.1km - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		2.3km - Ston Easton Park
Conservation Area		477m - Midsomer Norton (Somer Valley)
Registered Battlefield		16.1km - Lansdown Battlefield (part)
Listed Building – Grade I		3km - Ston Easton Park
Listed Building – Grade II*		679m - Norman Archway In Garden Wall To Rear Of Number 83 (Vicarage)
Listed Building – Grade II		654m - Vicarage
National Landscape (formerly AONB)		5.5km - Mendip Hills
Ancient Woodland		1003m
Nature Reserve		1214m - Silver Street
Tree Preservation Order		586m
Agricultural Land Classification – Grades 1 to 3		95%
Mineral Safeguarded Area		100% Overlap
Mineral Search Area		12km - Stoke Hill Mine
Waterbodies		<1% Overlap
Train Station		1700m - 1800m - Midsomer Norton South
Bus Station		200m - 300m - Thicket Mead Rbt
Cycle Route		400m - 500m - National Cycle Route 24 Link
Public Right of Way		100m - 200m
Historic Landfill		152m - Land Sout East of Old Mills

HAL05/HAL04 combined

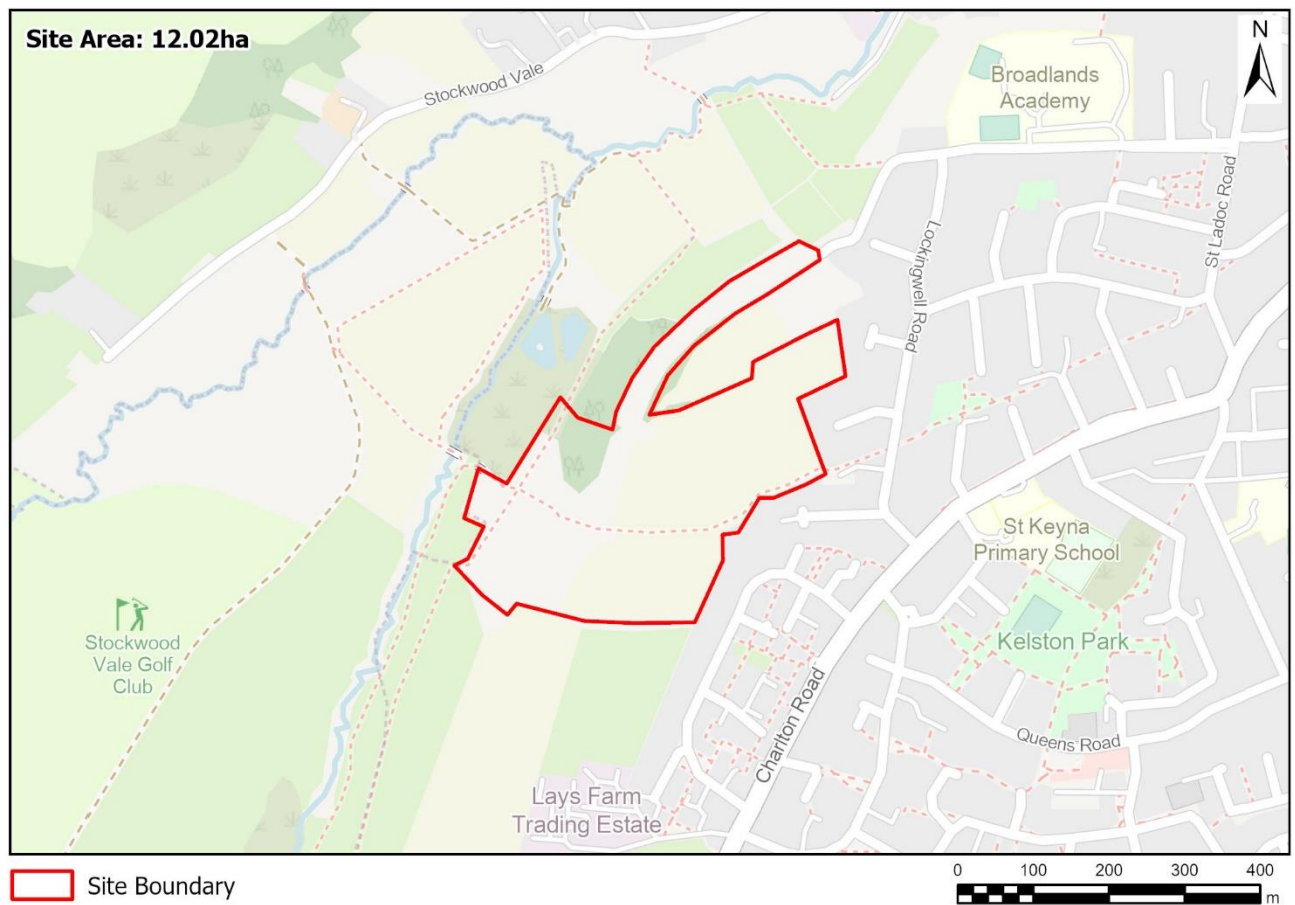


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Site Details		
Gross Site Area (Ha)	9.92	
Assessment		
Air Quality Management Area (AQMA)		748m - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 3m
International Ecological Sites (SAC, SPA, Ramsar)		5.7km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		1670m - Long Dole Wood and Meadows
Regionally Important Geological Site		1293m - Marsh Lane Coal Tip
Site of Nature Conservation Interest		401m - Hornbeam Gully
Priority Habitats		<1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		1%
Surface Water Flooding (1 in 100 Year)		1.4%
Surface Water Flooding (1 in 1000 Year)		5.1%
Brownfield Land Use		2.2km - The Wharf
Local Greenspace		552m - The Triangle

Closest Park		9km - 10km - Newton Park
Green Belt Land		1840m
Health Facility		2.5km - 3km - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		1700m - 1800m - High Littleton Church of England Primary
Distance to nearest Secondary School		5km - 6km - Norton Hill School, Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.4km - Bowl barrow 100m north east of Home Farm Cottage
Registered Parks and Gardens		1477m - Ston Easton Park
Conservation Area		1471m - Paulton (Somer Valley)
Registered Battlefield		15.4km - Lansdown Battlefield (part)
Listed Building – Grade I		2km - Church Of St James
Listed Building – Grade II*		1011m - The Old Parsonage
Listed Building – Grade II		128m - Meadow Lea And Garden Railings
National Landscape (formerly AONB)		3.3km - Mendip Hills
Ancient Woodland		1308m - Easton Wood
Nature Reserve		3.5km - Folly Farm
Tree Preservation Order		823m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		100% Overlap
Mineral Search Area		13.5km - Stoke Hill Mine
Waterbodies		37m
Train Station		5km - 6km - Midsomer Norton South
Bus Station		0m - 50m - Bookbarn
Cycle Route		4km - 5km - National Cycle Route 24 Link
Public Right of Way		0m - 50m
Historic Landfill		7m - Land Adjoining Station House

K15a larger with some S1PS16



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Site Details

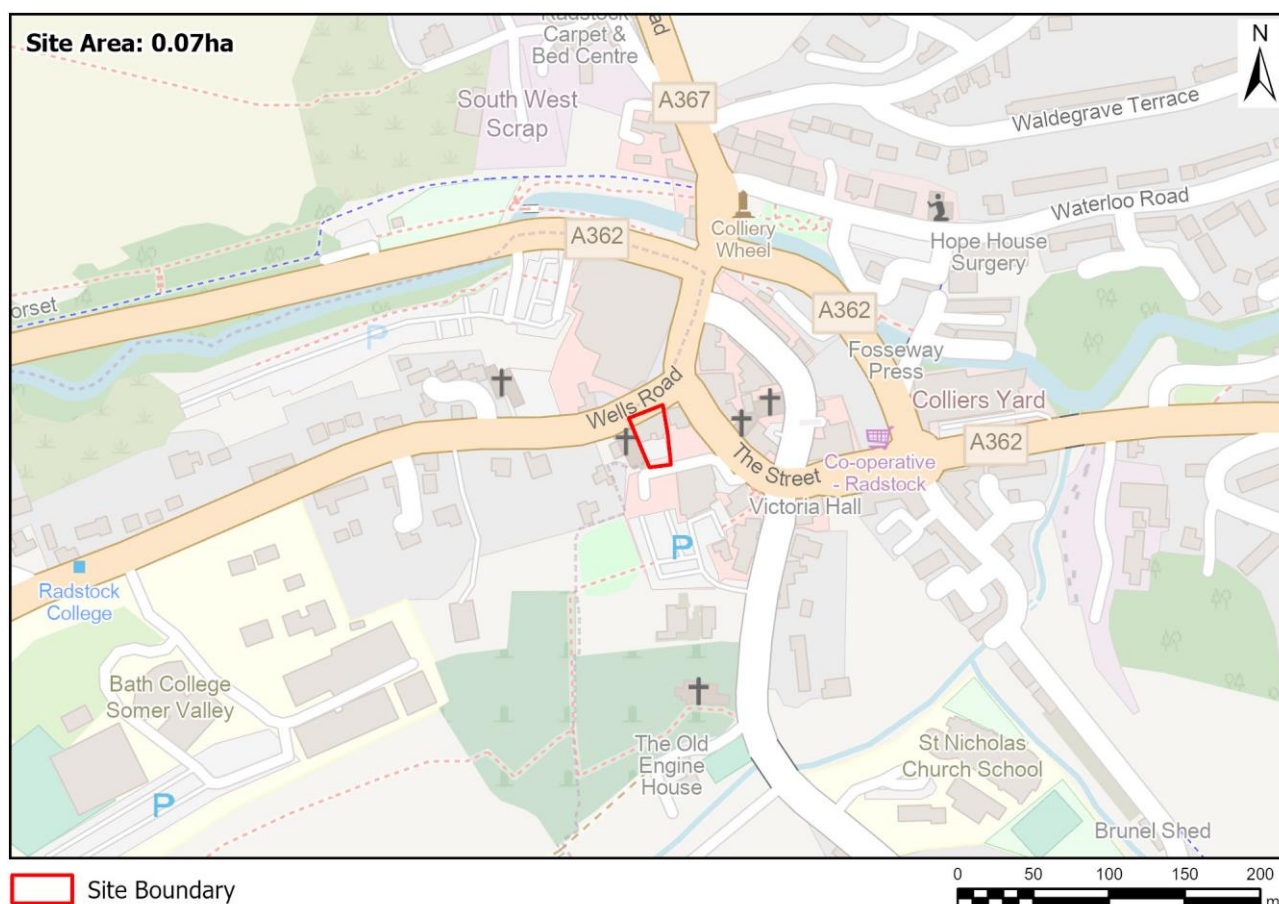
Gross Site Area (Ha) 12.02

Assessment

Air Quality Management Area (AQMA)	841m - Keynsham AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 538m
International Ecological Sites (SAC, SPA, Ramsar)	8.6km - Avon Gorge Woodlands (SAC site)
Site of Special Scientific Interest (SSSI)	1531m - Bickley Wood
Regionally Important Geological Site	1170m - Keynsham Hospital Section
Site of Nature Conservation Interest	30% Overlap - West Keynsham field
Priority Habitats	3% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	1042m - Riverside
Local Greenspace	122m - Downfield Play Area

Closest Park		2.5km - 3km - Brislington House
Green Belt Land		100% Overlap
Health Facility		1300m - 1400m - Keynsham Leisure Centre, Keynsham Gym
Loss of Allotment Land		
Distance to nearest Primary School		400m - 500m - St Keyna Primary
Distance to nearest Secondary School		300m - 400m - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1011m - Roman Settlement at Keynsham Hams, former Cadbury's Factory
Registered Parks and Gardens		1702m - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		595m - Keynsham (Keynsham)
Registered Battlefield		7.3km - Lansdown Battlefield (part)
Listed Building – Grade I		1194m - Keynsham Abbey Remains To The South Of Number 3 (Number 3 Not Included)
Listed Building – Grade II*		1046m - Church Of St John The Baptist
Listed Building – Grade II		385m - Hamleaze
National Landscape (formerly AONB)		4.4km - Cotswolds
Ancient Woodland		1595m - Bickley Wood
Nature Reserve		2.2km - Manor Road Community Woodland
Tree Preservation Order		1522m
Agricultural Land Classification – Grades 1 to 3		99%
Mineral Safeguarded Area		375m
Mineral Search Area		13.4km - Upper Lawn Quarry
Waterbodies		<1% Overlap
Train Station		1400m - 1500m - Keynsham
Bus Station		200m - 300m - St Francis Road, Lockingwell Road, Winscombe Close
Cycle Route		700m - 800m - Sustrans Local Route
Public Right of Way		0m - 50m
Historic Landfill		837m - Rivevy Quarry

New site



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Site Details

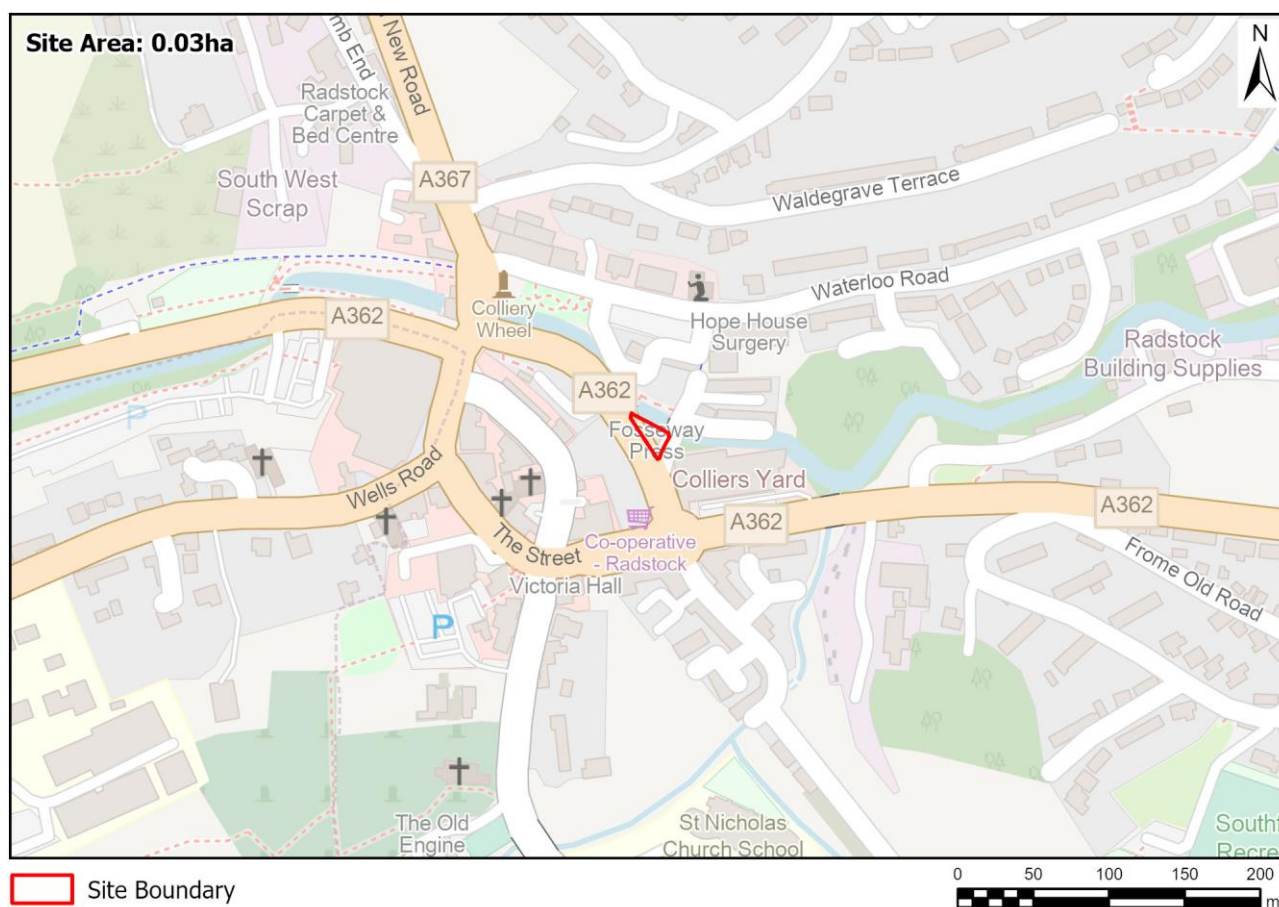
Gross Site Area (Ha) 0.07

Assessment

Air Quality Management Area (AQMA)	5.9km - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 4m
International Ecological Sites (SAC, SPA, Ramsar)	7.3km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	526m - Kilmersdon Road Quarry
Regionally Important Geological Site	151m - Wellsway Quarry, Radstock
Site of Nature Conservation Interest	55m - Norton Radstock Disused railway line
Priority Habitats	57m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	1%
Brownfield Land Use	43m - St Hughes, Westfield
Local Greenspace	124m - Memorial Garden

Closest Park		10km - 15km - Claverton Manor, Parade Gardens, Crowe Hall, Abbey Cemetery, Gardens at Oakwood, Bathwick Tower and Smallcombe House, Prior Park, Hedgemoor Park, Royal Victoria Park, Newton Park, Widcombe Manor, Sydney Gardens
Green Belt Land		2.4km
Health Facility		600m - 700m - Snap Fitness, Radstock
Loss of Allotment Land		
Distance to nearest Primary School		300m - 400m - St Nicholas Church School
Distance to nearest Secondary School		1600m - 1700m - Writhlington School, Somerset Studio School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1248m - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		2.6km - Ammerdown House
Conservation Area		100% Overlap - Radstock (Somer Valley)
Registered Battlefield		15.2km - Lansdown Battlefield (part)
Listed Building – Grade I		2.5km - Church Of St Peter And St Paul
Listed Building – Grade II*		1840m - Welton Manor House
Listed Building – Grade II		26m - Working Men'S Club
National Landscape (formerly AONB)		5.4km - Cotswolds
Ancient Woodland		870m - Radstock Grove
Nature Reserve		2.7km - Silver Street
Tree Preservation Order		1596m
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		1132m
Mineral Search Area		9.1km - Stoke Hill Mine
Waterbodies		118m
Train Station		2.5km - 3km - Midsomer Norton South
Bus Station		100m - 200m - Victoria Hall
Cycle Route		50m - 100m - National Cycle Route 24
Public Right of Way		100m - 200m
Historic Landfill		1366m - Land Near Ham Gardens

New site

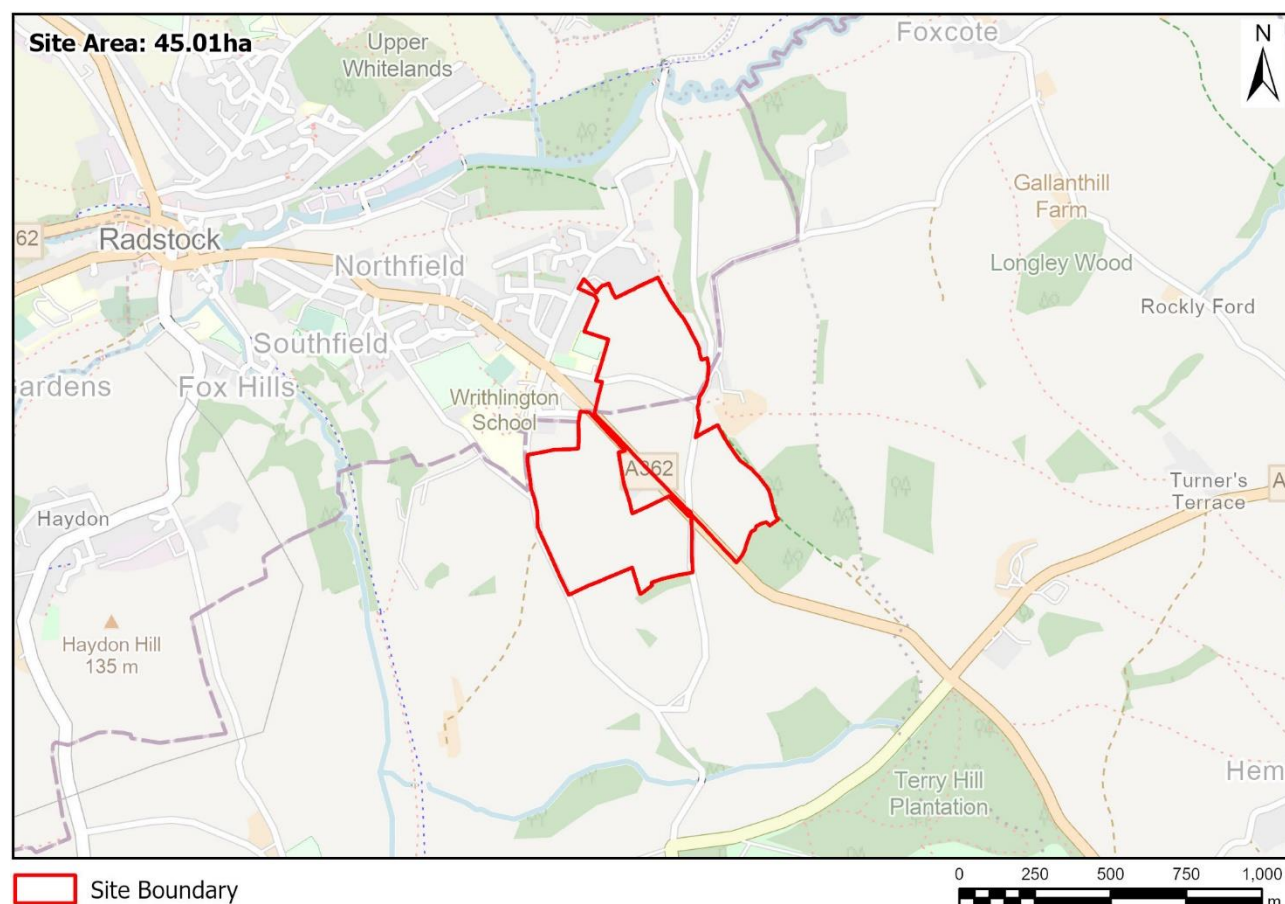


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Site Details		
Gross Site Area (Ha)	0.03	
Assessment		
Air Quality Management Area (AQMA)		6km - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 6m
International Ecological Sites (SAC, SPA, Ramsar)		7.4km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)		593m - Kilmersdon Road Quarry
Regionally Important Geological Site		320m - Wellsway Quarry, Radstock
Site of Nature Conservation Interest		177m - Waterside and West Hill Gardens
Priority Habitats		64m - No main habitat but additional habitats present
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ3a and b.
Surface Water Flooding (1 in 30 Year)		2.6%
Surface Water Flooding (1 in 100 Year)		5.9%
Surface Water Flooding (1 in 1000 Year)		100%
Brownfield Land Use		125m - Ryman Engineering
Local Greenspace		59m - Memorial Garden

Closest Park		10km - 15km - Gardens at Oakwood, Bathwick Tower and Smallcombe House, Abbey Cemetery, Parade Gardens, Claverton Manor, Hedgemoor Park, Crowe Hall, Newton Park, Royal Victoria Park, Prior Park, Sydney Gardens, Widcombe Manor
Green Belt Land		2.2km
Health Facility		600m - 700m - Snap Fitness, Radstock
Loss of Allotment Land		
Distance to nearest Primary School		400m - 500m - St Nicholas Church School
Distance to nearest Secondary School		1500m - 1600m - Writhlington School, Somerset Studio School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1236m - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		2.5km - Ammerdown House
Conservation Area		100% Overlap - Radstock (Somer Valley)
Registered Battlefield		15.2km - Lansdown Battlefield (part)
Listed Building – Grade I		2.5km - Church Of St Peter And St Paul
Listed Building – Grade II*		1993m - Welton Manor House
Listed Building – Grade II		77m - Radstock War Memorial
National Landscape (formerly AONB)		5.3km - Cotswolds
Ancient Woodland		1000m - Radstock Grove
Nature Reserve		2.8km - Silver Street
Tree Preservation Order		1473m
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		1300m
Mineral Search Area		9km - Stoke Hill Mine
Waterbodies		2m
Train Station		3km - 4km - Midsomer Norton South
Bus Station		100m - 200m - Victoria Hall
Cycle Route		0m - 50m - National Cycle Route 24
Public Right of Way		50m - 100m
Historic Landfill		1533m - Land Near Ham Gardens

RAD26 plus land within mendip



Site Details

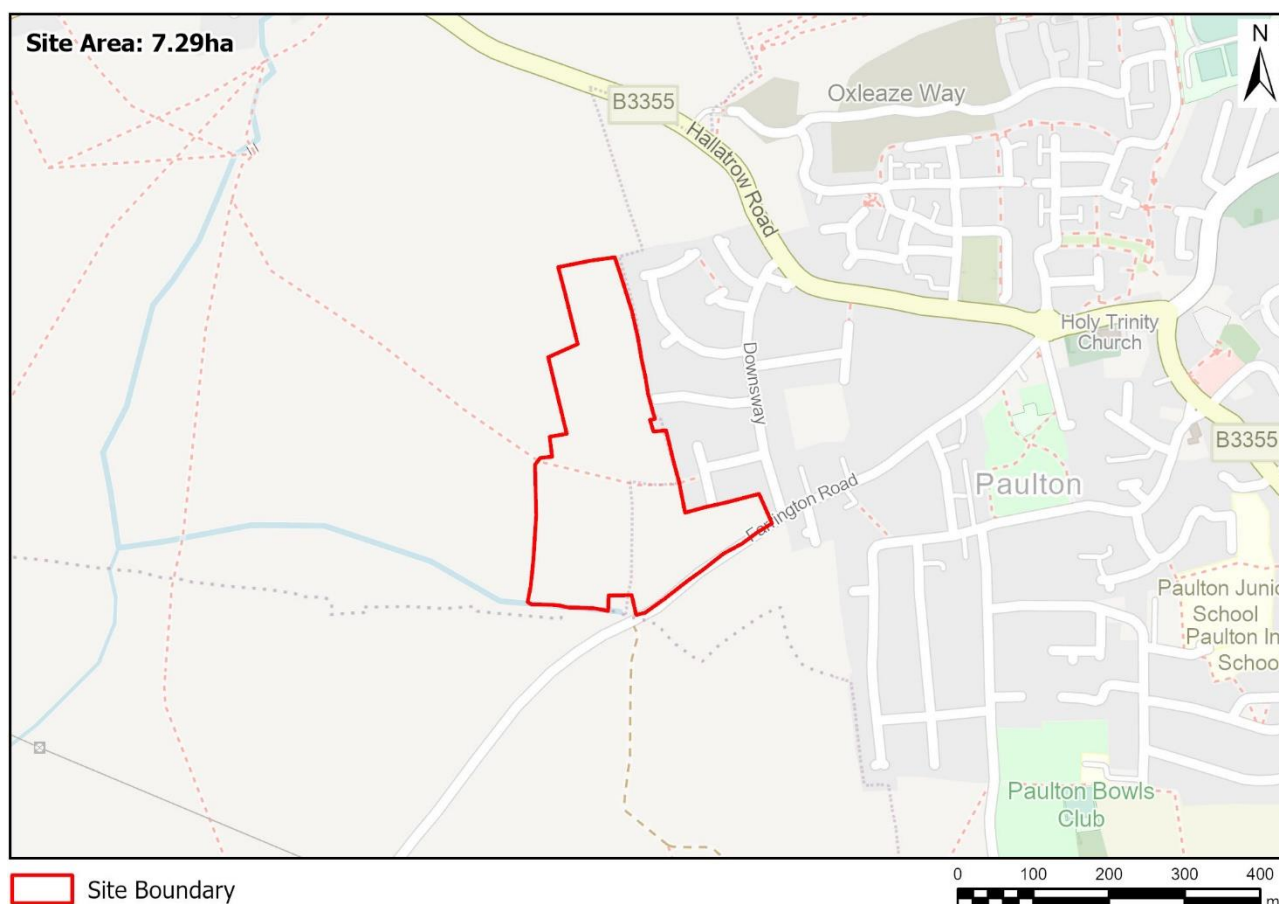
Gross Site Area (Ha) 45.01

Assessment

Air Quality Management Area (AQMA)	7.2km - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines	Site Intersects or Adjacent to A-Road
International Ecological Sites (SAC, SPA, Ramsar)	5.8km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	496m - Huish Colliery Quarry
Regionally Important Geological Site	385m - Lower Writlington Tip
Site of Nature Conservation Interest	<1% Overlap - Writlington Combe
Priority Habitats	<1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	1099m - Ryman Engineering
Local Greenspace	670m - Tynning Hill Green Space

Closest Park		10km - 15km - Gardens at Oakwood, Bathwick Tower and Smallcombe House, Claverton Manor, Parade Gardens, Abbey Cemetery, Crowe Hall, Hedgemoor Park, Royal Victoria Park, Newton Park, Sydney Gardens, Prior Park, Widcombe Manor
Green Belt Land		1428m
Health Facility		200m - 300m - Dragonfly Leisure Writhlington
Loss of Allotment Land		
Distance to nearest Primary School		50m - 100m - St Mary's C of E Primary
Distance to nearest Secondary School		200m - 300m - Somerset Studio School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1897m - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		785m - Ammerdown House
Conservation Area		264m - Radstock (Somer Valley)
Registered Battlefield		15.1km - Lansdown Battlefield (part)
Listed Building – Grade I		1182m - Ammerdown House And Stables Now Known As Ammerdown Study Centre Ammerdown Study Centre
Listed Building – Grade II*		1093m - Orangery And Walled Garden At Rear Of Ammerdown House
Listed Building – Grade II		66m - Combe Farmhouse
National Landscape (formerly AONB)		4.1km - Cotswolds
Ancient Woodland		<1% Overlap - Peaks Wood
Nature Reserve		3.7km - Camerton Batch
Tree Preservation Order		TPO(s) On Site
Agricultural Land Classification – Grades 1 to 3		95%
Mineral Safeguarded Area		2.4km
Mineral Search Area		7.8km - Stoke Hill Mine
Waterbodies		9m
Train Station		4km - 5km - Midsomer Norton South
Bus Station		50m - 100m - Manor Copse Road
Cycle Route		700m - 800m - National Cycle Route 24
Public Right of Way		0m - 50m
Historic Landfill		559m - Old Foxcote Quarry

Larger site HAL13a plus HAI13/PAU12



Site Details

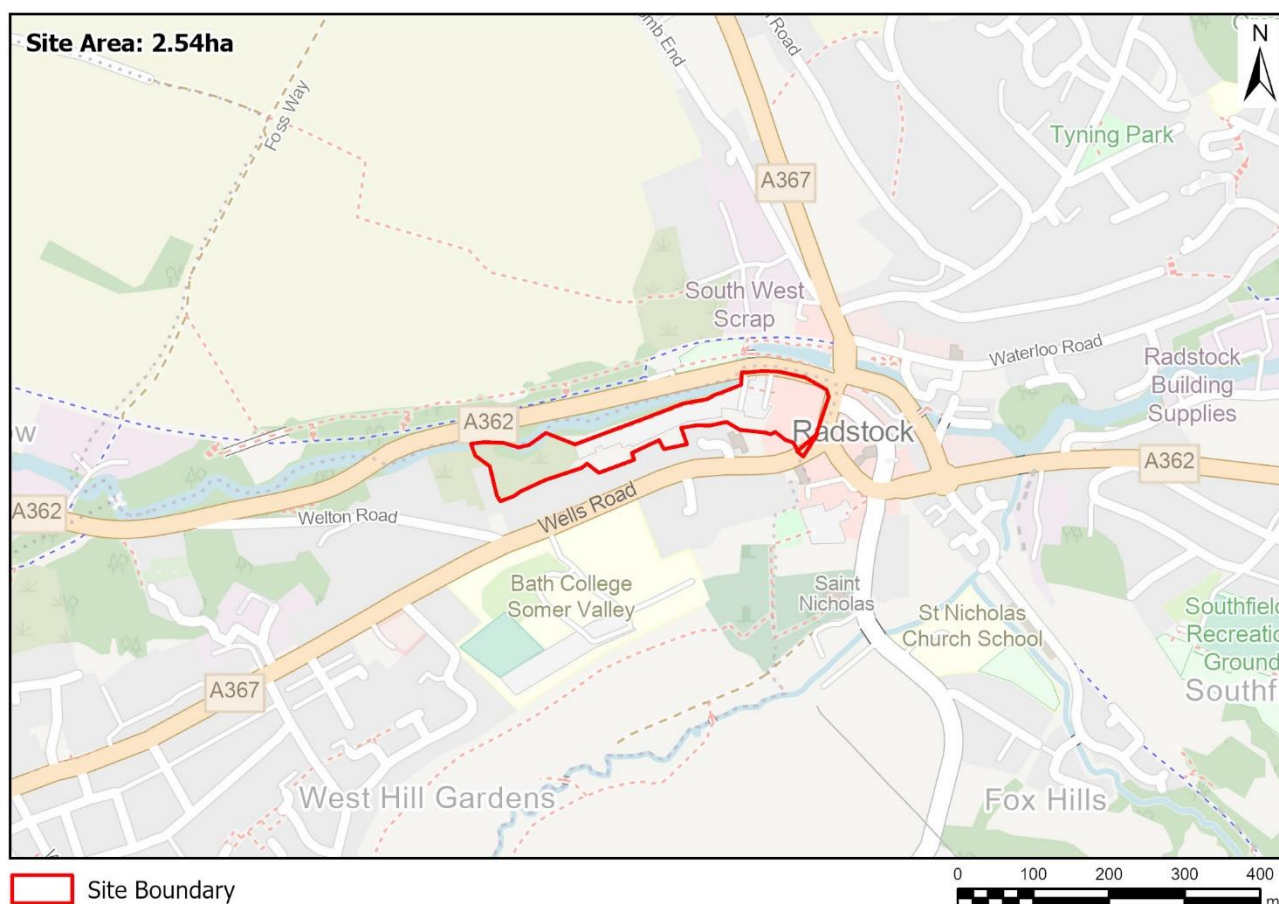
Gross Site Area (Ha) 7.29

Assessment

Air Quality Management Area (AQMA)	1367m - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 681m
International Ecological Sites (SAC, SPA, Ramsar)	6.9km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	2.3km - Bowlditch Quarry
Regionally Important Geological Site	1212m - Old Mills Tip
Site of Nature Conservation Interest	426m - Hornbeam Gully
Priority Habitats	248m - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0.7%
Brownfield Land Use	2.8km - Farthing & Short, The Island
Local Greenspace	289m - Memorial Garden

Closest Park		9km - 10km - Newton Park
Green Belt Land		1960m
Health Facility		800m - 900m - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		700m - 800m - Paulton Junior
Distance to nearest Secondary School		3km - 4km - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.8km - Bowl barrow 100m north east of Home Farm Cottage
Registered Parks and Gardens		1637m - Ston Easton Park
Conservation Area		196m - Paulton (Somer Valley)
Registered Battlefield		15km - Lansdown Battlefield (part)
Listed Building – Grade I		2.7km - Ston Easton Park
Listed Building – Grade II*		510m - Church Of The Holy Trinity
Listed Building – Grade II		503m - Cholera Monument, In The Churchyard 15 Metres South Of The Church Of The Holy Trinity
National Landscape (formerly AONB)		4.4km - Mendip Hills
Ancient Woodland		1597m
Nature Reserve		3.1km - Silver Street
Tree Preservation Order		414m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		79% Overlap
Mineral Search Area		12.4km - Stoke Hill Mine
Waterbodies		<1% Overlap
Train Station		4km - 5km - Midsomer Norton South
Bus Station		50m - 100m - Abbotts Farm Close
Cycle Route		2.5km - 3km - National Cycle Route 24 Link
Public Right of Way		0m - 50m
Historic Landfill		665m - Purnell and Sons Limited

New site



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Site Details

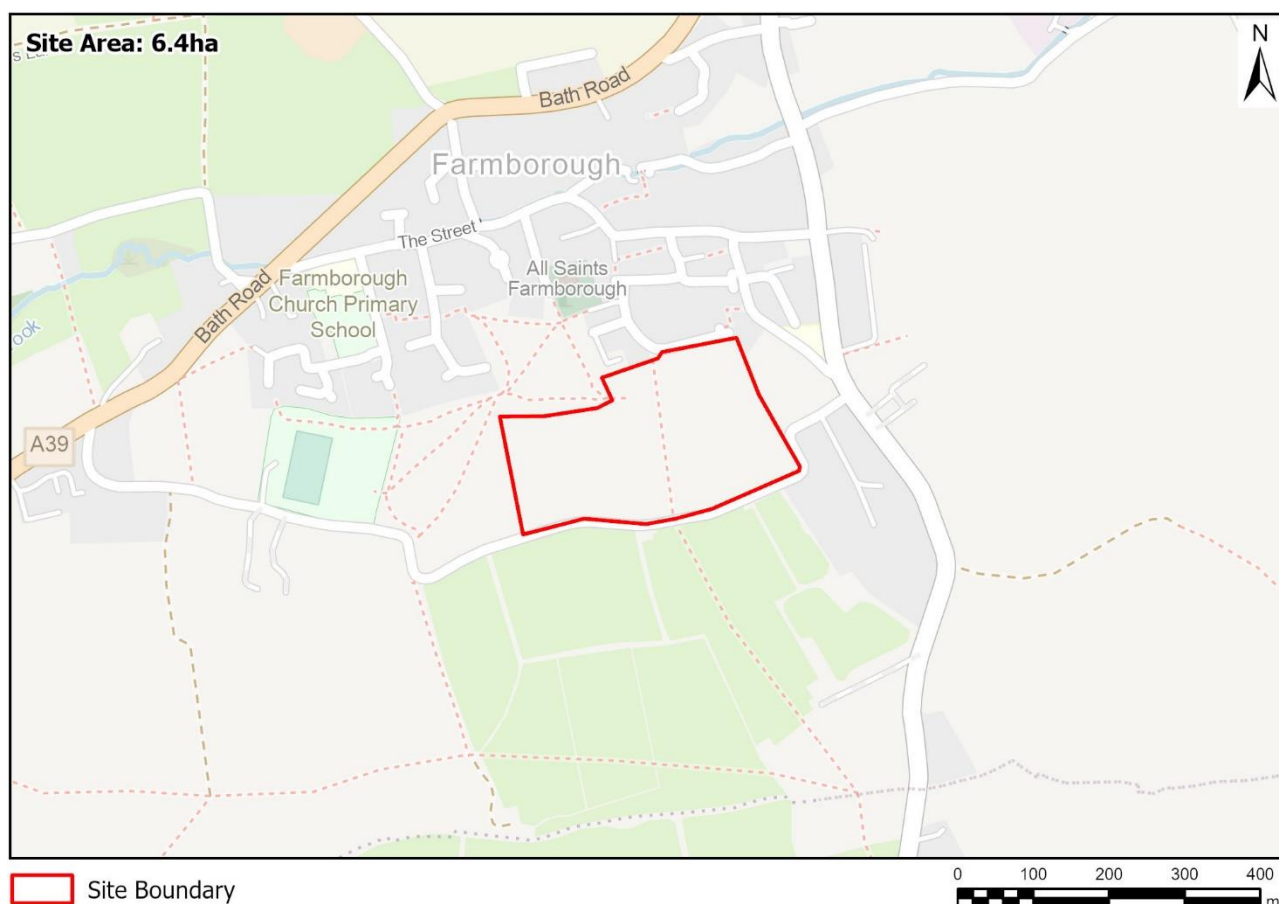
Gross Site Area (Ha) 2.54

Assessment

Air Quality Management Area (AQMA)		5.4km - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines		Site Intersects or Adjacent to A-Road
International Ecological Sites (SAC, SPA, Ramsar)		7.2km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)		562m - Kilmersdon Road Quarry
Regionally Important Geological Site		135m - Wellsway Quarry, Radstock
Site of Nature Conservation Interest		44% Overlap - Norton Radstock Disused railway line
Priority Habitats		<1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ3a and b.
Surface Water Flooding (1 in 30 Year)		1.3%
Surface Water Flooding (1 in 100 Year)		2.2%
Surface Water Flooding (1 in 1000 Year)		11%
Brownfield Land Use		1m - St Hughes, Westfield
Local Greenspace		11m - Tom Huyton Play Area
Closest Park		9km - 10km - Newton Park

Green Belt Land		2.3km
Health Facility		500m - 600m - Snap Fitness, Radstock
Loss of Allotment Land		
Distance to nearest Primary School		300m - 400m - St Nicholas Church School
Distance to nearest Secondary School		1600m - 1700m - Somerset Studio School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1129m - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		2.6km - Ammerdown House
Conservation Area		100% Overlap - Radstock (Somer Valley)
Registered Battlefield		15.1km - Lansdown Battlefield (part)
Listed Building – Grade I		2.5km - Church Of St Peter
Listed Building – Grade II*		1406m - Welton Manor House
Listed Building – Grade II		0m - Co-Operative House
National Landscape (formerly AONB)		5.4km - Cotswolds
Ancient Woodland		724m - Radstock Grove
Nature Reserve		2.3km - Silver Street
Tree Preservation Order		1405m
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		719m
Mineral Search Area		9.1km - Stoke Hill Mine
Waterbodies		<1% Overlap
Train Station		2km - 2.5km - Midsomer Norton South
Bus Station		100m - 200m - Victoria Hall
Cycle Route		50m - 100m - National Cycle Route 24 Link
Public Right of Way		0m - 50m
Historic Landfill		946m - Land Near Ham Gardens

New site

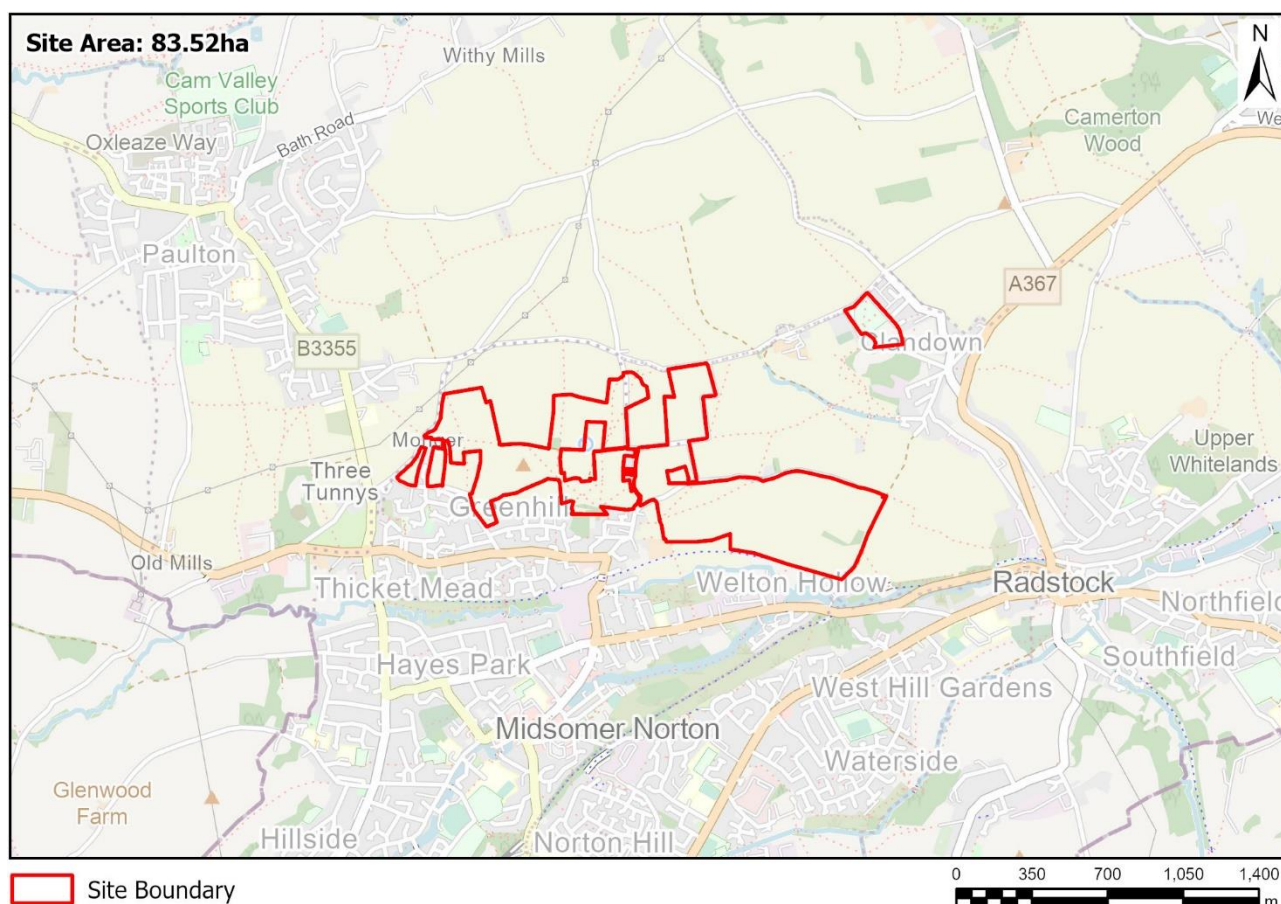


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Site Details		
Gross Site Area (Ha)	6.4	
Assessment		
Air Quality Management Area (AQMA)		4.4km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 342m
International Ecological Sites (SAC, SPA, Ramsar)		7.7km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		4.4km - Bowlditch Quarry
Regionally Important Geological Site		933m - Hobb’s Wall Quarry
Site of Nature Conservation Interest		224m - Congyre Brook and adjacent land
Priority Habitats		280m - No main habitat but additional habitats present
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0.3%
Surface Water Flooding (1 in 1000 Year)		3.8%
Brownfield Land Use		1347m - Wheeler’s Yard
Local Greenspace		188m - Bramble Cottage

Closest Park		4km - 5km - Newton Park
Green Belt Land		100% Overlap
Health Facility		4km - 5km - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		300m - 400m - Farmborough Church Primary
Distance to nearest Secondary School		7km - 8km - Norton Hill School, Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.1km - Slight univallate hillfort 125m west of Tunley Farm
Registered Parks and Gardens		4km - Newton Park
Conservation Area		1527m - Timsbury (Rural)
Registered Battlefield		10.7km - Lansdown Battlefield (part)
Listed Building – Grade I		2.9km - Church Of St Luke And St Andrew
Listed Building – Grade II*		138m - Church Of All Saints
Listed Building – Grade II		120m - Bush And Unidentified Monument, In Churchyard 7 Metres South West Of Tower, Church Of All Saints
National Landscape (formerly AONB)		6.3km - Cotswolds
Ancient Woodland		1505m - Whidcombe Brake
Nature Reserve		2.9km - Camerton Batch
Tree Preservation Order		220m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		1442m
Mineral Search Area		10.1km - Stoke Hill Mine
Waterbodies		<1% Overlap
Train Station		7km - 8km - Midsomer Norton South
Bus Station		100m - 200m - Tilley Farm
Cycle Route		4km - 5km - Avon Cycleway
Public Right of Way		0m - 50m
Historic Landfill		167m - Tillay Farm

Large area north MSN



Site Details

Gross Site Area (Ha) 83.52

Assessment

Air Quality Management Area (AQMA)	2.9km - Farrington Gurney Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 126m
International Ecological Sites (SAC, SPA, Ramsar)	7.2km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	<1% Overlap - Bowlditch Quarry
Regionally Important Geological Site	316m - Clandown Old Pit Quarry
Site of Nature Conservation Interest	<1% Overlap - Belle Vue Tip, Bowlditch Quarry SSSI, Norton Radstock Disused railway line
Priority Habitats	2% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0.2%
Surface Water Flooding (1 in 100 Year)	0.4%
Surface Water Flooding (1 in 1000 Year)	2.1%
Brownfield Land Use	1m - Old Pit Yard

Local Greenspace	313m - Allotments
Closest Park	9km - 10km - Newton Park
Green Belt Land	1891m
Health Facility	900m - 1000m - Snap Fitness, Radstock
Loss of Allotment Land	
Distance to nearest Primary School	500m - 600m - Welton Primary
Distance to nearest Secondary School	1500m - 1600m - Somervale School
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	263m - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens	2.8km - Ston Easton Park
Conservation Area	1% Overlap - Midsomer Norton (Somer Valley), Radstock (Somer Valley)
Registered Battlefield	14.1km - Lansdown Battlefield (part)
Listed Building – Grade I	1401m - Church Of St Peter
Listed Building – Grade II*	94m - Welton Manor House
Listed Building – Grade II	21m - Church Of The Holy Trinity
National Landscape (formerly AONB)	5.5km - Cotswolds
Ancient Woodland	942m - Radstock Grove
Nature Reserve	1415m - Silver Street
Tree Preservation Order	788m
Agricultural Land Classification – Grades 1 to 3	96%
Mineral Safeguarded Area	64m
Mineral Search Area	9.1km - Stoke Hill Mine
Waterbodies	0.24m
Train Station	1800m - 1900m - Midsomer Norton South
Bus Station	200m - 300m - Welton Road, Long Barnaby, Monger Lane
Cycle Route	0m - 50m - National Cycle Route 24 Link
Public Right of Way	0m - 50m
Historic Landfill	355m - Land South of Long Barnaby

CLU07a



Site Details

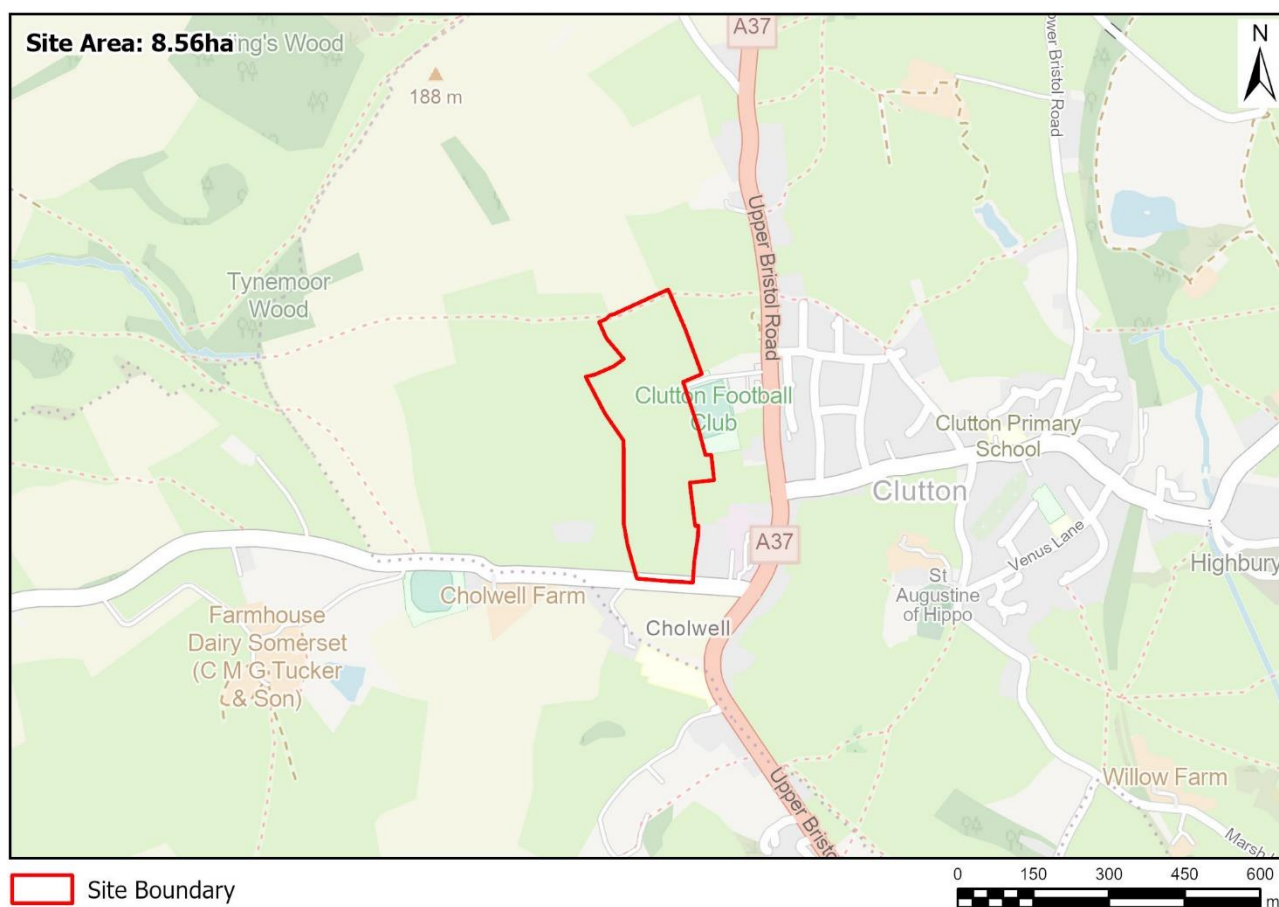
Gross Site Area (Ha) 2.51

Assessment

Air Quality Management Area (AQMA)	1121m - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.1km
International Ecological Sites (SAC, SPA, Ramsar)	3.5km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	671m - Folly Farm
Regionally Important Geological Site	1267m - Stowey Quarry renamed 'Old Quarry near Stowey' by B&NES 2004
Site of Nature Conservation Interest	608m - Folly Farm complex
Priority Habitats	150m - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	774m - The Wharf

Local Greenspace	304m - Gastons
Closest Park	9km - 10km - Newton Park
Green Belt Land	<1% Overlap
Health Facility	5km - 6km - Paulton Swimming Pool
Loss of Allotment Land	
Distance to nearest Primary School	500m - 600m - Clutton Primary
Distance to nearest Secondary School	7km - 8km - Chew Valley School
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	1930m - Oval enclosure, possibly Iron Age, SW of Stowey House
Registered Parks and Gardens	4.4km - Ston Easton Park
Conservation Area	3.2km - Hinton Blewett (Rural)
Registered Battlefield	14.2km - Lansdown Battlefield (part)
Listed Building – Grade I	1960m - Church Of St James
Listed Building – Grade II*	596m - Church Of St Augustine
Listed Building – Grade II	284m - Methodist Church
National Landscape (formerly AONB)	2.6km - Mendip Hills
Ancient Woodland	742m - Dowlings Wood
Nature Reserve	671m - Folly Farm
Tree Preservation Order	993m
Agricultural Land Classification – Grades 1 to 3	100%
Mineral Safeguarded Area	15m
Mineral Search Area	14.6km - Stoke Hill Mine
Waterbodies	8m
Train Station	8km - 9km - Midsomer Norton South
Bus Station	0m - 50m - Rogers Close
Cycle Route	4km - 5km - Avon Cycleway
Public Right of Way	0m - 50m
Historic Landfill	67m - Land Adjoining Warwick Arms

CLU07



Site Details

Gross Site Area (Ha) 8.56

Assessment

Air Quality Management Area (AQMA)	743m - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 2km
International Ecological Sites (SAC, SPA, Ramsar)	3.4km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	638m - Folly Farm
Regionally Important Geological Site	1087m - Stowey Quarry renamed 'Old Quarry near Stowey' by B&NES 2004
Site of Nature Conservation Interest	481m - Folly Farm complex
Priority Habitats	223m - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	858m - The Wharf

Local Greenspace	169m - The Avenue
Closest Park	9km - 10km - Newton Park
Green Belt Land	<1% Overlap
Health Facility	5km - 6km - Paulton Swimming Pool
Loss of Allotment Land	
Distance to nearest Primary School	700m - 800m - Clutton Primary
Distance to nearest Secondary School	7km - 8km - Chew Valley School
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	1751m - Oval enclosure, possibly Iron Age, SW of Stowey House
Registered Parks and Gardens	4km - Ston Easton Park
Conservation Area	2.8km - Hinton Blewett (Rural)
Registered Battlefield	14.3km - Lansdown Battlefield (part)
Listed Building – Grade I	1538m - Church Of St James
Listed Building – Grade II*	486m - Church Of St Augustine
Listed Building – Grade II	98m - Methodist Church
National Landscape (formerly AONB)	2.4km - Mendip Hills
Ancient Woodland	649m - Dowlings Wood
Nature Reserve	638m - Folly Farm
Tree Preservation Order	629m
Agricultural Land Classification – Grades 1 to 3	100%
Mineral Safeguarded Area	68m
Mineral Search Area	14.7km - Stoke Hill Mine
Waterbodies	0.1m
Train Station	8km - 9km - Midsomer Norton South
Bus Station	100m - 200m - Rogers Close
Cycle Route	4km - 5km - Avon Cycleway
Public Right of Way	0m - 50m
Historic Landfill	100m - Land Adjoining Warwick Arms

CLU07

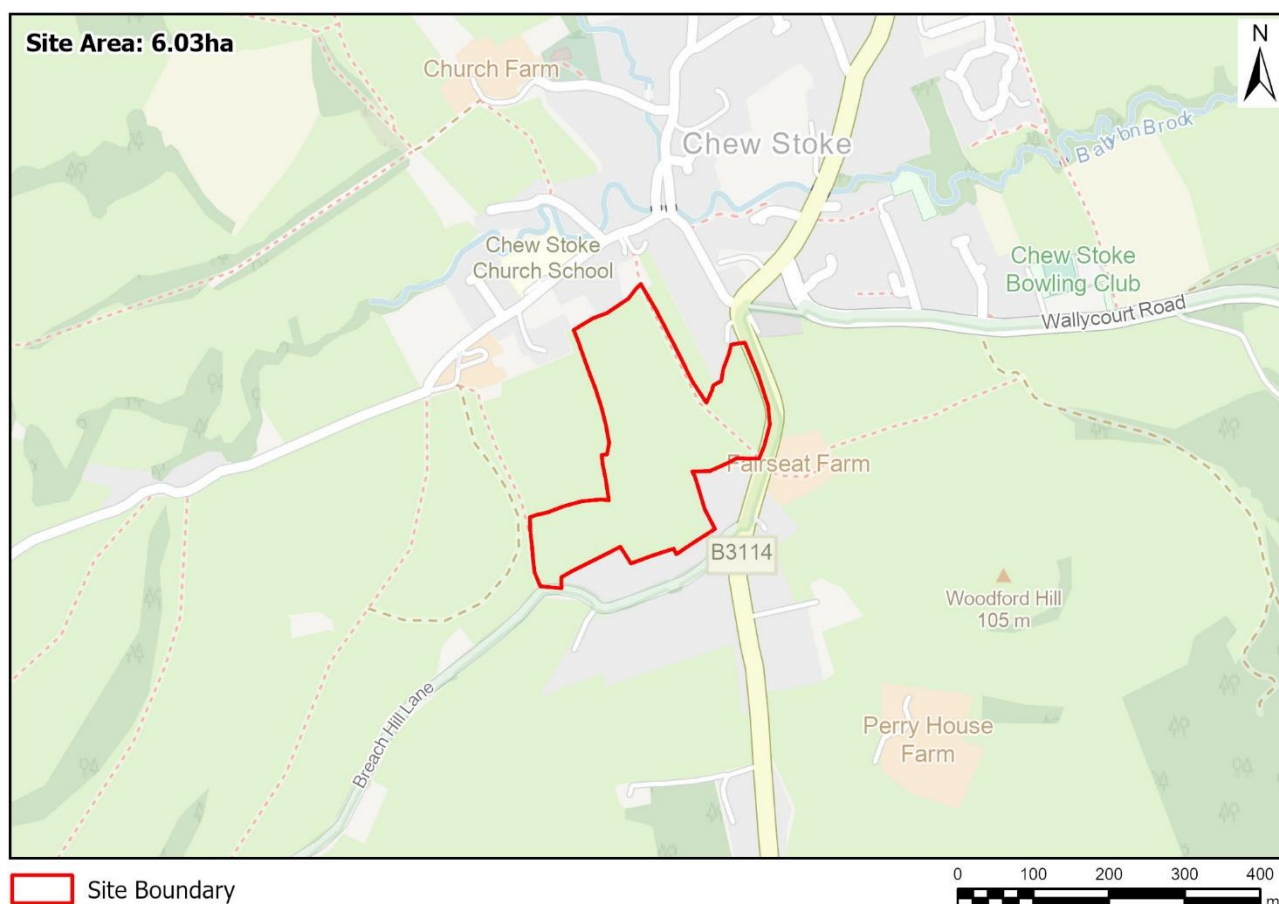


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Site Details		
Gross Site Area (Ha)	11.87	
Assessment		
Air Quality Management Area (AQMA)		911m - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 1702m
International Ecological Sites (SAC, SPA, Ramsar)		3.1km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		380m - Folly Farm
Regionally Important Geological Site		822m - Stowey Quarry renamed ‘Old Quarry near Stowey’ by B&NES 2004
Site of Nature Conservation Interest		169m - Folly Farm complex
Priority Habitats		112m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0.2%
Surface Water Flooding (1 in 1000 Year)		0.5%
Brownfield Land Use		1035m - The Wharf

Local Greenspace	316m - The Avenue
Closest Park	9km - 10km - Newton Park
Green Belt Land	22% Overlap
Health Facility	5km - 6km - Paulton Swimming Pool
Loss of Allotment Land	
Distance to nearest Primary School	900m - 1000m - Clutton Primary
Distance to nearest Secondary School	7km - 8km - Chew Valley School
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	1483m - Oval enclosure, possibly Iron Age, SW of Stowey House
Registered Parks and Gardens	4.2km - Ston Easton Park
Conservation Area	2.8km - Hinton Blewett (Rural)
Registered Battlefield	14.4km - Lansdown Battlefield (part)
Listed Building – Grade I	1576m - Church Of St James
Listed Building – Grade II*	639m - Church Of St Augustine
Listed Building – Grade II	261m - Methodist Church
National Landscape (formerly AONB)	2.1km - Mendip Hills
Ancient Woodland	380m - Dowlings Wood
Nature Reserve	380m - Folly Farm
Tree Preservation Order	803m
Agricultural Land Classification – Grades 1 to 3	100%
Mineral Safeguarded Area	17% Overlap
Mineral Search Area	14.9km - Stoke Hill Mine
Waterbodies	115m
Train Station	8km - 9km - Midsomer Norton South
Bus Station	500m - 600m - Rogers Close
Cycle Route	4km - 5km - National Cycle Route 3, Avon Cycleway
Public Right of Way	0m - 50m
Historic Landfill	253m - Land Adjoining Warwick Arms

New site - Duplicate



Site Details

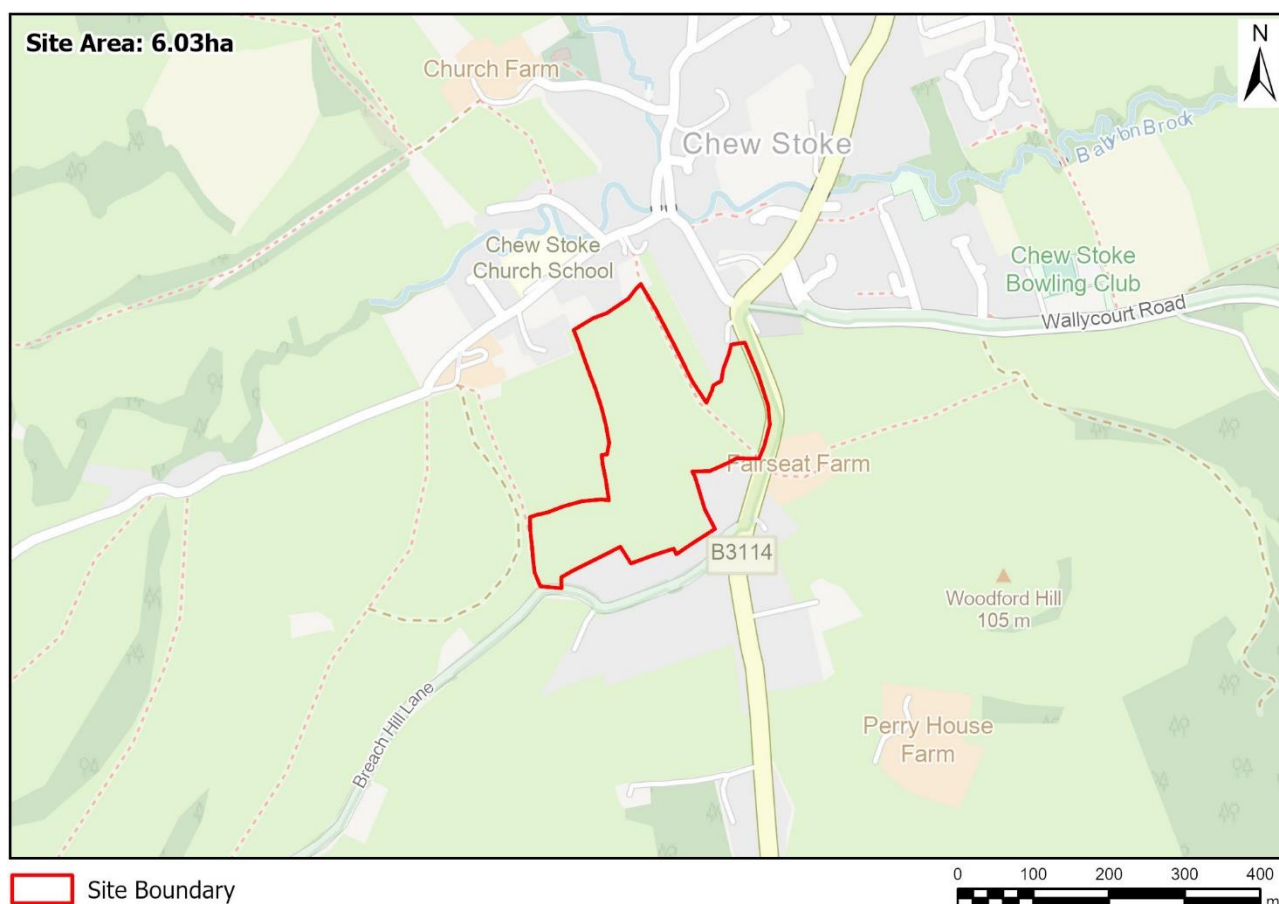
Gross Site Area (Ha) 6.03

Assessment

Air Quality Management Area (AQMA)	6.9km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 3km
International Ecological Sites (SAC, SPA, Ramsar)	672m - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	672m - Chew Valley Lake
Regionally Important Geological Site	3.6km - Butcombe, Roadside Exposure
Site of Nature Conservation Interest	78m - Chewstoke Brook
Priority Habitats	<1% Overlap - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0.2%
Surface Water Flooding (1 in 100 Year)	0.7%
Surface Water Flooding (1 in 1000 Year)	2.8%
Brownfield Land Use	186m - Newbridge Garage
Local Greenspace	4.1km - The Glebe Field

Closest Park		10km - 15km - Brislington House
Green Belt Land		100% Overlap
Health Facility		1300m - 1400m - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		100m - 200m - Chew Stoke Church School
Distance to nearest Secondary School		1300m - 1400m - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.2km - Tun Bridge
Registered Parks and Gardens		7.4km - Barrow Court
Conservation Area		<1% Overlap - Chew Stoke (Rural)
Registered Battlefield		17.8km - Lansdown Battlefield (part)
Listed Building – Grade I		2.4km - Church Of St Andrew
Listed Building – Grade II*		258m - The Rectory
Listed Building – Grade II		24m - Fairseat Farmhouse
National Landscape (formerly AONB)		5m - Mendip Hills
Ancient Woodland		2.4km - Bithams Wood
Nature Reserve		4.2km - Folly Farm
Tree Preservation Order		3359m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		2.7km
Mineral Search Area		20.5km - Upper Lawn Quarry
Waterbodies		4m
Train Station		10km - 15km - Bedminster, Keynsham, Parson Street
Bus Station		100m - 200m - Stoke Inn
Cycle Route		0m - 50m - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		2.1km - Limeburn Hill

New site - Duplicate



Site Details

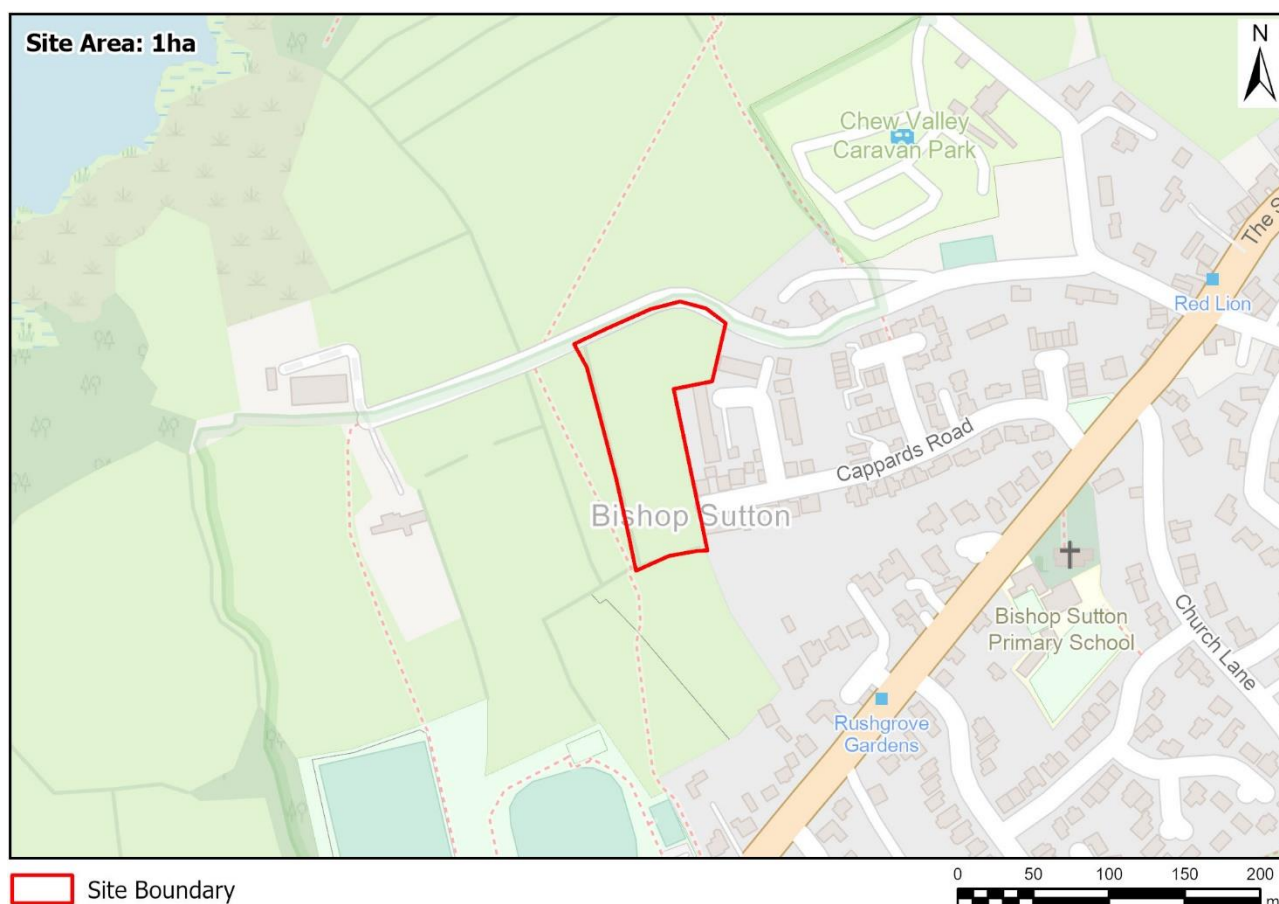
Gross Site Area (Ha) 6.03

Assessment

Air Quality Management Area (AQMA)	6.9km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 3km
International Ecological Sites (SAC, SPA, Ramsar)	672m - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	672m - Chew Valley Lake
Regionally Important Geological Site	3.6km - Butcombe, Roadside Exposure
Site of Nature Conservation Interest	78m - Chewstoke Brook
Priority Habitats	<1% Overlap - Traditional orchard
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0.2%
Surface Water Flooding (1 in 100 Year)	0.7%
Surface Water Flooding (1 in 1000 Year)	2.8%
Brownfield Land Use	186m - Newbridge Garage
Local Greenspace	4.1km - The Glebe Field

Closest Park		10km - 15km - Brislington House
Green Belt Land		100% Overlap
Health Facility		1300m - 1400m - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		100m - 200m - Chew Stoke Church School
Distance to nearest Secondary School		1300m - 1400m - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.2km - Tun Bridge
Registered Parks and Gardens		7.4km - Barrow Court
Conservation Area		<1% Overlap - Chew Stoke (Rural)
Registered Battlefield		17.8km - Lansdown Battlefield (part)
Listed Building – Grade I		2.4km - Church Of St Andrew
Listed Building – Grade II*		258m - The Rectory
Listed Building – Grade II		24m - Fairseat Farmhouse
National Landscape (formerly AONB)		5m - Mendip Hills
Ancient Woodland		2.4km - Bithams Wood
Nature Reserve		4.2km - Folly Farm
Tree Preservation Order		3359m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		2.7km
Mineral Search Area		20.5km - Upper Lawn Quarry
Waterbodies		4m
Train Station		10km - 15km - Bedminster, Keynsham, Parson Street
Bus Station		100m - 200m - Stoke Inn
Cycle Route		0m - 50m - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		2.1km - Limeburn Hill

BIS03b larger



Site Details

Gross Site Area (Ha) 1

Assessment

Air Quality Management Area (AQMA)	4km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 155m
International Ecological Sites (SAC, SPA, Ramsar)	212m - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	212m - Chew Valley Lake
Regionally Important Geological Site	1496m - Sutton Hill Quarry renamed 'Stowey Quarry' by B&NES 2004
Site of Nature Conservation Interest	212m - Chew Valley Lake SSSI and adjacent land
Priority Habitats	212m - No main habitat but additional habitats present
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	3.5%
Surface Water Flooding (1 in 100 Year)	8.5%
Surface Water Flooding (1 in 1000 Year)	16%
Brownfield Land Use	3km - Newbridge Garage

Local Greenspace		2.8km - The Glebe
Closest Park		10km - 15km - Newton Park, Brislington House
Green Belt Land		5m
Health Facility		4km - 5km - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		300m - 400m - Bishop Sutton Primary
Distance to nearest Secondary School		4km - 5km - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		975m - Large univallate hillfort with outworks 800m west of White Cross
Registered Parks and Gardens		6.2km - Ston Easton Park
Conservation Area		2.7km - Hinton Blewett (Rural)
Registered Battlefield		16.7km - Lansdown Battlefield (part)
Listed Building – Grade I		2.8km - Church Of St Margaret
Listed Building – Grade II*		1497m - Sutton Court
Listed Building – Grade II		245m - Church Of Holy Trnity
National Landscape (formerly AONB)		3m - Mendip Hills
Ancient Woodland		1216m - Castle Wood
Nature Reserve		1828m - Folly Farm
Tree Preservation Order		2951m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		957m
Mineral Search Area		18.1km - Stoke Hill Mine
Waterbodies		157m
Train Station		10km - 15km - Parson Street, Bedminster, Keynsham, Midsomer Norton South
Bus Station		300m - 400m - Butchers Arms, Rushgrove Gardens
Cycle Route		2km - 2.5km - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		1187m - Sutton Hill

BIS03c larger



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Site Details		
Gross Site Area (Ha)	4.13	
Assessment		
Air Quality Management Area (AQMA)		3.9km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 41m
International Ecological Sites (SAC, SPA, Ramsar)		109m - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		109m - Chew Valley Lake
Regionally Important Geological Site		1391m - Sutton Hill Quarry renamed ‘Stowey Quarry’ by B&NES 2004
Site of Nature Conservation Interest		78m - Chew Valley Lake SSSI and adjacent land
Priority Habitats		78m - Good quality semi improved grassland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		2.1%
Surface Water Flooding (1 in 100 Year)		4.1%
Surface Water Flooding (1 in 1000 Year)		15%
Brownfield Land Use		2.9km - Newbridge Garage

Local Greenspace		2.7km - The Glebe
Closest Park		10km - 15km - Brislington House, Newton Park
Green Belt Land		5m
Health Facility		4km - 5km - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		400m - 500m - Bishop Sutton Primary
Distance to nearest Secondary School		4km - 5km - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		826m - Large univallate hillfort with outworks 800m west of White Cross
Registered Parks and Gardens		6.1km - Ston Easton Park
Conservation Area		2.6km - Hinton Blewett (Rural)
Registered Battlefield		16.8km - Lansdown Battlefield (part)
Listed Building – Grade I		2.7km - Church Of St Margaret
Listed Building – Grade II*		1586m - Sutton Court
Listed Building – Grade II		206m - Church Of Holy Trnity
National Landscape (formerly AONB)		5m - Mendip Hills
Ancient Woodland		1132m - Castle Wood
Nature Reserve		1898m - Folly Farm
Tree Preservation Order		2803m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		835m
Mineral Search Area		18.1km - Stoke Hill Mine
Waterbodies		84m
Train Station		10km - 15km - Midsomer Norton South, Bedminster, Parson Street, Keynsham
Bus Station		100m - 200m - Butchers Arms
Cycle Route		2km - 2.5km - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		1069m - Sutton Hill

BIS03d



Site Details

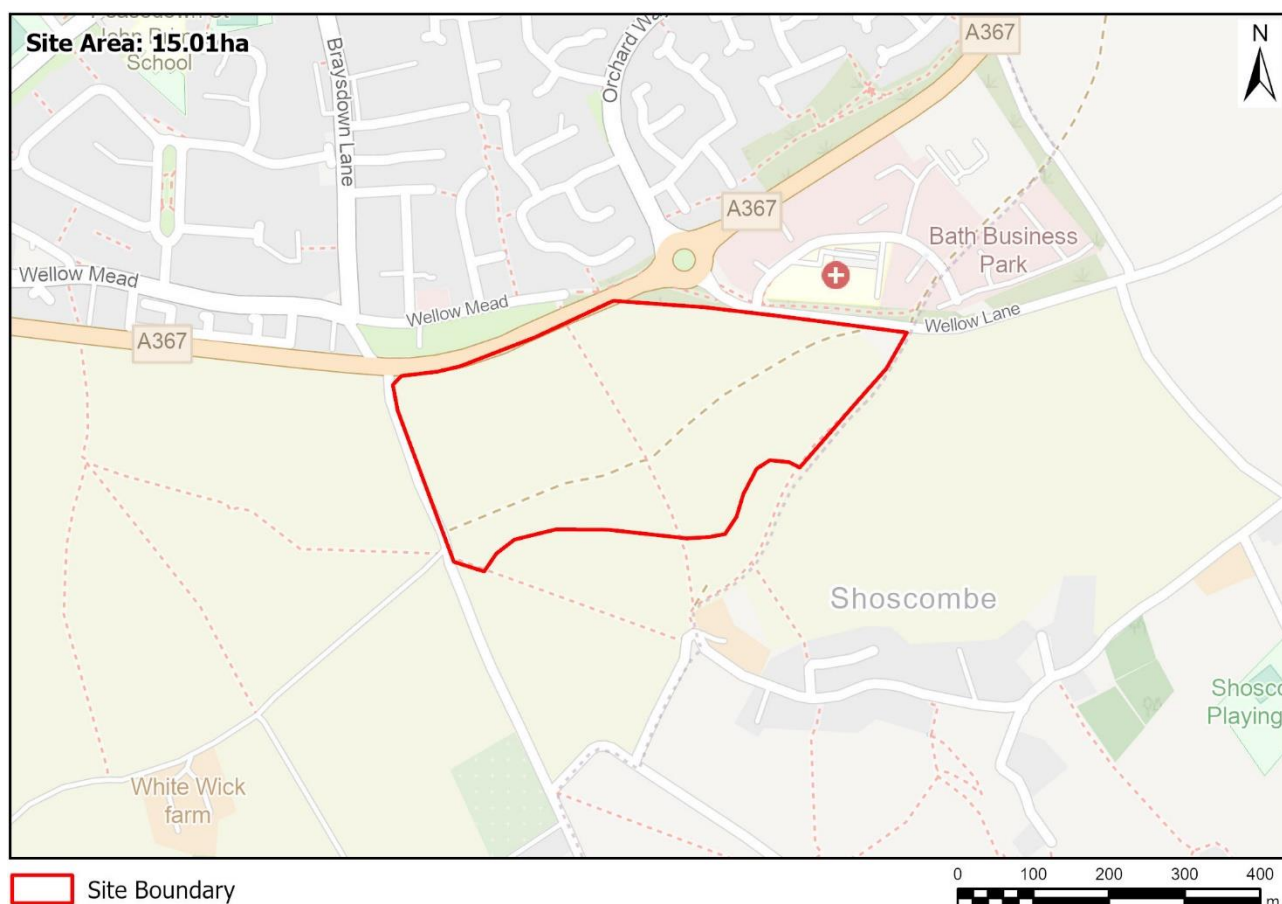
Gross Site Area (Ha) 2.4

Assessment

Air Quality Management Area (AQMA)	4.1km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 196m
International Ecological Sites (SAC, SPA, Ramsar)	22m - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	22m - Chew Valley Lake
Regionally Important Geological Site	1585m - Sutton Hill Quarry renamed 'Stowey Quarry' by B&NES 2004
Site of Nature Conservation Interest	8m - Chew Valley Lake SSSI and adjacent land
Priority Habitats	8m - Good quality semi improved grassland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0.3%
Surface Water Flooding (1 in 100 Year)	0.9%
Surface Water Flooding (1 in 1000 Year)	9.3%
Brownfield Land Use	2.9km - Newbridge Garage

Local Greenspace		2.8km - The Glebe
Closest Park		10km - 15km - Newton Park, Brislington House
Green Belt Land		4m
Health Facility		4km - 5km - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		700m - 800m - Bishop Sutton Primary
Distance to nearest Secondary School		4km - 5km - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		873m - Large univallate hillfort with outworks 800m west of White Cross
Registered Parks and Gardens		6.3km - Ston Easton Park
Conservation Area		2.7km - Hinton Blewett (Rural)
Registered Battlefield		16.9km - Lansdown Battlefield (part)
Listed Building – Grade I		2.8km - Church Of St Margaret
Listed Building – Grade II*		1744m - Sutton Court
Listed Building – Grade II		405m - Church Of Holy Trnity
National Landscape (formerly AONB)		<1% Overlap - Mendip Hills
Ancient Woodland		1344m - Castle Wood
Nature Reserve		2.1km - Folly Farm
Tree Preservation Order		2822m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		974m
Mineral Search Area		18.3km - Stoke Hill Mine
Waterbodies		29m
Train Station		10km - 15km - Bedminster, Keynsham, Parson Street, Midsomer Norton South
Bus Station		200m - 300m - Woodcroft, Butchers Arms
Cycle Route		2km - 2.5km - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		1232m - Sutton Hill

PEA15 - larger boundary



Site Details

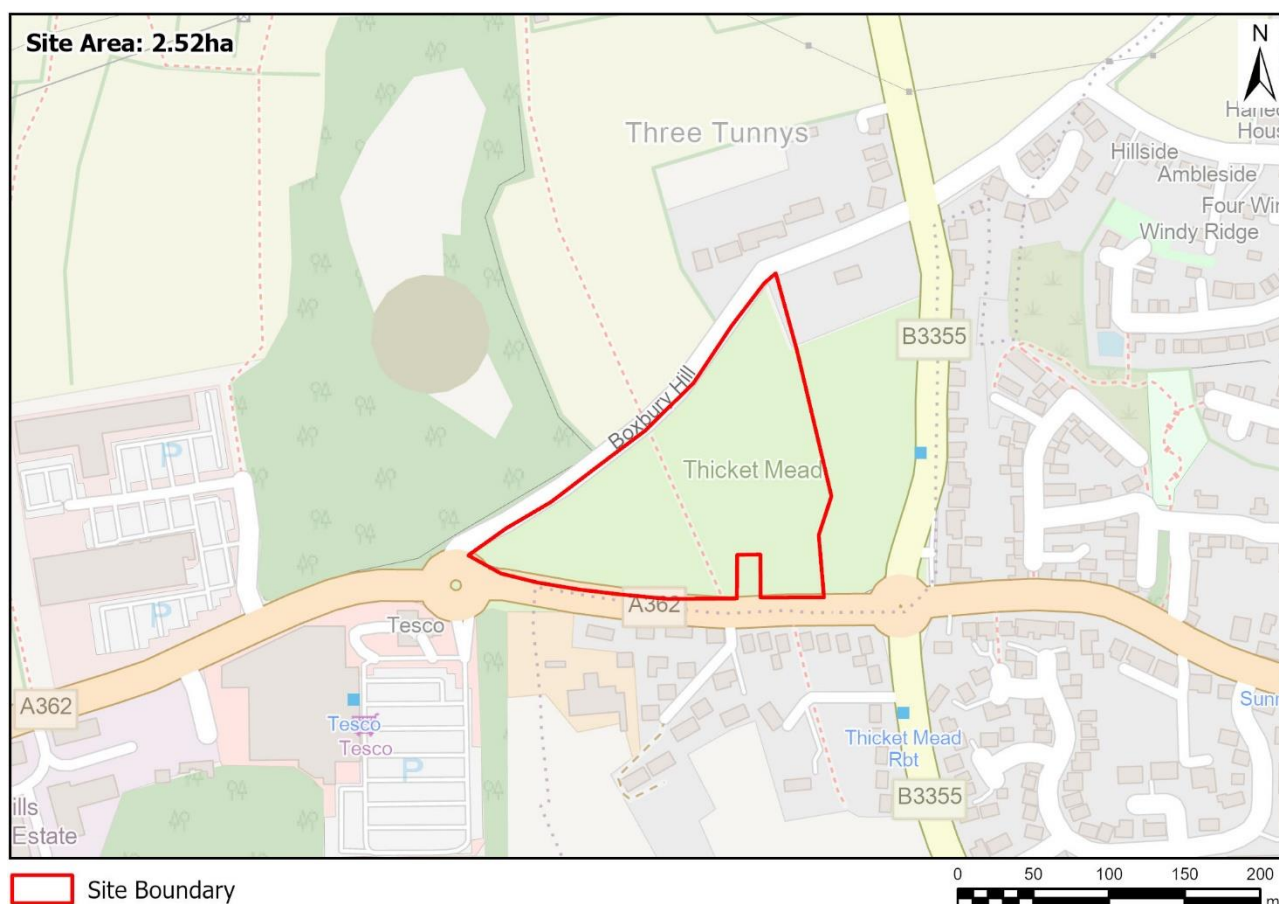
Gross Site Area (Ha) 15.01

Assessment

Air Quality Management Area (AQMA)	7.6km - Farrington Gurney Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 5m
International Ecological Sites (SAC, SPA, Ramsar)	6.6km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	1309m - Writhlington
Regionally Important Geological Site	1243m - Lower Writhlington Tip
Site of Nature Conservation Interest	561m - Council Depot Wood
Priority Habitats	297m - Good quality semi improved grassland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0.2%
Surface Water Flooding (1 in 100 Year)	0.6%
Surface Water Flooding (1 in 1000 Year)	10.3%
Brownfield Land Use	1833m - Derelict Yard, Bath Old Road
Local Greenspace	164m - Ecewiche Green

Closest Park		7km - 8km - Newton Park
Green Belt Land		99% Overlap
Health Facility		2.5km - 3km - Dragonfly Leisure Writhlington
Loss of Allotment Land		
Distance to nearest Primary School		1000m - 1100m - Peasedown St John Primary
Distance to nearest Secondary School		2.5km - 3km - Somerset Studio School, Writhlington School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1337m - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		3.3km - Ammerdown House
Conservation Area		479m - Radstock (Somer Valley)
Registered Battlefield		12.8km - Lansdown Battlefield (part)
Listed Building – Grade I		1872m - Church Of St Peter
Listed Building – Grade II*		1266m - Church Of St James The Less
Listed Building – Grade II		174m - Shoscombe Farmhouse
National Landscape (formerly AONB)		2.4km - Cotswolds
Ancient Woodland		845m - Camerton Wood
Nature Reserve		2.3km - Camerton Batch
Tree Preservation Order		543m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		3.5km
Mineral Search Area		6km - Stoke Hill Mine
Waterbodies		199m
Train Station		5km - 6km - Midsomer Norton South
Bus Station		200m - 300m - Montague Road, CircleBath Hospital, Russet Way
Cycle Route		1000m - 1100m - National Cycle Route 24
Public Right of Way		0m - 50m
Historic Landfill		326m - Woodborough

PAU27 - part



Site Details

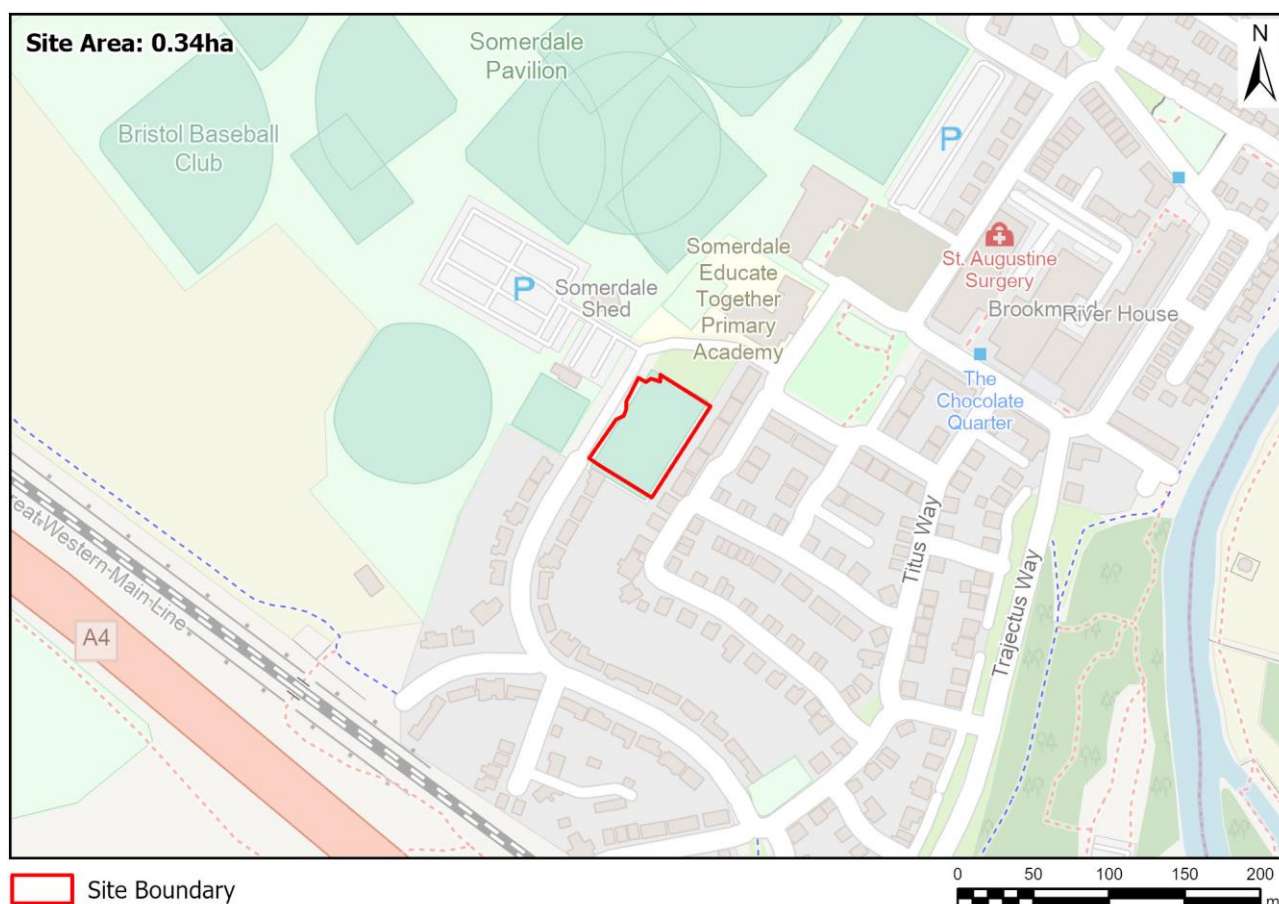
Gross Site Area (Ha) 2.52

Assessment

Air Quality Management Area (AQMA)	2.5km - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 4m
International Ecological Sites (SAC, SPA, Ramsar)	7.1km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	1338m - Bowlditch Quarry
Regionally Important Geological Site	5m - Old Mills Tip
Site of Nature Conservation Interest	6m - Old Mills Mine Tip
Priority Habitats	6m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	1131m - Farthing & Short, The Island
Local Greenspace	6m - Boxbury Hill

Closest Park		10km - 15km - Newton Park, Widcombe Manor, Abbey Cemetery, Prior Park, Royal Victoria Park
Green Belt Land		3.2km
Health Facility		1300m - 1400m - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		1200m - 1300m - Longvernal Primary
Distance to nearest Secondary School		1300m - 1400m - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.8km - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		2.4km - Ston Easton Park
Conservation Area		694m - Midsomer Norton (Somer Valley)
Registered Battlefield		15.8km - Lansdown Battlefield (part)
Listed Building – Grade I		3.1km - Ston Easton Park
Listed Building – Grade II*		826m - Norman Archway In Garden Wall To Rear Of Number 83 (Vicarage)
Listed Building – Grade II		797m - Vicarage
National Landscape (formerly AONB)		5.4km - Mendip Hills
Ancient Woodland		1078m
Nature Reserve		1444m - Silver Street
Tree Preservation Order		774m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		100% Overlap
Mineral Search Area		11.8km - Stoke Hill Mine
Waterbodies		237m
Train Station		1800m - 1900m - Midsomer Norton South
Bus Station		100m - 200m - Tesco, Phillis Hill Bottom, Thicket Mead Rbt
Cycle Route		200m - 300m - National Cycle Route 24 Link
Public Right of Way		0m - 50m
Historic Landfill		295m - Land Sout East of Old Mills

New site



Site Details

Gross Site Area (Ha) 0.34

Assessment

Air Quality Management Area (AQMA)	415m - Keynsham AQMA
Noise Impact – Distance to major roads and railway lines	Railway - 236m
International Ecological Sites (SAC, SPA, Ramsar)	9.5km - Avon Gorge Woodlands (SAC site)
Site of Special Scientific Interest (SSSI)	752m - Cleeve Wood, Hanham
Regionally Important Geological Site	369m - Fry's Factory Railway Siding
Site of Nature Conservation Interest	300m - River Avon
Priority Habitats	151m - Coastal and floodplain grazing marsh
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FR22.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	386m - St Augustine's Surgery
Local Greenspace	380m - Old Vicarage Green
Closest Park	3km - 4km - Brislington House

Green Belt Land	16m
Health Facility	100m - 200m - Somerdale Pavilion
Loss of Allotment Land	
Distance to nearest Primary School	50m - 100m - Somerdale Educate Together Primary
Distance to nearest Secondary School	1800m - 1900m - Broadlands Academy
World Heritage Site	Site lies outside of the WHS and its indicative extent
Scheduled Monument	53m - Roman Settlement at Keynsham Hams, former Cadbury's Factory
Registered Parks and Gardens	2.1km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area	217m - Keynsham (Keynsham)
Registered Battlefield	6.1km - Lansdown Battlefield (part)
Listed Building – Grade I	469m - Keynsham Abbey Pier Base In The Garden Of Number 3 (Number 3 Not Included)
Listed Building – Grade II*	377m - Archway On Street At The Entrance To Park House (Park House Not Included)
Listed Building – Grade II	190m - Roman Well At Ngr St 6571 6939
National Landscape (formerly AONB)	3.3km - Cotswolds
Ancient Woodland	735m - Cleeve Wood
Nature Reserve	1928m - Manor Road Community Woodland
Tree Preservation Order	1084m
Agricultural Land Classification – Grades 1 to 3	
Mineral Safeguarded Area	552m
Mineral Search Area	12.9km - Upper Lawn Quarry
Waterbodies	268m
Train Station	800m - 900m - Keynsham
Bus Station	200m - 300m - The Chocolate Quarter
Cycle Route	1300m - 1400m - Sustrans Local Route
Public Right of Way	200m - 300m
Historic Landfill	271m - Somerdale Landfill Site

K16a and part K16b



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Site Details		
Gross Site Area (Ha)		8.83
Assessment		
Air Quality Management Area (AQMA)		1586m - Keynsham AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 1583m
International Ecological Sites (SAC, SPA, Ramsar)		8.5km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		2.6km - Bickley Wood
Regionally Important Geological Site		1410m - Keynsham Hospital Section
Site of Nature Conservation Interest		196m - Charlton Bottom and Queen Charlton Watercourse
Priority Habitats		126m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0.8%
Brownfield Land Use		1577m - Riverside
Local Greenspace		19m - Walnut Grove

Closest Park		3km - 4km - Brislington House
Green Belt Land		100% Overlap
Health Facility		1900m - 2000m - Keynsham Leisure Centre
Loss of Allotment Land		
Distance to nearest Primary School		900m - 1000m - St Keyna Primary
Distance to nearest Secondary School		1400m - 1500m - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		539m - Queen Charlton village cross
Registered Parks and Gardens		2.6km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		321m - Queen Charlton (Rural)
Registered Battlefield		7.8km - Lansdown Battlefield (part)
Listed Building – Grade I		1933m - Keynsham Abbey Remains To The South Of Number 3 (Number 3 Not Included)
Listed Building – Grade II*		532m - Church Of St Margaret
Listed Building – Grade II		374m - Parkhouse Farmhouse
National Landscape (formerly AONB)		4.5km - Cotswolds
Ancient Woodland		1883m - Pepper Shells
Nature Reserve		2.2km - Manor Road Community Woodland
Tree Preservation Order		1984m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		1069m
Mineral Search Area		13.1km - Upper Lawn Quarry
Waterbodies		204m
Train Station		2km - 2.5km - Keynsham
Bus Station		0m - 50m - Bilbie Green
Cycle Route		1700m - 1800m - Sustrans Local Route
Public Right of Way		0m - 50m
Historic Landfill		1345m - Furthermead Farm

WCH26 large Whitchurch cluster



Site Details

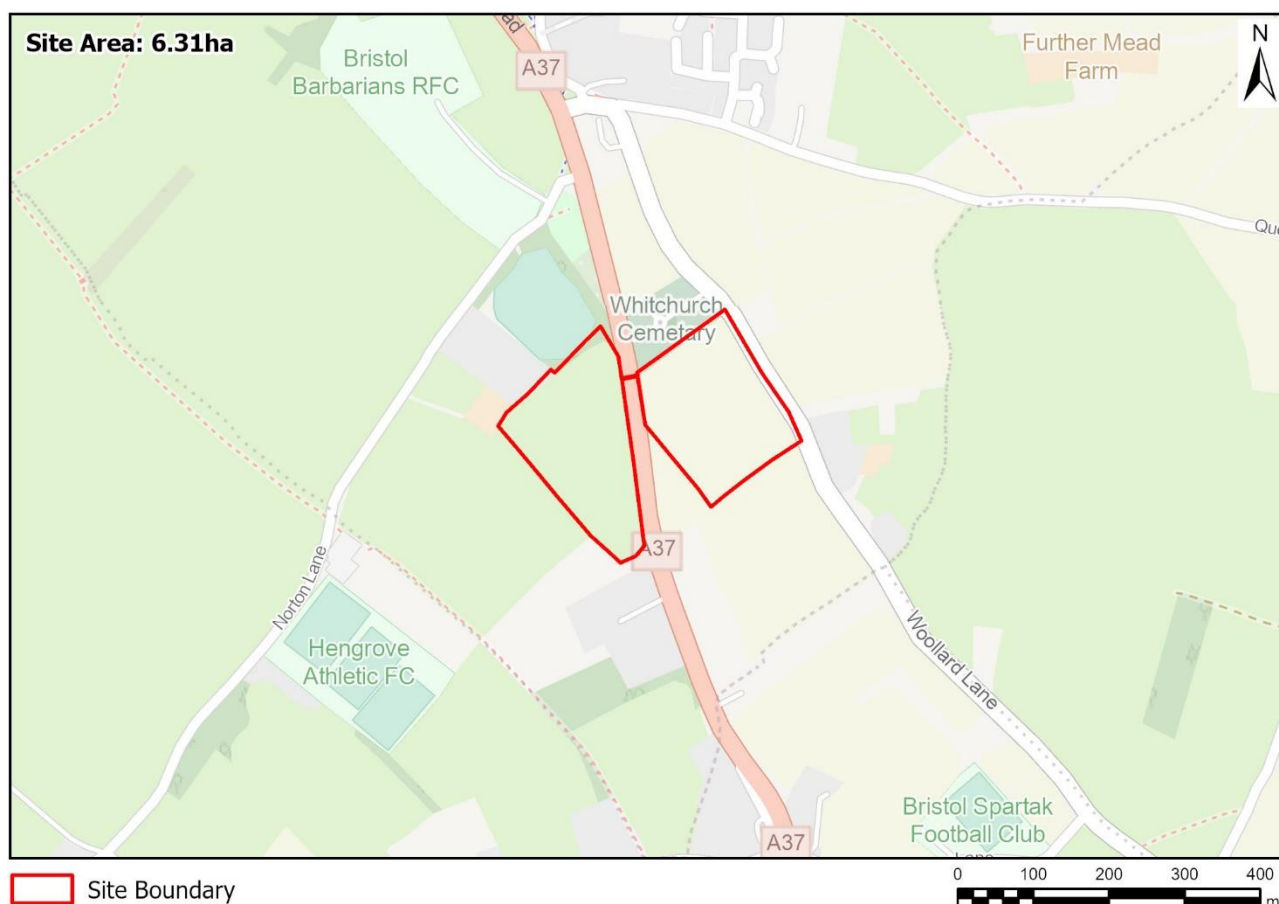
Gross Site Area (Ha) 49.79

Assessment

Air Quality Management Area (AQMA)	2km - Bristol AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 2.1km
International Ecological Sites (SAC, SPA, Ramsar)	5.9km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	3.6km - Dundry Main Road South Quarry
Regionally Important Geological Site	490m - Maes Knoll Tump
Site of Nature Conservation Interest	291m - Maes Knoll
Priority Habitats	<1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	2%
Surface Water Flooding (1 in 100 Year)	5.2%
Surface Water Flooding (1 in 1000 Year)	14.7%
Brownfield Land Use	3.2km - Pensford Garage
Local Greenspace	174m - Millenium Green Garden

Closest Park		3km - 4km - Brislington House
Green Belt Land		100% Overlap
Health Facility		5km - 6km - Somerdale Pavilion, Keynsham Leisure Centre, Keynsham Gym
Loss of Allotment Land		
Distance to nearest Primary School		4km - 5km - Castle Primary, Pensford Primary, St Keyna Primary, Stanton Drew Primary, St Johns C of E Primary
Distance to nearest Secondary School		4km - 5km - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		488m - Maes Knoll camp
Registered Parks and Gardens		3.1km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		1939m - Queen Charlton (Rural)
Registered Battlefield		10.6km - Lansdown Battlefield (part)
Listed Building – Grade I		2.9km - Church Of All Saints
Listed Building – Grade II*		0m - Lyons Court Farmhouse
Listed Building – Grade II		138m - Unidentified Monument, In Churchyard 8 Metres To East Of Church Of St Nicholas
National Landscape (formerly AONB)		5.9km - Mendip Hills
Ancient Woodland		3.3km - Catsley Wood
Nature Reserve		5.1km - Manor Road Community Woodland
Tree Preservation Order		2746m
Agricultural Land Classification – Grades 1 to 3		89%
Mineral Safeguarded Area		972m
Mineral Search Area		15.9km - Upper Lawn Quarry
Waterbodies		<1% Overlap
Train Station		5km - 6km - Keynsham, Bedminster, Parson Street
Bus Station		100m - 200m - The Witheys
Cycle Route		200m - 300m - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		<1% Overlap - Norton Malreward Tip

WCH06a and 06b



Site Details

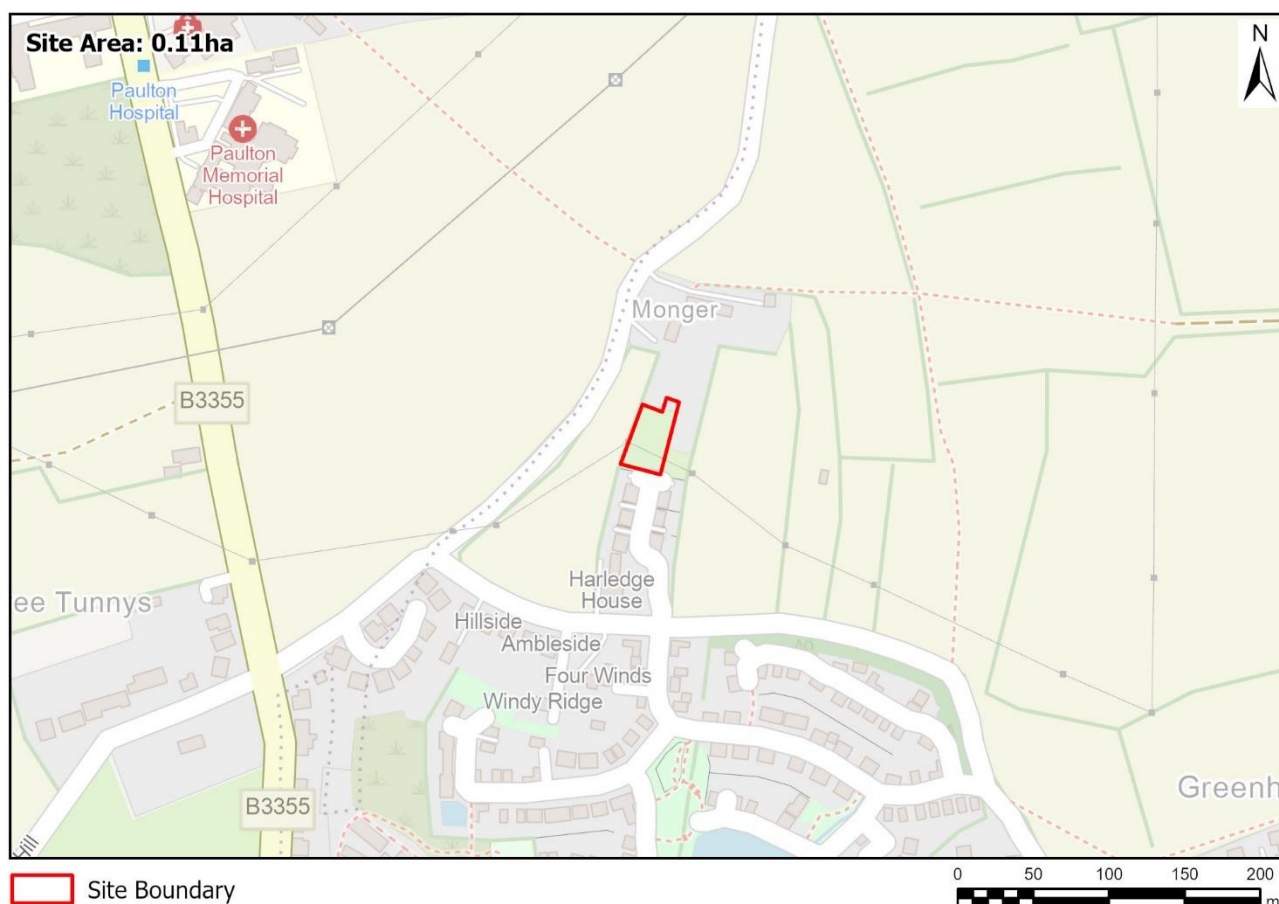
Gross Site Area (Ha) 6.31

Assessment

Air Quality Management Area (AQMA)	2.9km - Bristol AQMA
Noise Impact – Distance to major roads and railway lines	A-Roads - 3.2km
International Ecological Sites (SAC, SPA, Ramsar)	6.6km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)	4.2km - Bickley Wood
Regionally Important Geological Site	1732m - Maes Knoll Tump
Site of Nature Conservation Interest	169m - Charlton Bottom and Queen Charlton Watercourse
Priority Habitats	433m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0.5%
Surface Water Flooding (1 in 100 Year)	0.7%
Surface Water Flooding (1 in 1000 Year)	2.2%
Brownfield Land Use	2.9km - Pensford Garage
Local Greenspace	910m - Millenium Green Garden

Closest Park		4km - 5km - Brislington House
Green Belt Land		100% Overlap
Health Facility		5km - 6km - Keynsham Gym, Keynsham Leisure Centre, Wellsway Sports Centre, Somerdale Pavilion
Loss of Allotment Land		
Distance to nearest Primary School		3km - 4km - Pensford Primary, St Keyna Primary
Distance to nearest Secondary School		4km - 5km - Broadlands Academy
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		1183m - Part of the linear boundary known as the Wansdyke 425m south of New Barn Farm
Registered Parks and Gardens		3.4km - The Park And Garden To Brislington House (Known As Long Fox Manor)
Conservation Area		1327m - Queen Charlton (Rural)
Registered Battlefield		10.2km - Lansdown Battlefield (part)
Listed Building – Grade I		2.4km - Church Of All Saints
Listed Building – Grade II*		925m - Church Of St Nicholas
Listed Building – Grade II		238m - Milestone At National Grid Reference St 6198 6703
National Landscape (formerly AONB)		6.6km - Mendip Hills
Ancient Woodland		2.5km - Catsley Wood
Nature Reserve		4.4km - Manor Road Community Woodland
Tree Preservation Order		2431m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		529m
Mineral Search Area		15.1km - Upper Lawn Quarry
Waterbodies		174m
Train Station		5km - 6km - Keynsham
Bus Station		400m - 500m - Sleep Lane
Cycle Route		0m - 50m - National Cycle Route 3
Public Right of Way		300m - 400m
Historic Landfill		566m - Furthermead Farm

New site - somer ridge



Site Details

Gross Site Area (Ha) 0.11

Assessment

Air Quality Management Area (AQMA)	3km - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 419m
International Ecological Sites (SAC, SPA, Ramsar)	7.5km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	908m - Bowlditch Quarry
Regionally Important Geological Site	503m - Old Mills Tip
Site of Nature Conservation Interest	501m - Old Mills Mine Tip
Priority Habitats	490m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	1338m - Farthing & Short, The Island
Local Greenspace	496m - Boxbury Hill

Closest Park		10km - 15km - Crowe Hall, Royal Victoria Park, Newton Park, Abbey Cemetery, Prior Park, Widcombe Manor
Green Belt Land		3km
Health Facility		1700m - 1800m - Paulton Swimming Pool, Dragonfly Leisure Midsomer Norton, High Energy Gym
Loss of Allotment Land		
Distance to nearest Primary School		1700m - 1800m - Midsomer Norton Primary, Paulton Infant, Paulton Junior
Distance to nearest Secondary School		2km - 2.5km - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		2.4km - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		2.9km - Ston Easton Park
Conservation Area		613m - Midsomer Norton (Somer Valley)
Registered Battlefield		15.4km - Lansdown Battlefield (part)
Listed Building – Grade I		3.4km - Church Of St Peter
Listed Building – Grade II*		1056m - Norman Archway In Garden Wall To Rear Of Number 83 (Vicarage)
Listed Building – Grade II		759m - Old Farm
National Landscape (formerly AONB)		6km - Mendip Hills
Ancient Woodland		1724m
Nature Reserve		1723m - Silver Street
Tree Preservation Order		1068m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		178m
Mineral Search Area		11.4km - Stoke Hill Mine
Waterbodies		283m
Train Station		2km - 2.5km - Midsomer Norton South
Bus Station		500m - 600m - Phillis Hill Bottom
Cycle Route		900m - 1000m - National Cycle Route 24 Link
Public Right of Way		300m - 400m
Historic Landfill		798m - Land South of Long Barnaby

New site



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Site Details		
Gross Site Area (Ha)	0.1	
Assessment		
Air Quality Management Area (AQMA)		4km - Bath AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 1201m
International Ecological Sites (SAC, SPA, Ramsar)		2.6km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		2.6km - Combe Down and Bathampton Down Mines
Regionally Important Geological Site		560m - Combe Hay Locks
Site of Nature Conservation Interest		216m - Bellflower Hill
Priority Habitats		<1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		9.2%
Surface Water Flooding (1 in 100 Year)		13.2%
Surface Water Flooding (1 in 1000 Year)		49.2%
Brownfield Land Use		1906m - 478 Wellsway, Bath
Local Greenspace		1637m - Mendip Gardens Allotments, Banwell Road

Closest Park		4km - 5km - Prior Park
Green Belt Land		100% Overlap
Health Facility		2.5km - 3km - Odd Down Sports Ground
Loss of Allotment Land		
Distance to nearest Primary School		2km - 2.5km - St Martin's Garden Primary
Distance to nearest Secondary School		1600m - 1700m - Saint Gregory's Catholic College
World Heritage Site		Site lies within WHS indicative extent (buffer zone)
Scheduled Monument		1509m - Wansdyke: section 1230yds (1120m) eastwards from Burnt House Inn
Registered Parks and Gardens		3.5km - Prior Park
Conservation Area		27m - Combe Hay (Rural)
Registered Battlefield		9.6km - Lansdown Battlefield (part)
Listed Building – Grade I		393m - Combe Hay Manor
Listed Building – Grade II*		286m - Watercress Cottage
Listed Building – Grade II		180m - The Wheatsheaf
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		328m - Underdown Wood
Nature Reserve		3.1km - Twerton Roundhill
Tree Preservation Order		1674m
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		3km
Mineral Search Area		3km - Stoke Hill Mine
Waterbodies		107m
Train Station		5km - 6km - Bath Spa, Oldfield Park
Bus Station		400m - 500m - Coombe Hay Village
Cycle Route		2.5km - 3km - National Cycle Route 24
Public Right of Way		100m - 200m
Historic Landfill		7% Overlap - Disused Railway Cutting (off Bath Road)

Site Area: 2.22ha

Map showing the site boundary (red outline) for the Bath City Football Club. The site is located in the Twerton area, adjacent to Twerton Parade and Twerton Arch. Key landmarks and roads include:

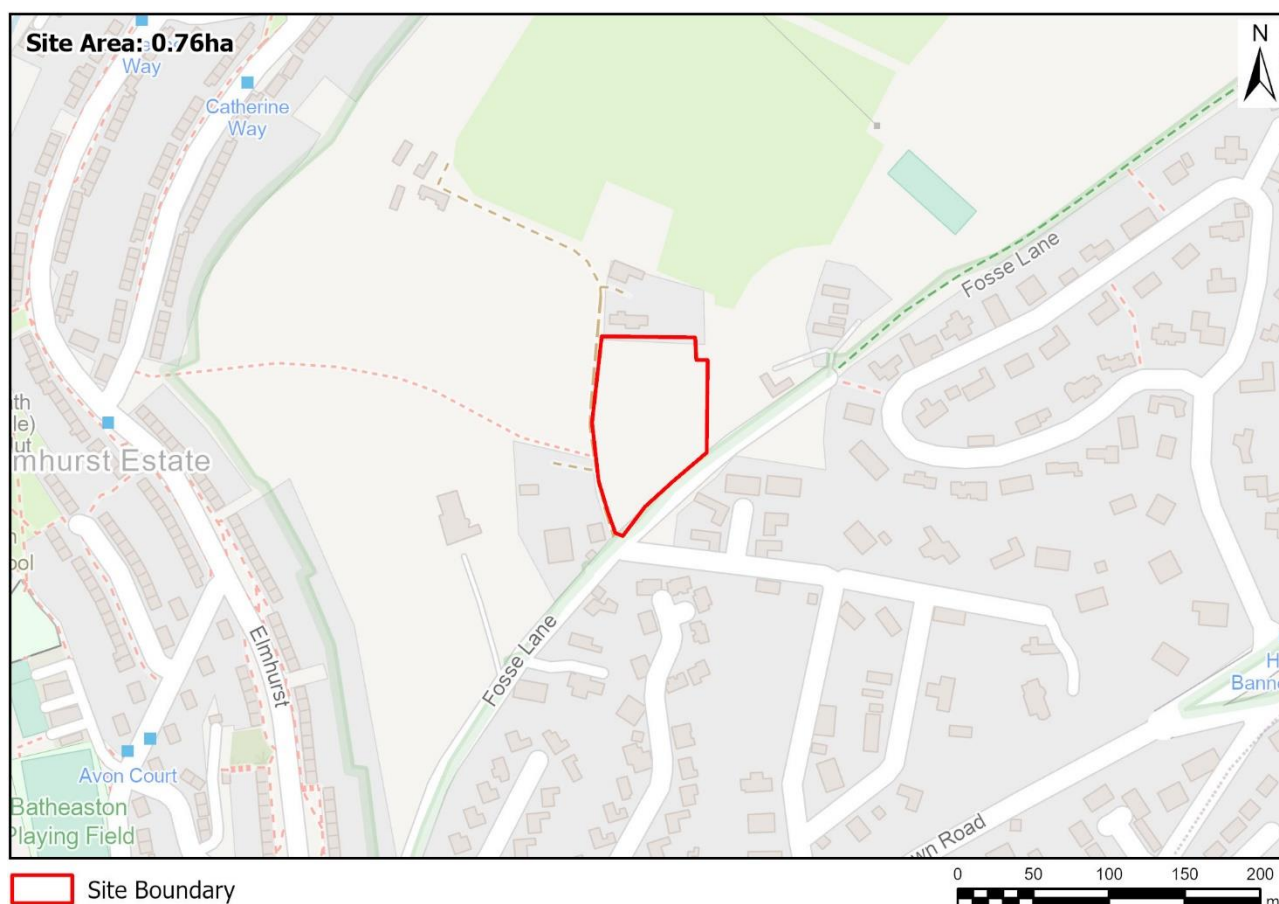
- Streets:** Twerton Parade, Twerton Arch, Highland Road, Innex Road, Freeview Road, Twerton, Pennard Court, Gallaudet Unit, Walwyn Close, Aldridges of Bath, Twerton Bridge, Albany Road.
- Landmarks:** Twerton Mill, Gemini, Twerton MIA Community Base, Twerton Village Hall, Twerton Arch, Highland Road, Innex Park, Ecominds, Bath City Farm, Saint Michael's and All Angels, Walwyn Close, Gallaudet Unit, Twerton Parade, Twerton Bridge, Albany Road.
- Infrastructure:** Great Western Main Line, Twerton Bridge, Albany Road.
- Other:** Bath City Football Club (green area within the red boundary).

Scale: 0 to 200 meters.

Site Details		
Gross Site Area (Ha)	2.22	
Assessment		
Air Quality Management Area (AQMA)		336m - Bath AQMA
Noise Impact – Distance to major roads and railway lines		Railway - 105m
International Ecological Sites (SAC, SPA, Ramsar)		2.9km - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		1424m - Newton St. Loe
Regionally Important Geological Site		898m - Pennyquick Bridge
Site of Nature Conservation Interest		75m - Twerton Farm
Priority Habitats		75m - No main habitat but additional habitats present
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0.8%
Surface Water Flooding (1 in 1000 Year)		3.5%
Brownfield Land Use		28% Overlap - Twerton Park (part)
Local Greenspace		24m - Innox Park

Closest Park		1800m - 1900m - Royal Victoria Park
Green Belt Land		424m
Health Facility		1200m - 1300m - PureGym
Loss of Allotment Land		
Distance to nearest Primary School		500m - 600m - St Michael's Junior Church School
Distance to nearest Secondary School		1900m - 2000m - Hayesfield Girls' School
World Heritage Site		Site lies within or immediately adjacent to WHS
Scheduled Monument		1527m - Culverhay Castle
Registered Parks and Gardens		1302m - Royal Victoria Park
Conservation Area		100% Overlap - Bath (Bath)
Registered Battlefield		5.1km - Lansdown Battlefield (part)
Listed Building – Grade I		1036m - Lodge Of Partis College
Listed Building – Grade II*		203m - Church Of St Michael And All Angels
Listed Building – Grade II		18m - Rose Cottage
National Landscape (formerly AONB)		1110m - Cotswolds
Ancient Woodland		1386m
Nature Reserve		271m - Carrs Wood
Tree Preservation Order		331m
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		4.2km
Mineral Search Area		4.3km - Upper Lawn Quarry
Waterbodies		153m
Train Station		1100m - 1200m - Oldfield Park
Bus Station		50m - 100m - Twerton Parade
Cycle Route		600m - 700m - Bath Two Tunnels Route
Public Right of Way		1300m - 1400m
Historic Landfill		455m - Brassmill Lane

New site - part of S1PS65



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Site Details		
Gross Site Area (Ha)		0.76
Assessment		
Air Quality Management Area (AQMA)		2.1km - Bath AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 748m
International Ecological Sites (SAC, SPA, Ramsar)		1584m - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		1181m - Hampton Rocks Cutting
Regionally Important Geological Site		2.5km - Hampton Down Quarry
Site of Nature Conservation Interest		401m - Bannerdown, and Shockerwick and Woodleaze Woods
Priority Habitats		7m - Traditional orchard
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		4km - E Block (part), MoD Ensleigh
Local Greenspace		371m - Coalpit Road

Closest Park		2.5km - 3km - St Catherine's Court
Green Belt Land		100% Overlap
Health Facility		4km - 5km - Vital Health, Fitness and Beauty (Bath Spa Hotel), Team Bath Gym and Fitness Centre
Loss of Allotment Land		
Distance to nearest Primary School		600m - 700m - Batheaston Church School
Distance to nearest Secondary School		3km - 4km - St Mark's School
World Heritage Site		Site lies within WHS indicative extent (buffer zone)
Scheduled Monument		850m - Multi-span bridge called Bathford Bridge
Registered Parks and Gardens		2km - St Catherine's Court
Conservation Area		397m - Batheaston (Rural)
Registered Battlefield		6km - Lansdown Battlefield (part)
Listed Building – Grade I		2.2km - Shockerwick House
Listed Building – Grade II*		535m - 108 And 110, Northend
Listed Building – Grade II		97m - Eden Park
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		1407m - Shockerwick/Tennygrove+
Nature Reserve		2.7km - Kensington Meadow
Tree Preservation Order		1822m
Agricultural Land Classification – Grades 1 to 3		51%
Mineral Safeguarded Area		5.4km
Mineral Search Area		5.6km - Upper Lawn Quarry
Waterbodies		400m
Train Station		5km - 6km - Bath Spa
Bus Station		300m - 400m - Catherine Way - Bottom
Cycle Route		600m - 700m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		0m - 50m
Historic Landfill		395m - Land at The Recreation Grounds, Batheaston

BIS10a Updated site area



Site Details

Gross Site Area (Ha) 5.28

Assessment

Air Quality Management Area (AQMA)	4.1km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 7m
International Ecological Sites (SAC, SPA, Ramsar)	0.01% overlapping - Chew Valley Lake(SPA site)
Site of Special Scientific Interest (SSSI)	<1% Overlap - Chew Valley Lake
Regionally Important Geological Site	1608m - Sutton Hill Quarry renamed 'Stowey Quarry' by B&NES 2004
Site of Nature Conservation Interest	<1% Overlap - Chew Valley Lake SSSI and adjacent land
Priority Habitats	<1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0.2%
Surface Water Flooding (1 in 100 Year)	0.2%
Surface Water Flooding (1 in 1000 Year)	0.7%
Brownfield Land Use	2.8km - Newbridge Garage

Local Greenspace		2.6km - The Glebe
Closest Park		10km - 15km - Newton Park, Brislington House
Green Belt Land		6m
Health Facility		4km - 5km - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		600m - 700m - Bishop Sutton Primary
Distance to nearest Secondary School		4km - 5km - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		651m - Large univallate hillfort with outworks 800m west of White Cross
Registered Parks and Gardens		6.2km - Ston Easton Park
Conservation Area		2.5km - Hinton Blewett (Rural)
Registered Battlefield		17km - Lansdown Battlefield (part)
Listed Building – Grade I		2.6km - Church Of St Margaret
Listed Building – Grade II*		1844m - Sutton Court
Listed Building – Grade II		543m - Church Of Holy Trnity
National Landscape (formerly AONB)		99% Overlap - Mendip Hills
Ancient Woodland		1424m - Castle Wood
Nature Reserve		2.2km - Folly Farm
Tree Preservation Order		2597m
Agricultural Land Classification – Grades 1 to 3		94%
Mineral Safeguarded Area		921m
Mineral Search Area		18.4km - Stoke Hill Mine
Waterbodies		<1% Overlap
Train Station		10km - 15km - Bedminster, Keynsham, Midsomer Norton South, Parson Street
Bus Station		50m - 100m - Butchers Arms
Cycle Route		2km - 2.5km - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		1210m - Sutton Hill

New site - BIS10b



Site Details

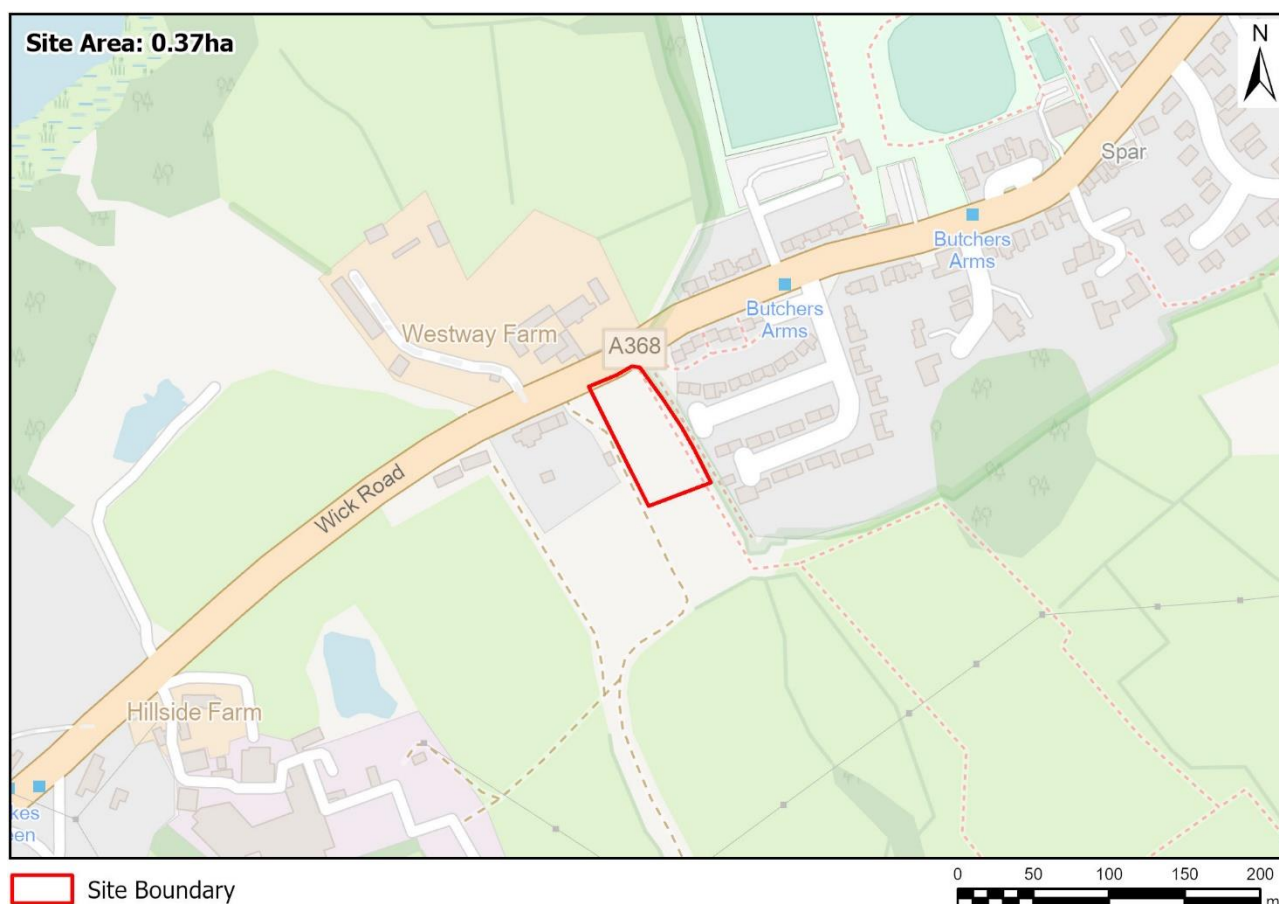
Gross Site Area (Ha) 2.15

Assessment

Air Quality Management Area (AQMA)	4.2km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 7m
International Ecological Sites (SAC, SPA, Ramsar)	0.06% overlapping - Chew Valley Lake(SPA site)
Site of Special Scientific Interest (SSSI)	<1% Overlap - Chew Valley Lake
Regionally Important Geological Site	1694m - Sutton Hill Quarry renamed 'Stowey Quarry' by B&NES 2004
Site of Nature Conservation Interest	<1% Overlap - Chew Valley Lake SSSI and adjacent land
Priority Habitats	<1% Overlap - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	8.1%
Surface Water Flooding (1 in 100 Year)	15.3%
Surface Water Flooding (1 in 1000 Year)	33.3%
Brownfield Land Use	2.9km - Newbridge Garage

Local Greenspace		2.6km - The Glebe
Closest Park		10km - 15km - Brislington House, Newton Park
Green Belt Land		<1% Overlap
Health Facility		5km - 6km - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		700m - 800m - Bishop Sutton Primary
Distance to nearest Secondary School		5km - 6km - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		618m - Large univallate hillfort with outworks 800m west of White Cross
Registered Parks and Gardens		6.2km - Ston Easton Park
Conservation Area		2.5km - Hinton Blewett (Rural)
Registered Battlefield		17.3km - Lansdown Battlefield (part)
Listed Building – Grade I		2.6km - Church Of St Margaret
Listed Building – Grade II*		2.1km - Sutton Court
Listed Building – Grade II		724m - Church Of Holy Trnity
National Landscape (formerly AONB)		100% Overlap - Mendip Hills
Ancient Woodland		1546m - Castle Wood
Nature Reserve		2.4km - Folly Farm
Tree Preservation Order		2549m
Agricultural Land Classification – Grades 1 to 3		92%
Mineral Safeguarded Area		968m
Mineral Search Area		18.5km - Stoke Hill Mine
Waterbodies		<1% Overlap
Train Station		10km - 15km - Midsomer Norton South, Bedminster, Parson Street
Bus Station		200m - 300m - Butchers Arms, Woodcroft
Cycle Route		3km - 4km - Avon Cycleway, National Cycle Route 3 Link, National Cycle Route 3
Public Right of Way		50m - 100m
Historic Landfill		1270m - Sutton Hill

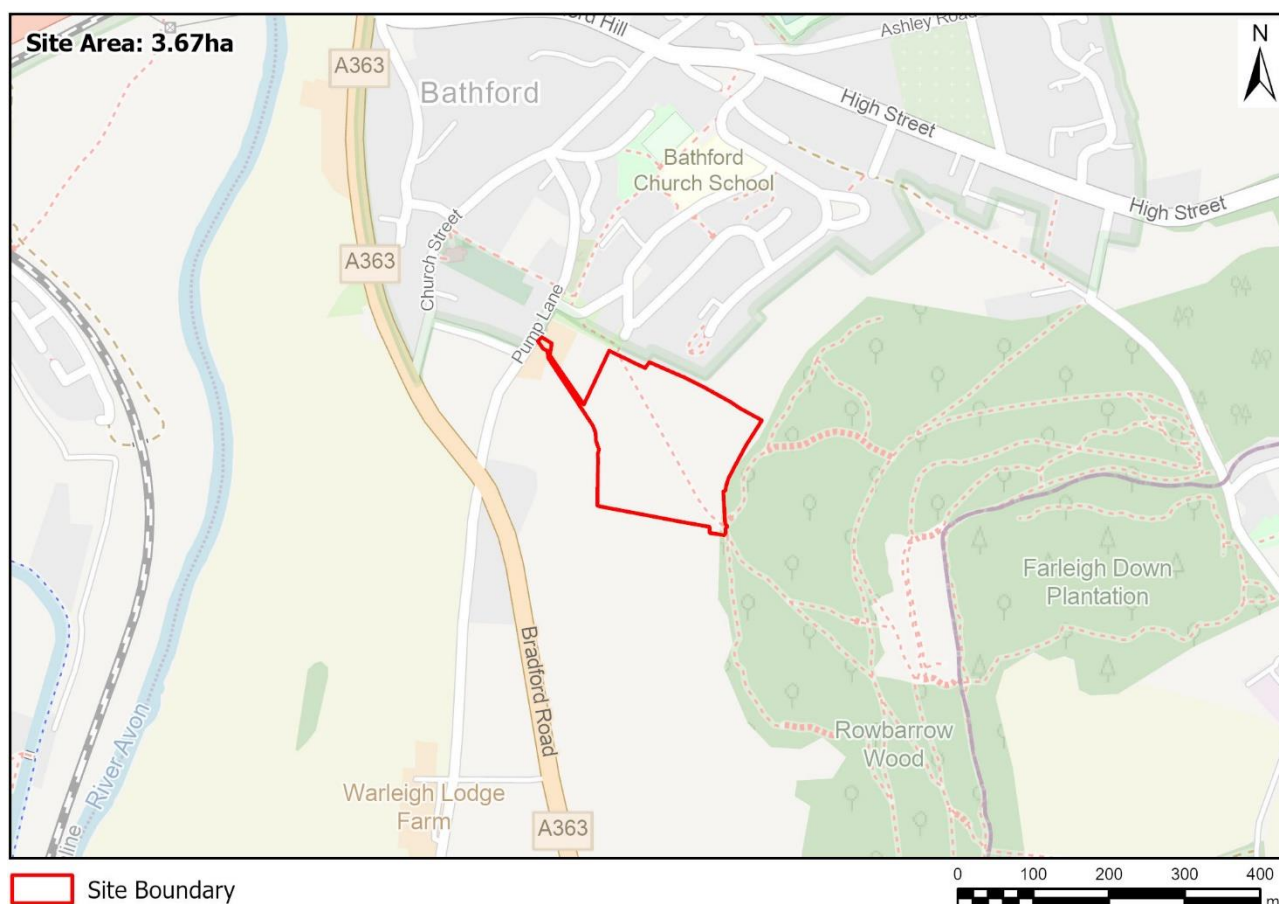
BIS10b - Updated site boundary



Site Details		
Gross Site Area (Ha)	0.37	
Assessment		
Air Quality Management Area (AQMA)		4.1km - Temple Cloud Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 8m
International Ecological Sites (SAC, SPA, Ramsar)		265m - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		265m - Chew Valley Lake
Regionally Important Geological Site		1566m - Sutton Hill Quarry renamed ‘Stowey Quarry’ by B&NES 2004
Site of Nature Conservation Interest		265m - Chew Valley Lake SSSI and adjacent land
Priority Habitats		147m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0.2%
Brownfield Land Use		3.2km - Newbridge Garage

Local Greenspace		2.5km - The Glebe
Closest Park		10km - 15km - Newton Park, Brislington House
Green Belt Land		99% Overlap
Health Facility		5km - 6km - Chew Valley School
Loss of Allotment Land		
Distance to nearest Primary School		700m - 800m - Bishop Sutton Primary
Distance to nearest Secondary School		5km - 6km - Chew Valley School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		536m - Large univallate hillfort with outworks 800m west of White Cross
Registered Parks and Gardens		6.1km - Ston Easton Park
Conservation Area		2.4km - Hinton Blewett (Rural)
Registered Battlefield		17.3km - Lansdown Battlefield (part)
Listed Building – Grade I		2.5km - Church Of St Margaret
Listed Building – Grade II*		2km - Sutton Court
Listed Building – Grade II		660m - Church Of Holy Trnity
National Landscape (formerly AONB)		100% Overlap - Mendip Hills
Ancient Woodland		1434m - Castle Wood
Nature Reserve		2.3km - Folly Farm
Tree Preservation Order		2482m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		834m
Mineral Search Area		18.4km - Stoke Hill Mine
Waterbodies		105m
Train Station		10km - 15km - Bedminster, Midsomer Norton South, Parson Street
Bus Station		100m - 200m - Butchers Arms, Woodcroft
Cycle Route		2.5km - 3km - National Cycle Route 3
Public Right of Way		0m - 50m
Historic Landfill		1137m - Sutton Hill

New site - S1PS68

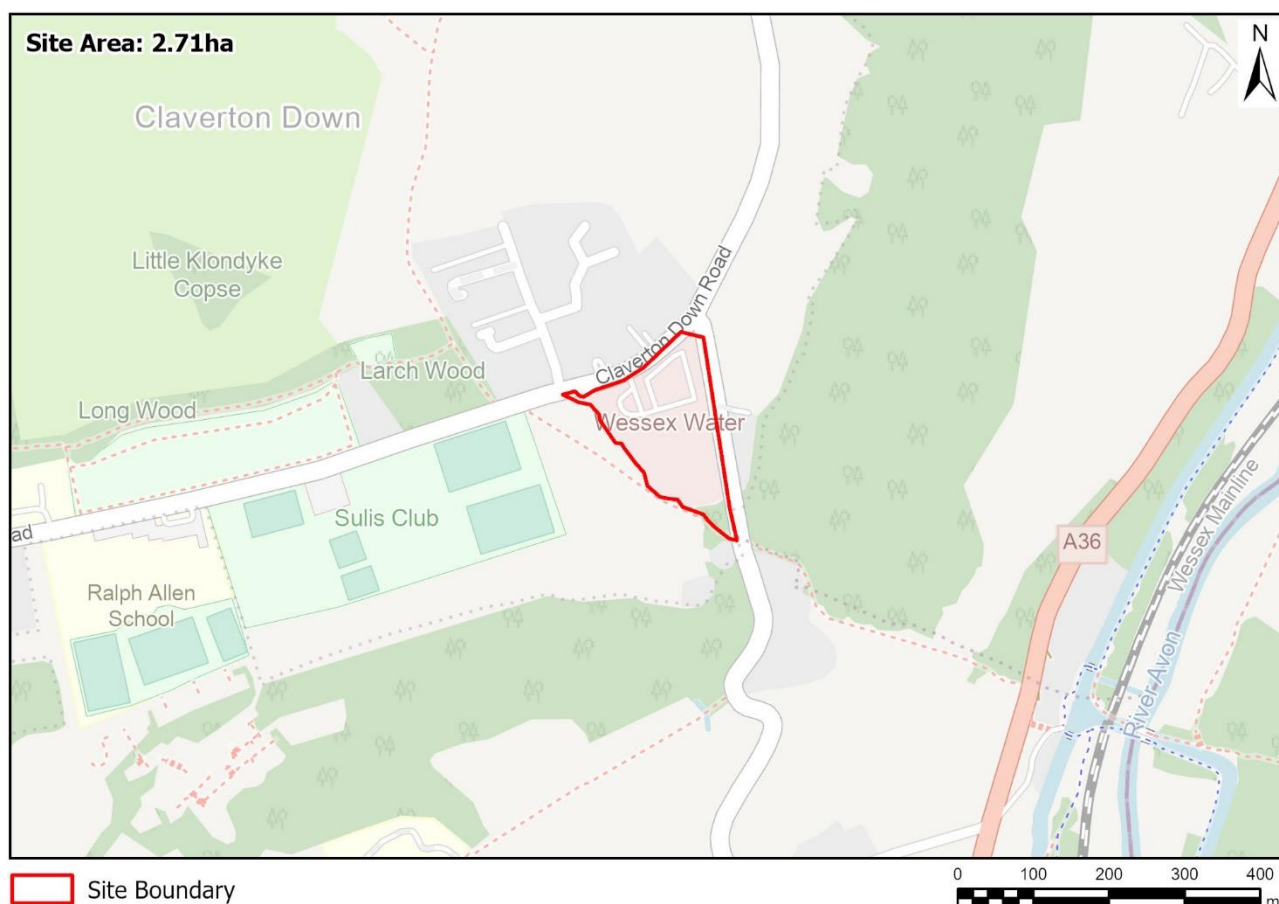


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Site Details		
Gross Site Area (Ha)		3.67
Assessment		
Air Quality Management Area (AQMA)		2.3km - Bath AQMA
Noise Impact – Distance to major roads and railway lines		A-Roads - 128m
International Ecological Sites (SAC, SPA, Ramsar)		0.38% overlapping - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)		<1% Overlap - Brown's Folly
Regionally Important Geological Site		1487m - Hampton Down Quarry
Site of Nature Conservation Interest		<1% Overlap - Brown's Folly - Warleigh complex
Priority Habitats		<1% Overlap - Deciduous woodland, Lowland calcareous grassland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0.2%
Brownfield Land Use		4.1km - 4 - 5 Railway Place, Bath, BA1 1TH
Local Greenspace		442m - Allotments

Closest Park		4km - 5km - St Catherine's Court, Claverton Manor, Sydney Gardens, Gardens at Oakwood, Bathwick Tower and Smallcombe House
Green Belt Land		100% Overlap
Health Facility		4km - 5km - Team Bath Gym and Fitness Centre, Vital Health, Fitness and Beauty (Bath Spa Hotel)
Loss of Allotment Land		
Distance to nearest Primary School		400m - 500m - Bathford Church School
Distance to nearest Secondary School		4km - 5km - St Mark's School
World Heritage Site		Site lies within WHS indicative extent (buffer zone)
Scheduled Monument		550m - Multi-span bridge called Bathford Bridge
Registered Parks and Gardens		1857m - Claverton Manor
Conservation Area		<1% Overlap - Bathford (Rural)
Registered Battlefield		7.2km - Lansdown Battlefield (part)
Listed Building – Grade I		1563m - Remains Of The Refectory At Monkton Farleigh Manor
Listed Building – Grade II*		247m - Eagle House And The Old Maltings
Listed Building – Grade II		63m - Section Of Churchyard Wall At East End Of Churchyard Of St Swithun'S With Built In Fragments And Two Seats
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		<1% Overlap - Prigley/Mountain Wood
Nature Reserve		2.7km - Kensington Meadow
Tree Preservation Order		2002m
Agricultural Land Classification – Grades 1 to 3		69%
Mineral Safeguarded Area		4.3km
Mineral Search Area		4.5km - Upper Lawn Quarry
Waterbodies		260m
Train Station		6km - 7km - Bath Spa
Bus Station		400m - 500m - Dovers Park, Bathford School
Cycle Route		1500m - 1600m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		0m - 50m
Historic Landfill		716m - Bathford Paper Mills

New site



Site Details

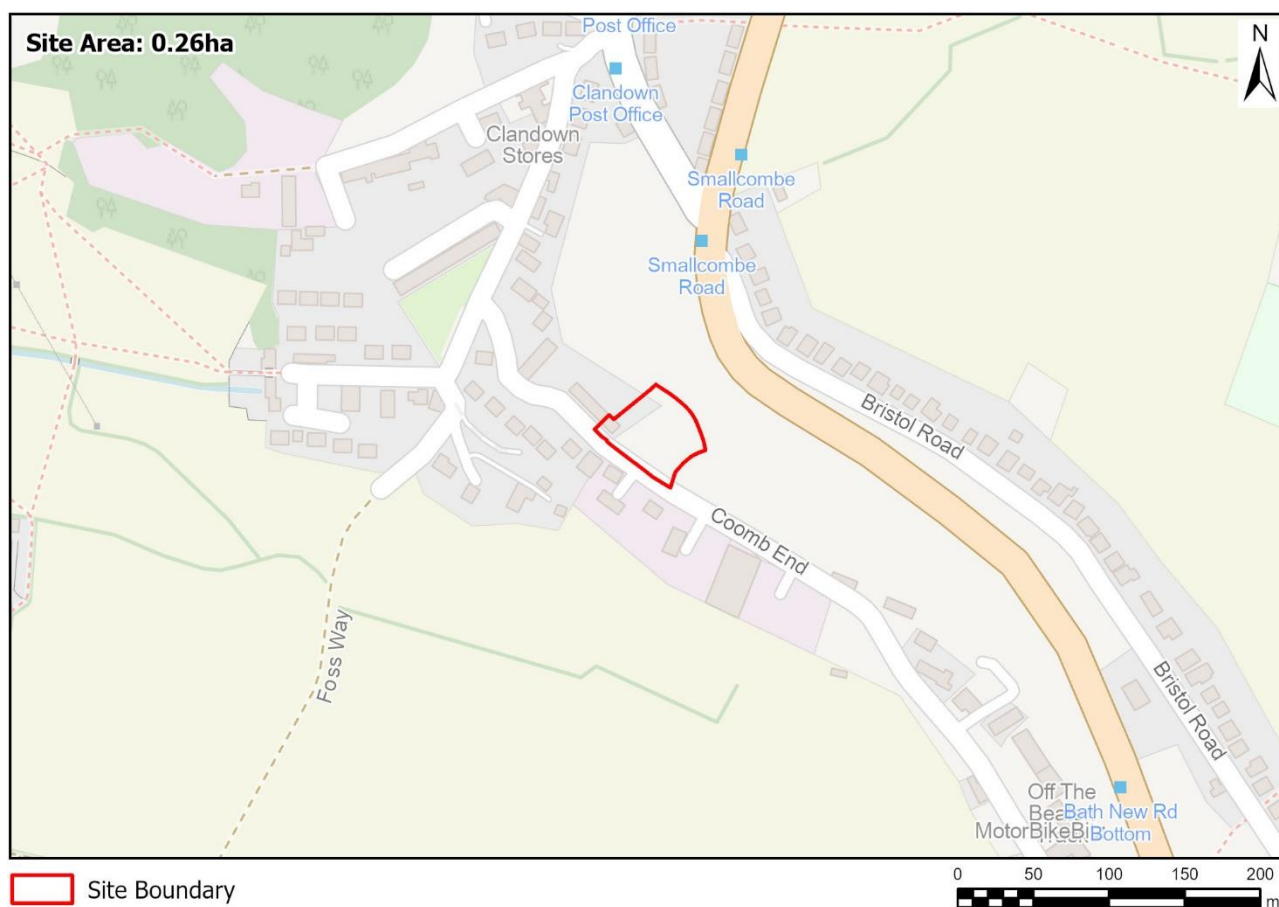
Gross Site Area (Ha) 2.71

Assessment

Air Quality Management Area (AQMA)	2.5km - Bath AQMA
Noise Impact – Distance to major roads and railway lines	Railway - 545m
International Ecological Sites (SAC, SPA, Ramsar)	785m - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	785m - Combe Down and Bathampton Down Mines
Regionally Important Geological Site	489m - Dundas Aqueduct
Site of Nature Conservation Interest	<1% Overlap - Field behind Civil Service Sports Ground
Priority Habitats	6m - Lowland calcareous grassland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	8.2%
Brownfield Land Use	2.8km - 4 - 5 Railway Place, Bath, BA1 1TH
Local Greenspace	1145m - [name or ID n/a]

Closest Park		1000m - 1100m - Claverton Manor
Green Belt Land		<1% Overlap
Health Facility		1000m - 1100m - Combe Grove Manor Hotel and Country Club
Loss of Allotment Land		
Distance to nearest Primary School		2km - 2.5km - Combe Down C of E Primary
Distance to nearest Secondary School		3km - 4km - Beechen Cliff School
World Heritage Site		Site lies within or immediately adjacent to WHS
Scheduled Monument		546m - Dundas aqueduct
Registered Parks and Gardens		913m - Claverton Manor
Conservation Area		766m - Monkton Combe (Rural)
Registered Battlefield		8.7km - Lansdown Battlefield (part)
Listed Building – Grade I		585m - Dundas Aqueduct
Listed Building – Grade II*		1033m - Lodge Style
Listed Building – Grade II		9m - Boundary Post At National Grid Reference St7794 6278
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		8m - Claverton Wood
Nature Reserve		3.4km - Kensington Meadow
Tree Preservation Order		248m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		1037m
Mineral Search Area		1230m - Upper Lawn Quarry
Waterbodies		<1% Overlap
Train Station		3km - 4km - Bath Spa
Bus Station		0m - 50m - Brassknocker Hill
Cycle Route		800m - 900m - National Cycle Route 24
Public Right of Way		0m - 50m
Historic Landfill		261m - Claverton Wood

RAD39



Site Details

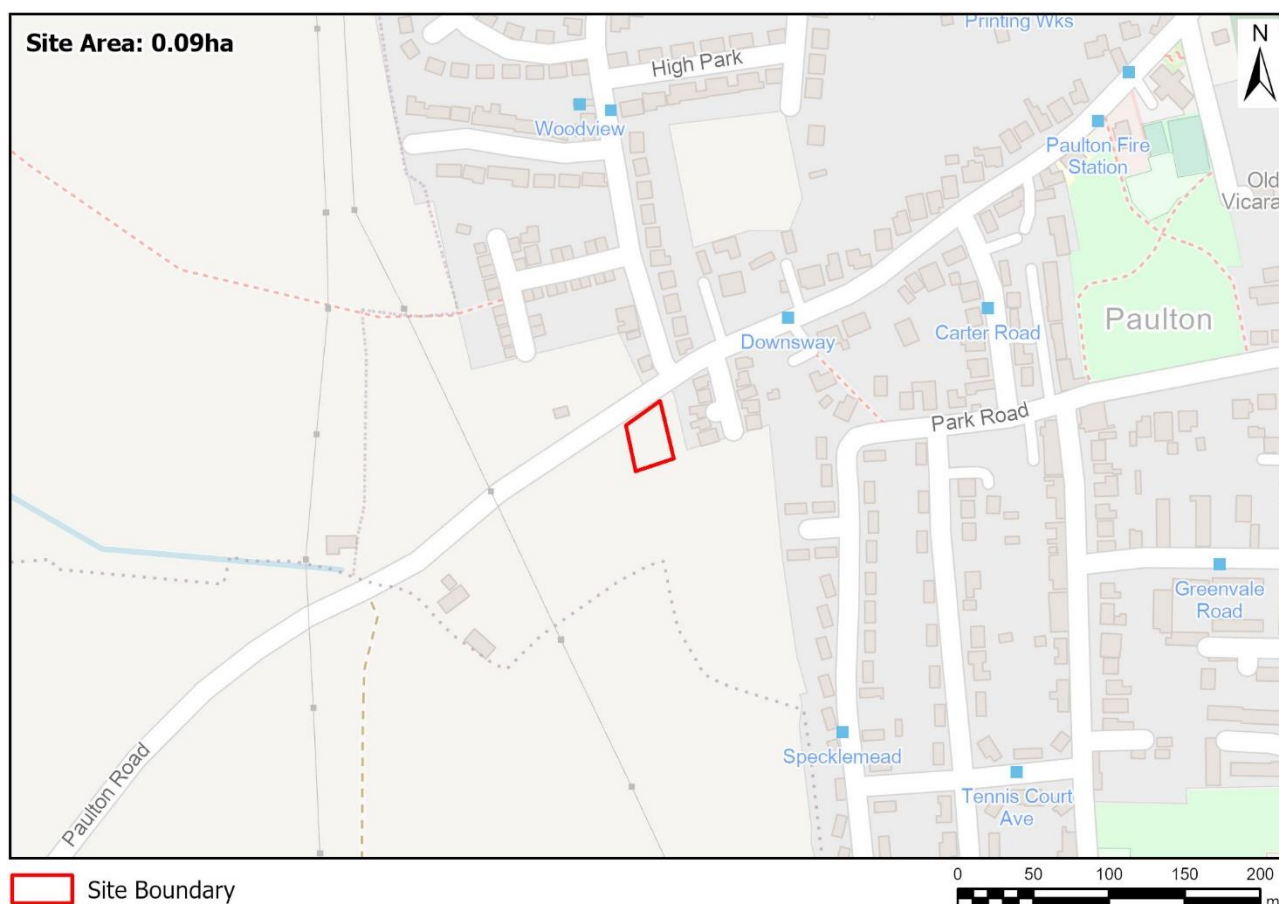
Gross Site Area (Ha) 0.26

Assessment

Air Quality Management Area (AQMA)	5.4km - Farrington Gurney Air Quality Management Area Order 2018
Noise Impact – Distance to major roads and railway lines	A-Roads - 47m
International Ecological Sites (SAC, SPA, Ramsar)	8km - Mells Valley (SAC site)
Site of Special Scientific Interest (SSSI)	1357m - Kilmersdon Road Quarry
Regionally Important Geological Site	15% Overlap - Clandown Old Pit Quarry
Site of Nature Conservation Interest	390m - West Clandown field
Priority Habitats	81m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	0%
Surface Water Flooding (1 in 1000 Year)	0%
Brownfield Land Use	152m - ACL House
Local Greenspace	633m - Tom Huyton Play Area

Closest Park		9km - 10km - Newton Park
Green Belt Land		2.3km
Health Facility		200m - 300m - Snap Fitness, Radstock
Loss of Allotment Land		
Distance to nearest Primary School		1200m - 1300m - St Nicholas Church School
Distance to nearest Secondary School		2km - 2.5km - Writhlington School, Somerset Studio School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		468m - Camerton Romano-British town and associated Prehistoric and early medieval monuments
Registered Parks and Gardens		3.4km - Ammerdown House
Conservation Area		100% Overlap - Radstock (Somer Valley)
Registered Battlefield		14.6km - Lansdown Battlefield (part)
Listed Building – Grade I		1836m - Church Of St Peter
Listed Building – Grade II*		1494m - Welton Manor House
Listed Building – Grade II		182m - 1, Fosseway
National Landscape (formerly AONB)		5.4km - Cotswolds
Ancient Woodland		1366m - Camerton Wood
Nature Reserve		2.3km - Camerton Batch
Tree Preservation Order		1850m
Agricultural Land Classification – Grades 1 to 3		
Mineral Safeguarded Area		1183m
Mineral Search Area		9.1km - Stoke Hill Mine
Waterbodies		58m
Train Station		3km - 4km - Midsomer Norton South
Bus Station		300m - 400m - Clandown Village
Cycle Route		700m - 800m - National Cycle Route 24 Link
Public Right of Way		100m - 200m
Historic Landfill		1356m - Land Near Ham Gardens

PAU11 - Part



Site Details

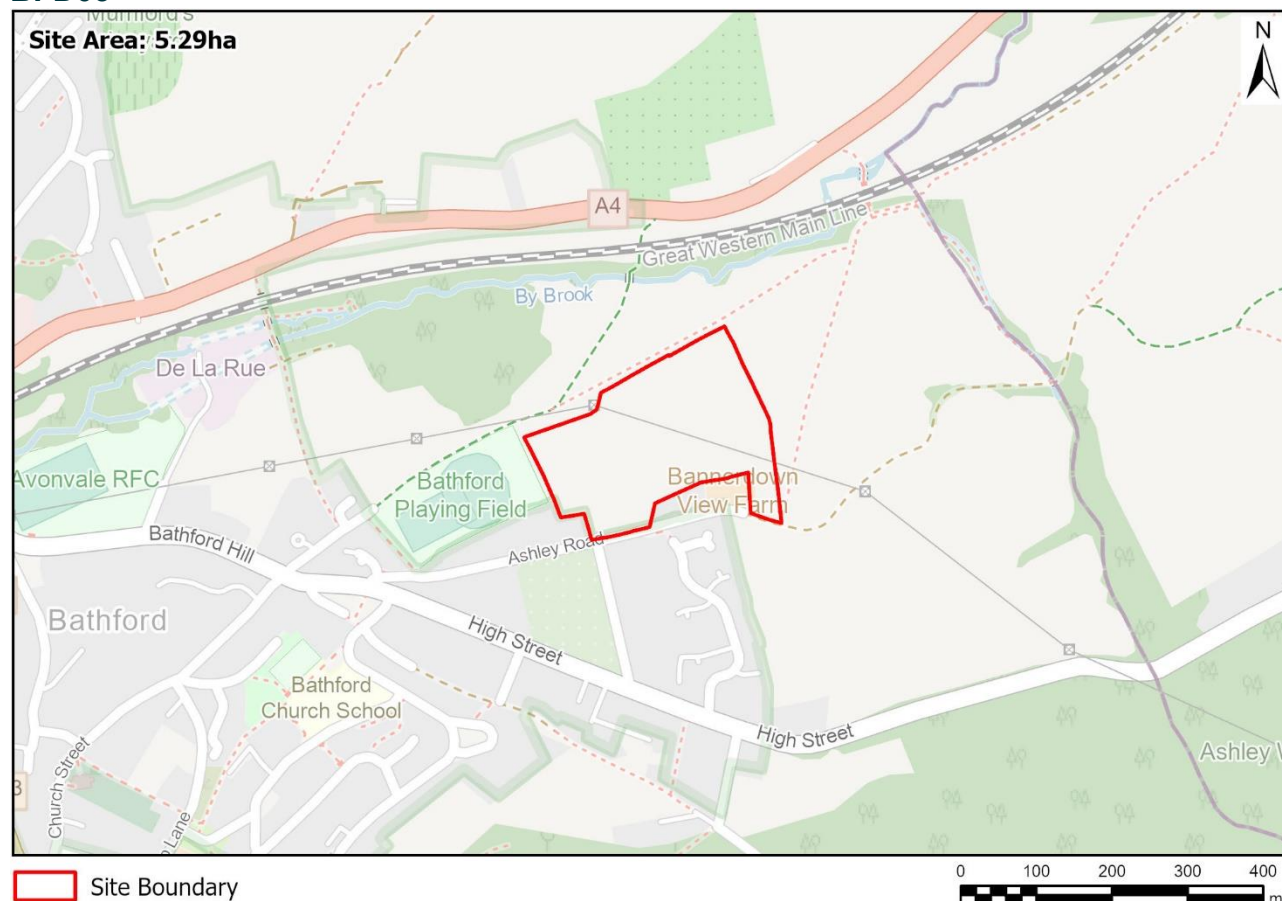
Gross Site Area (Ha) 0.09

Assessment

Air Quality Management Area (AQMA)		1686m - Farrington Gurney Air Quality Mangement Area Order 2018
Noise Impact – Distance to major roads and railway lines		A-Roads - 1048m
International Ecological Sites (SAC, SPA, Ramsar)		7.3km - Chew Valley Lake (SPA site)
Site of Special Scientific Interest (SSSI)		2.3km - Bowlditch Quarry
Regionally Important Geological Site		1167m - Old Mills Tip
Site of Nature Conservation Interest		806m - Hornbeam Gully
Priority Habitats		411m - Deciduous woodland
Future Flood Risk (Fluvial)		Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)		0%
Surface Water Flooding (1 in 100 Year)		0%
Surface Water Flooding (1 in 1000 Year)		0%
Brownfield Land Use		2.8km - Farthing & Short, The Island
Local Greenspace		277m - Memorial Garden

Closest Park		9km - 10km - Newton Park
Green Belt Land		2.2km
Health Facility		800m - 900m - Paulton Swimming Pool
Loss of Allotment Land		
Distance to nearest Primary School		700m - 800m - Paulton Junior
Distance to nearest Secondary School		3km - 4km - Somervale School
World Heritage Site		Site lies outside of the WHS and its indicative extent
Scheduled Monument		3.1km - Bowl barrow 100m north east of Home Farm Cottage
Registered Parks and Gardens		1913m - Ston Easton Park
Conservation Area		177m - Paulton (Somer Valley)
Registered Battlefield		15.3km - Lansdown Battlefield (part)
Listed Building – Grade I		3km - Ston Easton Park
Listed Building – Grade II*		506m - Church Of The Holy Trinity
Listed Building – Grade II		498m - Cholera Monument, In The Churchyard 15 Metres South Of The Church Of The Holy Trinity
National Landscape (formerly AONB)		4.7km - Mendip Hills
Ancient Woodland		1685m
Nature Reserve		3.1km - Silver Street
Tree Preservation Order		372m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		100% Overlap
Mineral Search Area		12.4km - Stoke Hill Mine
Waterbodies		157m
Train Station		4km - 5km - Midsomer Norton South
Bus Station		50m - 100m - Abbotts Farm Close
Cycle Route		2.5km - 3km - National Cycle Route 24 Link
Public Right of Way		100m - 200m
Historic Landfill		860m - Purnell and Sons Limited

BFD03



Site Details

Gross Site Area (Ha) 5.29

Assessment

Air Quality Management Area (AQMA)	2.8km - Bath AQMA
Noise Impact – Distance to major roads and railway lines	Railway - 120m
International Ecological Sites (SAC, SPA, Ramsar)	368m - Bath & Bradford on Avon Bats (SAC site)
Site of Special Scientific Interest (SSSI)	368m - Brown's Folly
Regionally Important Geological Site	2.3km - Hampton Down Quarry
Site of Nature Conservation Interest	50m - By Brook and associated marginal habitats
Priority Habitats	46m - Deciduous woodland
Future Flood Risk (Fluvial)	Site intersects or lies adjacent to FRZ1/ Site does not fall within an area at risk.
Surface Water Flooding (1 in 30 Year)	0%
Surface Water Flooding (1 in 100 Year)	1.3%
Surface Water Flooding (1 in 1000 Year)	5.6%
Brownfield Land Use	4.8km - 4 - 5 Railway Place, Bath, BA1 1TH
Local Greenspace	9m - Allotments
Closest Park	4km - 5km - Claverton Manor, St Catherine's Court, Sydney Gardens

Green Belt Land		100% Overlap
Health Facility		4km - 5km - Team Bath Gym and Fitness Centre, Vital Health, Fitness and Beauty (Bath Spa Hotel)
Loss of Allotment Land		
Distance to nearest Primary School		400m - 500m - Bathford Church School
Distance to nearest Secondary School		4km - 5km - St Mark's School
World Heritage Site		Site lies within WHS indicative extent (buffer zone)
Scheduled Monument		728m - Multi-span bridge called Bathford Bridge
Registered Parks and Gardens		2.6km - Claverton Manor
Conservation Area		75m - Bathford (Rural)
Registered Battlefield		7.3km - Lansdown Battlefield (part)
Listed Building – Grade I		1602m - Remains Of The Refectory At Monkton Farleigh Manor
Listed Building – Grade II*		341m - Rock House
Listed Building – Grade II		154m - St Martins, Including Gatepiers And Boundary Walls To Road
National Landscape (formerly AONB)		100% Overlap - Cotswolds
Ancient Woodland		306m - Ashley Wood
Nature Reserve		3.3km - Kensington Meadow
Tree Preservation Order		2497m
Agricultural Land Classification – Grades 1 to 3		100%
Mineral Safeguarded Area		5.1km
Mineral Search Area		5.3km - Upper Lawn Quarry
Waterbodies		58m
Train Station		6km - 7km - Bath Spa
Bus Station		200m - 300m - British Legion
Cycle Route		1700m - 1800m - National Cycle Route 4 including the Bristol and Bath Railway Path and Bath River Line
Public Right of Way		0m - 50m
Historic Landfill		<1% Overlap - Land at Bannerdown View Farm

