AtkinsRéalis

Habitats Regulations Assessment

Bath & North East Somerset Council

September 2026

B&NES DRAFT LOCAL PLAN 2025-2043

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1. Introduction

1.1 Terms of Reference

AtkinsRéalis UK Limited has been appointed by Bath and North East Somerset (B&NES) Council to provide a Habitats Regulations Assessment (HRA) of the B&NES Pre-Submission Draft Local Plan 2025 – 2043 (hereafter referred to as 'the Draft Local Plan'). The Local Plan is currently in draft form; this document presents an interim HRA to accompany the Draft Local Plan at Regulation 19 (Pre-submission draft) stage. As the Local Plan develops and further detail becomes available, the HRA will be revised and updated.

Once adopted, the Local Plan will establish the planning framework for the B&NES district and will guide and manage how the district grows and changes over the next 15 to 20 years, up to 2043.

1.2 Background to HRA

HRA is required by Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations') for all plans and projects which may have a likely significant effect on, and are not directly connected with or necessary to the management of, a European site[1].

According to Regulation 63 of the Habitats Regulations, before deciding to undertake or give any consent for a plan or project: *"which is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and is not directly connected with or necessary to the management of that site* [the Competent Authority must] *make an appropriate assessment of the implications of the plan or project for that site in view of that site's conservation objectives".*

Also, with respect to land use plans, Regulation 105 of the Habitats Regulations states, where a land use plan "*is likely to have a significant effect on a European site…and is not directly connected with…it's management*" the authority must undertake an appropriate assessment of its implications against the site's conservation objectives, consulting the nature conservation body. The plan may only proceed if the authority is satisfied it "will not adversely affect the integrity" of the site, with optional public consultation and a duty to provide information as required, and certain limited site types excluded.

The Planning and Infrastructure Act 2025[2] within Schedule 5, amends the Habitats Regulations to include Ramsar sites, thereby protecting them through legislation in addition to the policy protection within the National Planning Policy Framework (NPPF)[3].

In addition to Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), the NPPF states that the following should also be considered European sites:

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[1] This is defined as a Special Area of Conservation (SAC) or Special Protection Area (SPA). Following the changes made to the Conservation of Habitats and Species Regulations 2017 (as amended) by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, SACs and SPAs in the UK no longer form part of the EU's Natura 2000 network but form the UK's national site network. The term 'Habitats Sites' is sometimes now used instead of 'European Sites' following the UK's departure from the EU.

[2] Planning and Infrastructure Act 2025 https://www.legislation.gov.uk/ukpga/2025/34/enacted

[3] Ministry of Housing, Communities and Local Government (2026) National Planning Policy Framework. Available from: National Planning Policy Framework - GOV.UK (www.gov.uk) (Accessed August 2026).

- Potential Special Protection Areas (pSPA);
- Possible Special Areas of Conservation (pSAC);
- Listed or proposed Ramsar sites[4]; and
- Sites identified, or required, as compensatory measures for adverse effects on habitats sites, pSPAs, pSACs, and listed or proposed Ramsar sites, on which the Government has initiated public consultation on the scientific case for their designation.

Hereafter, all of the above designated nature conservation sites are referred to as 'European Sites'.

HRA Stages

The stages of the HRA process are:

- **Stage 1** - Screening: To assess whether a plan or project either alone or in combination with other plans and projects is likely to have a significant effect on a European Site;
- **Stage 2** - Appropriate Assessment: To determine whether, in view of a European Site's conservation objectives, the project or plan (either alone or in combination with other projects and plans) would have an adverse effect (or risk of this) on the integrity of the site with respect to the conservation objectives. If adverse impacts are anticipated, potential mitigation measures to alleviate impacts should be proposed and assessed;
- **Stage 3**[5] – Derogations (allow exceptions): Where a project or plan is assessed as having an adverse residual impact (or risk of this) on the integrity of a European Site, it may qualify for a derogation. Three legal tests must be applied in the following order:
    1. There are no feasible alternative solutions that would be less damaging or avoid damage to the site.
    2. The proposal needs to be carried out for imperative reasons of overriding public interest.
    3. The necessary compensatory measures can be secured.

This report comprises Stage 1 - HRA Screening of the plan and Stage 2 Appropriate Assessment.

Legal Context to HRA

A critical part of the HRA Screening process is determining whether or not the proposals are likely to have a significant effect on European Sites and therefore, if they will require an Appropriate Assessment (AA). The concept of likely significant effects ('LSE') as embodied in Regulation 63(1) is central to their operation. Its interpretation is well established in law and guidance and embraces the precautionary principle.

The European Court Waddenzee judgement[6] provides clarification regarding the term 'likely'. It concludes that: *"any plan or project not directly connected with or necessary to the management of the site is to be subject to an AA of its implications for the site in view of the site's Conservation Objectives if it cannot be excluded, on the basis of objective information, that it will have a significant effect on that site, either individually or in combination with other plans or projects."*

Clarification has also been provided through case law on the meaning of 'likely' in relation to Bagmoor Wind Ltd. v The Scottish Ministers[7]: *"the word 'likely' in the regulation is not to be construed as an expression of probability, in a*

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[4] Defined by the Convention on Wetlands of International Importance, especially as waterfowl habitat (otherwise known as the 'Ramsar Convention). https://www.ramsar.org/

[5] Derogations stages were previously described as two separate stages, but now commonly grouped together.

[6] Case C – 127/02 Waddenzee, reference for a preliminary ruling from the Raad van State: Landelijke Vereniging tot Behoud van de Waddenzee, Nederlandse Vereniging tot Bescherming van Vogels v Staatssecretaris van Landbouw, Natuurbeheer en Visserij, 7th September 2004.

[7] Bagmoor Wind Limited v The Scottish Ministers, Court of Sessions (2012) CSIH 93.

legal sense, but as a description of the existence of a risk (or possibility)." Consequently, if the possibility of a significant effect cannot be excluded based on objective information, an AA will be required.

The European Court Waddenzee judgement also provides further clarification regarding the term 'significant': *"...where a plan or project not directly connected with or necessary to the management of a site is likely to undermine the site's conservation objectives, it must be considered likely to have a significant effect on that site. The assessment of that risk must be made in the light inter alia of the characteristics and specific environmental conditions of the site concerned by such a plan or project."*

The Bagmoor Wind case also provides guidance on the term 'objective'. It states: *"...objective, in this context, means information based on clear verifiable fact rather than subjective opinion".* Therefore, there should be credible evidence to show that there is a real rather than a hypothetical risk of effects that could undermine the site's conservation objectives. Any serious possibility of a risk that the Conservation Objectives could be undermined should trigger an AA.

The test for likelihood of significant effects requires that consideration is given to potential causes and potential effects (i.e. any potential impact pathways). To do this, information about the Plan is needed to identify the potential causes of effects and information on the European Site is needed to identify any potential implications related to these effects. In the absence of a potential impact pathway, it can be concluded that no likely significant effect would arise.

The judgement as to whether a significant effect is likely needs to be based on the best readily available information. Sources of information may include HRAs of neighbouring plans that may affect the same or similar European Sites; as well as survey data for European Sites, which may provide information on the distribution of qualifying species, population trends, the quality of habitats present etc. In line with the precautionary principle, where there is uncertainty and/ or information is lacking in relation to the capacity of the effect to undermine the site's conservation objectives, it must be assumed that there will be an effect, unless further information can be made available to eliminate any areas of doubt.

The implication of the Court of Justice of the European Union (CJEU) judgement referred to as 'People Over Wind'[8] is that competent authorities cannot take account of any *"...measures that are intended to avoid or reduce the harmful effects of the envisaged project on the site concerned"*, when considering at the HRA screening stage whether the plan or project is likely to have an adverse effect on a European Site. The effect of this is that the screening stage must be undertaken on a precautionary basis with no regard to any proposed integrated or additional avoidance or reduction measures. Where the likelihood of significant effects cannot be excluded on the basis of objective information, the competent authority must proceed to carry out an AA to establish whether the plan or project will affect the integrity of the European Site, which can include at that stage consideration of the effectiveness of the proposed avoidance or reduction measures.

Case law in 2017 referred to as the 'Wealden Judgement'[9] prompted Natural England to make their internal guidance on assessing the effects of road traffic emissions on European Sites public[10]. The guidance provides further information on the in-combination assessment at screening stage with regard to air quality effects following the Wealden Judgement.

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[8] Peter Sweetman v Coillte Teoranta, Case C-323/17

[9] Case no: CO/3943/2016 – Between Wealden District Council and Secretary of State for Communities and Local Government, Lewes District Council and South Downs National Park Authority and Natural England.

[10] NE Internal Guidance – *Approach to advising Competent Authorities on Road Traffic Emissions and HRAs* V1.4 Final – June 2018.

1.3 B&NES HRA Scoping

B&NES undertook a HRA scoping exercise in 2024 and arrived at the subsequent recommendation that the re-drafting of existing policies in the Draft Local Plan may need to include additional mitigation measures and should be drafted with an awareness of the need to safeguard European Sites and functionally linked land.

Following on from their 2024 HRA scoping exercise, in 2025 B&NES undertook an Initial Scoping of Issues relating to the Habitats Regulations of Draft Local Plan Options as part of their planning framework for B&NES up to 2042[11]. This was in relation to the Regulation 18 stage of the Plan.

This HRA builds on this early foundational work within the assessment and incorporates the suggested mitigation approaches needed to ensure the Regulation 19 Draft Local Plan is deliverable.

1.4 Consultation

Under Regulation 63(3) of the Habitats Regulations, the appropriate nature conservation body, in this case Natural England, must be consulted at Stage 2 Appropriate Assessment. Since LSEs could not be discounted at all European Sites and AA is required, Natural England have been made aware of this plan and consideration given to their advice and comments throughout the HRA process.

Natural England have previously provided comments on the direction of the Draft Local Plan on 16 April 2024[12] and 14 November 2025[13]. These comments have informed points of emphasis to the assessment, including strengthening of impact pathway analysis, improved treatment of bat SACs and functionally linked habitat, and a more robust consideration of recreation, air quality, and in-combination effects.

A meeting was held between B&NES and Natural England on 11th August 2026 to discuss the B&NES Local Plan and approach to recreation pressures at Chew Valley Lake. The discussion included the approach to bat mitigation and next steps for the HRA. The outcome of this meeting has been referred to in this assessment.

A draft of this interim HRA report will be made available to Natural England for comment.

1.5 Outline of this Report

Following this introduction, the remainder of this report has been structured as below:

- Section 2 of this report describes the Regulation 19 Draft Local Plan;
- Section 3 sets out the methodology used for the Stage 1 – Screening and Stage 2 – Appropriate Assessment;
- Section 4 provides the results of the Stage 1 – Screening assessment, which includes setting out the findings of the initial HRA scoping exercise undertaken by B&NES;
- Section 5 provides the Stage 2 - Appropriate Assessment, which also sets out specific mitigation proposals developed by B&NES and the in-combination assessment;
- Section 6 provides the overall conclusions.

[11] Bath and North East Somerset Council 2025 Local Plan Options Document: Initial scoping of issues relating to the Habitats Regulations.

[12] Natural England (2024). Comments on B&NES Draft Local Plan. Reference: 466585.

[13] Natural England (2025). Regulation 18 Consultation for B&NES Local Plan. Reference: 529380.

2. The B&NES Draft Local Plan

2.1 Introduction to the Draft Local Plan

The Regulation 19 Draft Local Plan sets out the spatial strategy and planning policies that will guide the development of B&NES for the period 2025–2043. It identifies the scale and distribution of new homes, employment space and supporting infrastructure required to meet the needs of communities, allocates development sites to meet these requirements, while protecting the district's distinctive environmental, landscape and heritage assets.

Once adopted, the Local Plan will form part of the statutory Development Plan for B&NES and will be used in the determination of planning applications. It provides a framework to ensure that growth is planned in a sustainable manner, supports the Council's corporate priorities, and responds to the key challenges and opportunities facing the area.

The Draft Local Plan is structured as follows:

- District-wide Strategy and Policies – setting out the overarching spatial strategy and approach to development;
- Sub-area Strategies – providing place-based approaches and site allocations for:
  - Bath;
  - Bristol to Bath Corridor;
  - Somer Valley;
  - Rural Areas.
- Development Management Policies – setting out district-wide policies on a thematic basis to be used in determining planning applications;
- Appendices – including additional detail on the implementation of some policies; tables indicating which policies in the currently adopted Local Plan will be superseded or saved; proposed Policies Map changes; and, including the Monitoring Framework for tracking Plan implementation.

The Draft Local Plan comprises 121 policies, including 43 new policies and 78 saved policies. The new policies include district-wide strategic policies and development management policies, while the saved policies comprise retained policies from the adopted Development Plan that will continue to form part of the statutory planning framework. The Draft Local Plan also includes 88 site allocation policies, comprising 57 new allocations and 31 saved allocations. Together, these policies establish the strategy for growth and development across Bath and North East Somerset and provide the policy basis for determining planning applications.

The new strategic and development management policies are contained within the District-wide Strategy and Policies and Development Management Policies sections of the Plan. Site allocation policies are contained within the sub-area strategy chapters covering Bath, the Bristol to Bath Corridor, Somer Valley and the Rural Areas, whilst the saved policies are identified within the relevant chapters and supporting appendices.

Section 2.2 and Section 2.3 below set out the policy components of the Draft Local Plan.

2.2 Policies

The strategic, development management and saved non-allocation policies included within the Draft Local Plan are listed in Table 2-1 below. The policy descriptions and HRA screening assessments are provided in Appendix C. Site allocation policies are listed separately in Table 2-2 and assessed in Appendix D.

Table 2-1 - B&NES Draft Local Plan Policies

Chapter	Section	Policy reference	Policy name	Status
1	District-wide Strategy	1.1	Spatial Strategy	New
		1.2	Housing Requirement and Delivery	New
		1.3	Employment Space Requirement	New
		1.4	Development Within and Adjoining Settlements	New
2	Bath	B4	The World Heritage Site and its Setting	Saved
		BD1	Bath Design Policy	Saved
		B5	Off-Campus Student Accommodation and Teaching Space	Saved
4	Radstock	SV3	Radstock Town Centre Policy	Saved
	Midsomer Norton	4.10	Midsomer Norton Town Centre Masterplan	New
6	Responding to Climate Change	6.1	Renewable and Low Carbon Energy	New
		6.2	Climate Adaptation and Resilience	New
		6.3	New Build Non-Residential Development	New
		6.4	Embodied Carbon	New
		6.5	Retrofit First	New
		6.6	District Heating	New
		6.7	Low Impact Farming and Regenerative Land-based Development	New
		CP1	Retrofitting Existing Buildings	Saved
		SCR2	Roof Mounted / Building Integrated Scale Solar PV	Saved
		SCR5	Water Efficiency	Saved
		SCR6	Sustainable Construction Policy for New Build Residential Development	Saved
6	Environmental Quality	CP6	Environmental Quality	Saved
6	High-Quality Design	6.8	Lighting	New
		D1	General Urban Design Principles	Saved
		D2	Local Character and Distinctiveness	Saved
		D3	Urban Fabric	Saved
		D4	Streets and Spaces	Saved

Chapter	Section	Policy reference	Policy name	Status
6	High-Quality Design	D5	Building Design	Saved
		D6	Amenity	Saved
		D7	Infill and Backland Development	Saved
		D9	Advertisements and Outdoor Street Furniture	Saved
		D10	Public Realm	Saved
6	Historic Environment	HE1	Historic Environment	Saved
		HE2	Somersetshire Coal Canal and the Wansdyke	Saved
6	Landscape	6.8a	Conserving and Enhancing the Landscape and Landscape Character	New
		NE2A	Landscape Setting of Settlements	Saved
		NE2B	Extension of Residential Curtilages in the Countryside	Saved
6	Nature Conservation	6.9	Biodiversity Net Gain	New
		6.10	Trees and Woodland Conservation	New
		NE3	Sites, Habitats and Species	Saved
		NE4	Ecosystem Services	Saved
		NE5	Ecological Networks and Nature Recovery	Saved
6	Green Infrastructure	6.11	Green Infrastructure	New
		6.12	Open Space	New
		LCR6A	Local Green Spaces	Saved
		LCR8	Protecting Allotments	Saved
		LCR9	Increasing the Provision of Local Food Growing	Saved
6	Green Belt	6.13	Green Belt	New
		GB1	Visual amenities of the Green Belt	Saved
		GB2	Development in the Green Belt	Saved
		GB3	Extensions and alterations to buildings in the Green Belt	Saved
6	Pollution, Contamination and Safety	PCS1	Pollution and nuisance	Saved
		PCS2	Noise and Vibration	Saved
		PCS3	Air Quality	Saved
		PCS4	Hazardous substances	Saved
		PCS5	Contamination	Saved
		PCS6	Unstable land	Saved
		PCS7	Water Source Protection Zones	Saved

Chapter	Section	Policy reference	Policy name	Status
6	Pollution, Contamination and Safety	PCS7A	Foul sewage infrastructure	Saved
		PCS8	Bath Hot Springs	Saved
6	Meeting Housing Needs	6.14	Affordable Housing	New
		6.15	Build to Rent	New
		6.16	Co-living	New
		6.17	Houses in Multiple Occupation	New
		6.18	Affordable Housing in Purpose-Built Student Accommodation	New
		6.19	Housing Accessibility Standards	New
		6.20	Gypsies, Travellers and Travelling Showpeople	New
		6.21	Self-Build and Custom Housebuilding	New
		RA4	Rural Exception Sites	Saved
		H1	Housing and Facilities for the Elderly, People with Other Supported Housing or Care Needs	Saved
		CP10	Housing Mix	Saved
		H2A	Purpose Built Student Accommodation	Saved
		H3	Residential Use in Existing Buildings	Saved
		H5	Retention of Existing Housing Stock	Saved
		H6	Moorings	Saved
		H8	Affordable Housing Regeneration Schemes	Saved
6	Meeting Local Community and Recreational Needs	6.22	New and Replacement Sports and Recreational Facilities	New
		6.23	Safeguarding Land for Cemeteries	New
		LCR1	Safeguarding Local Community Facilities	Saved
		RA3	Community Facilities	Saved
		LCR1A	Public Houses	Saved
		LCR2	New or Replacement Community Facilities	Saved
		LCR3	Sites Safeguarded for Primary School Use	Saved
		LCR3A	Primary School Capacity	Saved
		LCR5	Safeguarding Existing Sport and Recreational Facilities	Saved
		LCR7	Recreational Development Proposals Affecting Waterways	Saved
		LCR7A	Telecommunications Development	Saved
		LCR7C	Commercial Riding Establishments	Saved

Chapter	Section	Policy reference	Policy name	Status
6	Meeting Local Community and Recreational Needs	CP13	Infrastructure Provision	Saved
6	Economic Development	6.24	Office Development and Protection of Office Floorspace	New
		6.25	Strategic and Locally Significant Industrial Sites	New
		6.26	Undesignated Industrial and Warehousing Sites	New
		6.27	Employment and Skills Plans	New
6	Sustaining a Buoyant Rural Economy	RE1	Employment Uses in the Countryside	Saved
		RE2	Agricultural Development	Saved
		RE3	Farm Diversification	Saved
		RE4	Essential Dwellings for Rural Workers	Saved
		RE5	Agricultural Land	Saved
		RE6	Re-use of Rural Buildings	Saved
		RE7	Visitor Accommodation	Saved
6	Centres and Retailing	6.28	Centres Hierarchy and Main Town Centre Uses	New
		6.29	Development within Centres and Primary Shopping Areas	New
		CR1	Sequential Test	Saved
		CR2	Impact Assessments	Saved
		CR4	Dispersed Local Shops	Saved
6	Promoting Sustainable Transport	6.30	Active Travel Routes	New
		6.31	Transport Infrastructure	New
		ST1	Promoting Sustainable Travel	Saved
		ST2	Sustainable Transport Routes	Saved
		ST4	Rail Freight Facility	Saved
		ST5	Traffic Management Proposals	Saved
		ST6	Transport Interchange	Saved
		ST7	Transport Requirements for Managing Development	Saved
		ST8	Airport and Aerodrome Safeguarding Areas	Saved
6	Minerals and Waste	6.32	Residual Waste Treatment and Recovery Facilities	New
		6.33	Safeguarding Waste Management Sites	New
		CP8A	Minerals	Saved
		M1	Mineral Safeguarding Areas	Saved

Chapter	Section	Policy reference	Policy name	Status
6	Minerals and Waste	M2	Minerals Allocations	Saved
		M3	Aggregate Recycling Facilities	Saved
		M4	Winning and Working of Minerals	Saved
		M5	Conventional and Unconventional Hydrocarbons	Saved
6	Infrastructure	6.34	Infrastructure and Delivery	New

2.3 Site Allocation Policies

The 88 site allocation policies included within the B&NES Draft Local Plan are listed in Table 2-2 below. These comprise 57 new allocations and 31 saved allocations. With respect to distribution across the plan's spatial strategy areas, there are 29 allocations in Bath, 18 allocations in the Bristol to Bath Corridor, 25 allocations in the Somer Valley, and 15 allocations in Rural Areas. The site allocation descriptions are provided in Appendix D.

Table 2-2 - B&NES Draft Local Plan Site Allocation Policies

Chapter	Policy reference	Policy name	Status
2	SB1	Walcot Street / Cattlemarket Site	Saved
	SB2	Central Riverside & Recreation Ground	Saved
	SB3	Manvers Street	Saved
	2.1	Bath Quays North & Bath College	New
	SB5	South Quays & Riverside Court	Saved
	SB6	South Bank	Saved
	2.2	Green Park Station West and Sydenham Park	New
	SB8	Bath Riverside	Saved
	2.3	North Bank, Bath Riverside	New
	2.4	Stable Yard Industrial Estate	New
	2.5	Roseberry Place	New
	2.6	Lower Bristol Road Group of Sites	New
	2.7	The Production Quarter	New
	SB22	Locksbrook Creative Industry Hub	Saved
	SB23	Weston Island	Saved
	SB14	Twerton Park	Saved
	SB15	Hartwells Garage, Newbridge	Saved
	SB16	Burlington Street	Saved
	SB18	Royal United Hospital	Saved
	SB24	Sion Hill	Saved

Chapter	Policy reference	Policy name	Status
2	SB25	St Martin's Hospital	Saved
	SB19	University of Bath at Claverton Down	Saved
	SB20	Bath Spa University, Newton Park Campus	Saved
	B3A	Land Adjoining Odd Down, Bath Strategic Site Allocation	Saved
	SB26	Park and Ride Sites	Saved
	2.8	Julian Road (rear of St James's Square)	New
	2.9	Kingswood School Playing Fields	New
	2.10	Bath Equestrian Centre	New
	2.11	North of Napier Road	New
	2.12	Car Park adjacent to Combe Park	New
	2.13	Land East of Station Road	New
	2.14	SW of the Odd Down Park & Ride site	New
3	3.1	North Keynsham	New
	3.2	East of Avon Mill Lane	New
	3.3	Ashton Way and the Labbott Car Parks	New
	3.4	West Keynsham	New
	3.5	South West Keynsham	New
	3.6	South East Keynsham	New
	KE2B	Riverside and Fire Station Site	Saved
	KE3C	East of Keynsham – Former Safeguarded Land	Saved
	KE3D	East of Keynsham – Former Safeguarded Land	Saved
	KE5	Treetops	Saved
	3.7	West Saltford	New
	3.8	South Saltford	New
	3.9	Hicks Gate	New
	3.10	Devonport House	New
	3.11	Durley Farm	New
	3.12	North Whitchurch Village Secondary School	New
	3.13	East Whitchurch Village	New
	3.14	South-West Whitchurch Village	New
4	4.1	South Peasedown	New
	4.2	Land Adjacent to Bath Business Park	New
	4.3	Lower Peasedown	New
	4.4	North Radstock	New

Chapter	Policy reference	Policy name	Status
4	SSV20	Former St Nicolas School	Saved
	4.5	Writhlington	New
	4.6	Haydon	New
	4.7	Westfield Industrial Estate	New
	SSV11	St Peters Factory Site	Saved
	SSV18	Somer Valley Campus	Saved
	4.8	Chilcompton Road	New
	4.9	Thicket Mead	New
	SSV1	Central High Street Core Site	Saved
	SSV3	Midsomer Norton Town Park	Saved
	SSV4	Former Welton Manufacturing Site	Saved
	SSV21	Silver Street	Saved
	4.11	Farrington Road North	New
	4.12	Farrington Road South	New
	4.13	Paulton South	New
	4.14	Paulton Mendip Close	New
	SSV9	Old Mills Industrial Estate (Incorporating Somer Valley Enterprise Zone)	Saved
	SSV22	Former Paulton Printworks	Saved
	4.15	Farrington Gurney South	New
5	5.1	Bathford Nurseries	New
	5.2	Box Road	New
	5.3	Ashley Road	New
	5.4	Land West of Corston Lane	New
	5.5	Timsbury Road	New
	5.6	West Timsbury	New
	5.7	East Timsbury	New
	5.8	North of Fox Fields	New
	5.9	West of Clutton	New
	5.10	Maypole Close	New
	5.11	North of Temple Cloud	New
	5.12	Old Tennis Courts	New
	5.13	Hedgehogs	New
	5.14	West Bishop Sutton	New
5	5.15	Westway Farm Extension	New

3. Methodology

3.1 Overview

Screening for AA requires gathering sufficient information to objectively conclude whether effects on a European Site will be significant or not. On this basis, screening to ascertain whether AA is required covers four themes:

- Determining whether the plan (or project) is directly connected with or necessary to the management of the European Site;
- Identifying the potential effects on the European Site;
- Assessing the LSE on the European Site; and
- Describing the plans (or projects) and characterising other plans (or projects) that in combination have the potential for having significant effects on the European Site.

The preliminary steps in the assessment have been based on these themes. It is recognised that the Draft Local Plan does not define the precise location, scale, or timing of all development. As such, a precautionary approach has been adopted throughout the assessment. Where uncertainty exists, potential impact pathways have been assumed to be present unless it can be demonstrated otherwise based on objective information.

The timing and phasing of development over the plan period are also uncertain. However, this does not affect the conclusions of the assessment, as all development brought forward under the Draft Local Plan will be subject to project-level assessment, including HRA where required, and must comply with the protective policy framework set out in the Draft Local Plan.

3.2 Initial HRA Scoping

Further to the HRA scoping exercise undertaken by B&NES in 2024, which resulted in recommendations to include mitigation measures to safeguard European Sites, B&NES undertook an Initial Scoping of Issues Relating to the Habitats Regulations of Draft Local Plan Options[14] in 2025.

The following considerations were identified by B&NES as part of their initial scoping:

- The policies considered in the 2024 options HRA scoping exercise were not revisited during the 2025 scoping, but the potential cumulative effects will need to be considered during the HRA of the Draft Local Plan;
- Reflecting best practice, a series of alert buffers[15] around European Sites were used; firstly, to identify the European Sites of relevance to the Draft Local Plan, and then to determine the possible impact pathways and effects of each new site allocation option or policy area;
- The mobility of bat species was a prime consideration due to the presence of two bat SACs in the District and their functionality associated with habitats within the wider landscape outside of this area;
- Growth issues of key concern to the European Sites within and adjacent to B&NES were identified as:
  - Population growth accelerating increased emissions, increased water demand & increased pressures on recreational space; and
  - Associated development accelerating significant greenfield development resulting in habitat loss disturbance and fragmentation.

[14] Bath and North East Somerset Council 2025 Local Plan Options Document: Initial scoping of issues relating to the Habitats Regulations.

[15] Alert buffers are designed to filter in areas where different types of development pressure could conceivably have an impact on the priority issues that have been identified for each European site.

- In terms of compliance with the Habitats Regulations, the options for strategic and non-strategic housing growth, and policy options for wind power and the cumulative effects of these, pose the biggest risks to the Draft Local Plan;
- With the exception of the policy to review Housing Development Boundaries (HDBs), no significant issues arose with the new policy options being considered and it was considered that the 2024 recommendation remained valid for all policy options;
- None of the site allocation options considered raised significant concerns alone. It is considered that the potential impacts at individual site options 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.

B&NES concluded that given their findings, it was possible to conclude that the Draft Local Plan had the potential to result in LSE to the European Sites within their District and that a full HRA would be required to support the Draft Local Plan.

The above scoping undertaken by B&NES and the associated data gathering and mitigation proposals driven by it have been used to inform this HRA.

3.3 Determination of the European Sites included in the HRA

Under the Habitats Regulations, B&NES must undertake a HRA to ascertain if the Plan is likely to give rise to a significant effect on a European Site.

The following selection criteria, based on the DMRB Standard LA 115[16] and adapted to the geographic extent of any impacts which could arise as a result of the Plan and as explained below, have been used to determine what European Sites to consider in the HRA screening assessment of individual policies and site allocations:

- All European Sites within the Plan Area;
- All European Sites within 2 km of individual site allocations where these lie outside the Plan Area;
- All European Sites up to 15 km from the Plan Area where birds or bats are a qualifying interest feature (see below);
- All European Sites upstream or downstream of watercourses either within or adjacent to the Plan Area; and,
- All European Sites containing a groundwater dependent terrestrial ecosystem (GWDTE), which are potentially connected by a hydrological or hydrogeological linkage to the Plan Area.

A broader search distance of 30 km for SAC where bats are a qualifying feature has not been adopted. While some highly mobile species may travel such distances, the application of a uniform 30 km buffer is not considered proportionate or evidence-based for HRA screening in this context. The Bat Consultation Zones (BCZs) (refer to Section 3.6) provide a more accurate representation of functional ecological connectivity based on core sustenance zones and commuting distances. This approach ensures a precautionary yet proportionate assessment of potential effects.

The core range for many species (e.g. breeding and non-breeding bird species, otter and fish) can extend beyond SAC, SPA, and Ramsar site boundaries, meaning that land outside designated sites may provide functionally linked habitat. Such linkages may include hydrological pathways, key flyways, foraging areas, and breeding or roosting

[16] Design Manual for Roads and Bridges (DMRB) LA 115 - Habitats Regulations Assessment. Available at: LA 115 - Habitats Regulations assessment - DMRB (standardsforhighways.co.uk)

sites. Although species ranges can vary considerably, the distance threshold applied above (15 km and pathway-based connectivity) are considered sufficient to capture these functional relationships for European Sites in this region, without extending to large precautionary distances where no credible impact pathways are anticipated.

3.4 Data Gathering

Gathering the information on the European Sites included in the HRA Stage 1 Screening involved a desk-based review of the following sources:

- MAGIC (Multi-Agency Geographic Information for the Countryside) – http://magic.defra.gov.uk;
- Joint Nature Conservation Committee (JNCC) - http://jncc.defra.gov.uk; and
- Natural England Designated Sites View - https://designatedsites.naturalengland.org.uk/SiteSearch.aspx.

3.5 Effect pathways

Plans or projects can adversely affect a site by:

- Causing delays in progress towards achieving the Conservation Objectives of the European Site;
- Interrupting progress towards achieving the Conservation Objectives of the European Site;
- Disrupting those factors that help to maintain the favourable conditions of the European Site; and
- Interfering with the balance, distribution and density of key species that are the indicators of the favourable condition of the European Site.

Supplementary Advice on Conservation Objectives from Natural England describe the measures necessary to achieving the Conservation Objectives for a European Site, comprising a range of ecological attributes that are most likely to contribute to the overall integrity of a European Site.

With reference to the Supplementary Advice[17], effect pathways on the Conservation Objectives for the European Site were considered against the following list:

- **Habitat loss and fragmentation** – includes direct loss of habitats under the footprint of temporary or permanent works. Indirect effects through the loss of functionally linked habitats, i.e. habitats that support species outside of the European Site boundary;
- **Species disturbance (visual, noise, vibration)** – this refers to disturbance during construction, operation or decommissioning works on species that may cause behavioural effects, e.g. avoidance, change in foraging behaviour. Physical works, vehicle movements, light pollution and presence of staff/ workers are all considered;
- **Changes to water quality** – considers effects on species (and their prey) as a result of contamination, changes in pH, increased nutrient loads, salinity, turbidity, alterations in the thermal regime, discharges or changes in sedimentation levels;
- **Changes to air quality** – evaluates the risk of discharges to air, including fugitive dust and combustion emissions;
- **Changes to surface and groundwater hydrology** – changes to the flow, supply, availability and drainage of water, and increased risks associated with flooding;
- **Introduction of Invasive Non-Native Species** (INNS) – the risk of introducing or spreading INNS as a result of the Proposed Scheme; and

[17] Supplementary Advice on Conservation Objectives information obtained from NE online resources: Site Search (naturalengland.org.uk)

- **Recreation** – direct and indirect impacts on species and habitats as a result of increased recreational use, including increased visitor numbers, dog walkers, vehicle or watercraft use and associated issues such as dog fouling, litter and anti-social behaviour (e.g. littering, vandalism and fires).

3.6 Bat Consultation Zones

HRA screening was also undertaken in line with Bat SAC Guidance[18], which defines Bat Consultation Zones (BCZ) for Greater Horseshoe (GH), Lesser Horseshoe (LH), and Bechstein's bats in relation to relevant SACs. These zones reflect the likely importance of the habitat for and proximity to known maternity and other roosts and illustrate the geographic area where each species is likely to be found and where functionally-linked habitat is located. Each site allocation was spatially assessed against the BCZs to identify whether it lies within one of the zones:

- Zone A - The Juvenile Sustenance Zone, which is also likely to be of critical importance for the core of the adult bat populations including lactating females.
- Zone B - The wider Sustenance Zone around maternity roosts, where adult bats have been found to regularly use foraging territories, and the likely distance that core foraging habitat is located around smaller and hibernation roosts.
- Zone C - The home range of qualifying bat species.

Refer to Table 3-1 below for the zone widths used for each species[18].

Table 3-1 – Bat Consultation Zone Widths for Greater Horseshoe, Lesser Horseshoe, and Bechstein's Bats

Zone	Greater Horseshoe Bats		Lesser Horseshoe Bats		Bechstein's Bats
	Maternity Roost	Other Roost	Maternity Roost	Other Roost	All
A	0 – 2200 m	N/A	0 – 600 m	N/A	0 – 1000 m
B	2201 – 4000 m	0 – 610 m	601 – 2500 m	0 – 300 m	1001 – 1240 m
C	4001 – 8000 m	611 – 2440 m	2501 – 4100 m	301 – 1250 m	1241 – 1716 m

Site allocations located within Zones A, B, or C were screened in for further consideration.

3.7 Obtaining information on other projects and plans

The Habitats Regulations requires assessment of the potential for LSE of the project 'in combination' with other projects and plans.

The effects of this Plan in combination with other plans or projects are the cumulative effects which will, or might, result from the addition of the effects of other relevant plans or projects and making an assessment as to whether these could be significant.

Any plans or projects at the following stages may be relevant to an in-combination assessment:

- Planning applications submitted but not yet determined;
- Planning application refusals subject to appeal procedures and not yet determined;
- Projects authorised but not yet started;

[18] B&NES (2026). SAC Guidance on Development. Version 1, May 2026.

- Projects started but not yet completed;
- Known projects that do not require external authorisation, e.g. permitted development;
- 'Projects' subject to periodic review (e.g. annual licences) during the time that their renewal is under consideration;
- Proposals in adopted plans (e.g. land use plans, transport plans, minerals and waste plans, shoreline management plans etc.); and
- Proposals in finalised draft plans (see examples above) formally published or submitted for final consultation, examination or adoption.

The National Infrastructure Planning[19] website was searched for Nationally Significant Infrastructure Projects which could have effects 'in combination' with the Plan.

A desktop review of local authority websites and planning portals was completed to identify plans or projects that have undergone a HRA and could have a LSE in combination with the Local Plan. A desktop review of projects and plans proposed or consented within the last five years is considered to be sufficient and precautionary in this instance. Only 'reasonably foreseeable' and 'committed' projects and plans have been included in this assessment.

The search included the following local authority planning website(s) for relevant planning documents, planning applications and consents, as well as a review of allocated and proposed sites:

- Bristol City Council[20]
- South Gloucestershire Council[21]
- Wiltshire Council[22]
- North Somerset Council[23]
- Somerset Council[24].

3.8 Stage 1: Screening - Assessing the Impacts of the Plan 'Alone' and 'In-combination'

Following the gathering of information on the European Sites an assessment has been undertaken to predict the LSE of the Draft Local Plan 'alone' on the European Sites. In order to inform this process, all components of the Plan were assessed to determine whether they could result in LSE on the European Sites.

The policies within the Draft Local Plan were assigned a code depending on the screening category, as set out in Table 3-2. These are provided alongside the policies in the screening assessment in Appendix C.

[19] National Infrastructure Planning. Available at: https://infrastructure.planninginspectorate.gov.uk/ (Accessed May 2026).

[20] https://www.bristol.gov.uk/

[21] https://www.southglos.gov.uk/

[22] https://www.wiltshire.gov.uk/

[23] https://n-somerset.gov.uk/

[24] www.somerset.gov.uk

Table 3-2 – Policy Screening Categories

Screening Categories	Code
A general statement of policy	A
Policy listing general criteria for testing proposals	B
Proposals referred to but not proposed by the plan	C
Environmental protection policies	D
Steering change away from positive sites	E
Do not propose change, but control approach (e.g. design)	F
No conceivable effect	G
Actual or theoretical effects cannot undermine conservation objectives	H
LSE on a site alone	I
No LSE alone but an effect - check in combination	J
No LSE even in combination	K
LSE in combination	L
Any policy allocated screening category I, J or L will need to be taken through to AA.	

The potential for likely significant effects of the Draft Local Plan 'in-combination' with other projects and plans for each European Site has also been considered in this HRA. As part of this process, HRAs that have been completed due to scope for impacts on the European Sites included in this HRA were reviewed in order to determine whether there is the potential for in-combination effects. The assessment of in-combination effects focuses on the potential for impact pathways to combine, rather than simple proximity, ensuring that cumulative pressures on European Sites are fully considered.

LSE are assessed by reference to the Conservation Objectives of the qualifying features (interest features) of the European Sites. Any project or plan that causes the cited interest features of a site to fall into unfavourable condition can be considered to have an LSE on the European Site. Stage 1 of the HRA process does not assess effects on the integrity of European Sites, that would be undertaken at Stage 2 (AA) of the HRA process.

HRA is an iterative process, where necessary, suggestions can be made as to how to amend the plan or project to avoid likely significant effects on a European Site. This iterative approach has been adopted as part of this assessment.

The precautionary principle (as enshrined in the Habitats Regulations) has been taken into account during this HRA. The precautionary principle is used when an HRA cannot objectively demonstrate that there will be no LSEs on the European Sites. If this occurs the subsequent stages of HRA must be completed for the project or plan.

3.9 Stage 2: Appropriate Assessment

For European Sites where an LSE is predicted (alone or in combination with other plans or projects), or it cannot be concluded that there is no LSE, an AA has been undertaken. The purpose of the AA is to establish whether there are elements of the Plan which could have an adverse effect on the integrity (AEoI) of any European Site. The integrity of a European Site is defined as:

> *"...the coherence of the site's ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/ or the populations of the species for which the site is, or will be, designated"*[25]

The integrity of a European Site involves its ecological structure, function and ecological processes, and relates to the site's Conservation Objectives; if the Conservation Objective for a feature will be undermined, site integrity is adversely affected.

The AA considers each individual effect pathway separately, as well as any combination of relevant effect pathways from the plan and any other plans or projects. Any necessary mitigation measures have been considered.

Therefore, the AA:

- Outlines the elements of the Draft Local Plan that were identified as having a potential LSE on one or more qualifying features of each European Site;
- Applies the BCZs[18] to spatially assess each element of the Plan in relation to SAC bat roosts and associated functionally linked habitat, enabling the scale and significance of potential effects to be characterised. This has been done in sufficient detail to ensure all impacts have been considered and sufficiently appraised;
- Assesses the effects of the Plan on the Conservation Objectives of the relevant interest features, with reference to any Supplementary Advice; and
- Determines whether or not the integrity of the European Site(s) will be affected, taking into account proposed mitigation measures.

[25] Natural England (2019) MPA Conservation Advice Glossary of Terms. Available here: https://designatedsites.naturalengland.org.uk/pdfs/MPA_CAGlossary_March2019.pdf

4. Stage 1 – Screening

4.1 European Sites Identified for Screening

A total of 12 European Sites were identified for screening using the parameters set out in Section 3.3. These comprise six SACs, four SPAs and two Ramsar sites, as set out in Table 4-1below.

The location of the European Sites in relation to the Plan Area, is shown on the European Sites Location Plan in Appendix A.

Information about the European Sites, including the qualifying features, vulnerabilities and the Conservation Objectives, is presented in Appendix B.

Table 4-1 – European Sites Identified for Screening

European Sites within the Plan Area
Bath & Bradford on Avon Bats SAC (also outside the Plan Area)
North Somerset & Mendip Bats SAC (also outside the Plan Area)
Chew Valley Lake SPA
European Sites with within 15 km of the Plan Area with Bats or Birds as a Qualifying Feature
Mells Valley SAC
Mendip Limestone Grasslands SAC
Salisbury Plain SPA
Somerset Levels & Moors SPA
Somerset Levels & Moors Ramsar
Severn Estuary SPA
Severn Estuary Ramsar
European Sites hydrologically linked to the Plan Area
Avon Gorge Woodlands SAC
Severn Estuary SAC

There are no European Sites located outside of the Plan Area but within 2 km of individual site allocations. No additional European Sites containing a groundwater dependent terrestrial ecosystem (GWDTE), potentially connected by a hydrological or hydrogeological linkage to the Plan Area were identified during the assessment.

4.2 Stage 1 Screening 'Alone'

4.2.1 B&NES Initial HRA Scoping Findings at Regulation 18 Stage

The Initial Scoping of Issues Relating to the Habitats Regulations of Draft Local Plan Options report[14] provides a high-level review of the emerging Draft Local Plan Options in 2025. The report identifies European Sites which are vulnerable to adverse impacts from the implementation of the Draft Local Plan, as well as potential pathways for

effects on European Sites within and adjacent to the Plan Area. It considers both policy and site allocation options, applying a precautionary approach to determine where LSE could arise and where mitigation or further assessment may be required.

4.2.1.1 European Sites

The Initial Scoping of Issues Relating to the Habitats Regulations of Draft Local Plan Options report[14] identifies the European Sites, listed in Table 4-2, which are vulnerable to adverse impacts potentially generated by the Draft Local Plan.

Table 4-2 – European Sites Identified and Key Vulnerabilities[11]

European Site	Key Vulnerability to Development within B&NES
Chew Valley Lake SPA	Unmitigated, increased water demands and recreational pressures
Bath & Bradford on Avon Bat SAC	Unmitigated loss or disturbance (including lighting impacts) to green field land that provides key foraging habitat and flightlines
North Somerset & Mendip Bat SAC	Unmitigated loss or disturbance (including light impacts) to green field land that provides key foraging habitat and flightlines for bats
Mells Valley Bat SAC	Unmitigated loss or disturbance (including light impacts) to green field land that provides key foraging habitat and flightlines to bats, and unmitigated air pollution from increased traffic generation, and to unmitigated impacts of illegal access and disturbance.
Mendip Woodlands SAC	Unmitigated air pollution from increased traffic generation, and to unmitigated impacts of illegal access & disturbance.
Avon Gorge Woodland SAC	Unmitigated air pollution from increased traffic generation, and unmitigated impacts of illegal access and disturbance.

4.2.1.2 Policies

The review of draft policy options indicated that the policy framework is unlikely to result in LSE upon European Sites, provided that appropriate safeguarding and mitigation measures are embedded at the drafting stage. Most policy options fall within categories that would not result in LSE, either alone or in combination, due to their strategic or protective nature. The review emphasises the need for policy wording to explicitly safeguard European Sites and functionally linked land.

Furthermore, policies relating to climate change, green infrastructure, biodiversity net gain, and landscape protection are likely to support or reinforce Conservation Objectives, provided they are appropriately implemented. Policies that enable or explicitly comprise housing development were identified as the only policy areas requiring further consideration.

Overall, the policy framework reviewed in the Initial Scoping of Issues Relating to the Habitats Regulations of Draft Local Plan Options report[14] was not considered to present significant risk of LSE in principle; however, the report states that:

- Policies must be drafted with clear mitigation measures;
- Policies must demonstrate avoidance of adverse effects on European Site integrity; and
- Policies should be supported, where necessary, by strategic mitigation approaches, particularly in relation to bats and recreational impacts.

4.2.1.3 Site Allocations

In contrast to the policy framework, the Initial Scoping of Issues Relating to the Habitats Regulations of Draft Local Plan Options report[14] identifies site allocations and growth distribution as the primary source of potential LSE upon European Sites.

The following impact pathways were consistently identified across allocation options:

- Loss, fragmentation, or disturbance of habitat, particularly for SAC bat species (including foraging and commuting routes);
- Light spill and increased luminance, affecting bat behaviour and roost connectivity;
- Air quality impacts from increased traffic, notably adversely affecting Avon Gorge Woodlands SAC;
- Recreational pressure, particularly on Chew Valley Lake SPA; and
- Increased water demand and population pressures associated with growth.

The sensitivity of the Plan Area is considered to be strongly influenced by the widespread presence of BCZs, the importance of functionally linked habitat (e.g. river corridors, hedgerows, woodlands), and the mobility of bat species; meaning impacts can arise at considerable distances.

The Initial Scoping of Issues Relating to the Habitats Regulations of Draft Local Plan Options report[14] concluded that no individual site allocation is considered to result in LSE alone, provided that appropriate mitigation is applied. However, many site allocations fall within SAC alert buffers[26] or BCZs, meaning adverse effects cannot be ruled out without mitigation. Site-specific requirements, particularly relating to habitat retention, buffers, and lighting control, are expected to be necessary across a large proportion of allocations.

Typical mitigation requirements for site allocations may include retention and enhancement of linear features (hedgerows, woodland corridors), provision of dark corridors and strict lighting design controls, habitat buffering and green infrastructure provision, and on-site and off-site compensatory habitat creation.

4.2.2 Stage 1 Screening Assessment of the Draft Local Plan at Regulation 19 Stage

The policies and site allocations of the emerging Local Plan were subject to Stage 1 HRA Screening to determine whether they will result in LSEs on European Sites and the results are presented below.

Policies

During Stage 1 HRA Screening, a total of 50 policies out of 121 were screened in for AA based on the potential for an LSE on a European Site either alone or in combination with other development (projects) and plans. These are listed in Table 4-3 alongside the assigned screening category. Policies screened in are primarily spatial strategy and housing policies, policies enabling development or infrastructure delivery, or policies affecting land use at scale. Due to the absence of detailed spatial and phasing information at this stage, a precautionary approach has been applied, and policies have been screened in where the potential for likely significant effects cannot be excluded.

[26] SAC 'alert buffers' used in the B&NES scoping[14] represent precautionary zones derived from ecological sensitivities and consultation advice. These differ from Bat Consultation Zones (BCZs), which are species-specific zones based on known bat ecology and core sustenance ranges. Both approaches have informed the screening process.

The remaining 71 policies were screened out as no credible impact pathways for LSEs upon European Sites were identified. As such, they are not considered further in the assessment. Policies screened out are those that are protective or criteria-based, administrative or procedural, or limited in spatial scope and highly unlikely to have a significant effect on a European Site.

Table 4-3 - Policies Screened in for AA

Local Plan Policy	Screening Category
Policy 1.1: Spatial Strategy	I
Policy 1.3: Employment Space Requirement	I
Policy 6.7: Low Impact Farming and Regenerative Land-based Development	J
Policy D7: Infill and Backland Development	I
Policy: NE2B: Extension of Residential Curtilages in the Countryside	J
Policy 6.13: Green Belt	I
Policy GB2: Development in the Green Belt	I
Policy 6.16: Co-living	J
Policy 6.20: Gypsies, Travellers & Travelling Showpeople	J
Policy 6.21: Self-Build and Custom House Building	J
Policy RA4: Rural Exception Sites	I
Policy H1: Housing and Facilities for the Elderly, People with Other Supported Housing or Care Needs	J
Policy H2A: Purpose Built Student Accommodation	J
Policy H6: Moorings	I
Policy H8: Affordable Housing Regeneration Schemes	I
Policy 6.22: New and Replacement Sports and Recreational Facilities	J
Policy LRC1: Safeguarding Local Community Facilities	J
Policy RA3: Community Facilities	I
Policy LRC2: New or Replacement Community Facilities	I
Policy LCR3: Sites Safeguarded for Primary School Use	I
Policy LCR5: Safeguarding Existing Sport and Recreational Facilities	J
Policy LCR7: Recreational Development Proposals Affecting Waterways	I
Policy LCR7A: Telecommunications Development	I
Policy LCR7C: Commercial Riding Establishments	J
Policy CP13: Infrastructure Provision	I
Policy 6.25: Strategic and Locally Significant Industrial Sites	J
Policy 6.26: Undesignated Industrial and Warehousing Sites	J
Policy RE1: Employment Uses in the Countryside	J
Policy RE2: Agricultural Development	I

Local Plan Policy	Screening Category
Policy RE3: Farm Diversification	I
Policy RE4: Essential Dwellings for Rural Workers	J
Policy RE7: Visitor Accommodation	I
Policy 6.28: Centres Hierarchy and Main Town Centre Uses	I
Policy 6.29: Development within Centres and Primary Shopping Areas	J
Policy CR1: Sequential Test	J
Policy CR2: Impact Assessment	J
Policy 6.13: Transport Infrastructure	I
Policy ST1: Promoting Sustainable Travel	I
Policy ST2: Sustainable Transport Routes	I
Policy ST4: Rail Freight Facility	I
Policy ST5: Traffic Management Proposals	I
Policy ST6: Transport Interchange	I
Policy ST7: Transport Requirements for Managing Development	I
Policy 6.32: Residual Waste Treatment and Recovery Facilities	J
Policy CP8A: Minerals	I
Policy M1: Mineral Safeguarding Areas	I
Policy M2: Minerals Allocations	I
Policy M3: Aggregate Recycling Facilities	J
Policy M4: Winning and Working of Minerals	I
Policy 6.34: Infrastructure and Delivery	L

Site Allocation Policies

The final set of site allocations that are included in the Draft Local Plan and the associated policies have been screened. Therefore, the results of the screening indicate the risk to European Sites from proposed development in the district.

A total of 88 site allocation policies were screened, which were all screened in for AA as potential impact pathways for LSEs upon European Sites were identified. These are presented in Table 4-4. Sites allocations were screened in where they were located within BCZ Zones A, B, or C, or within proximity to European Sites (refer to Section 3.3), or where functional habitat connectivity could not be excluded.

Table 4-4 – Site Allocation Policies Screened in for AA

Plan Area	Site Allocation Reference	Site Allocation Name
Bath	Policy SB1	Walcot Street/ Cattlemarket Site
	Policy SB2	Central Riverside & Recreation Ground

Plan Area	Site Allocation Reference	Site Allocation Name
	Policy SB3	Manvers Street
	Policy 2.1	Bath Quays North & Bath College
	Policy SB5	Bath Quays South & Riverside Court
	Policy SB6	South Bank
	Policy 2.2	Green Park Station (A) and Sydenham Park (B) Sites
	Policy SB8	Bath Riverside
	Policy 2.3	North Bank, Bath Riverside
	Policy 2.4	Stable Yard Industrial Estate
	Policy 2.5	Roseberry Place
	Policy 2.6	Lower Bristol Road Group of Sites
	Policy 2.7	The Production Quarter
	Policy SB22	Locksbrook Creative Industry Hub
	Policy SB23	Weston Island
	Policy SB14	Twerton Park
	Policy SB15	Hartwells Garage, Newbridge
	Policy SB16	Burlington Street
	Policy SB18	Royal United Hospital
	Policy SB24	Sion Hill
	Policy SB25	St Martin's Hospital
	Policy SB19	University of Bath at Claverton Down
	Policy SB20	Bath Spa University, Newton Park Campus
	Policy B3A	Land Adjoining Odd Down, Bath Strategic Site Allocation
	Policy SB26	Park And Ride Sites
	Policy 2.8	Julian Road (rear of St James's Square)
	Policy 2.9	Kingswood School Playing Fields
	Policy 2.10	Bath Equestrian Centre
	Policy 2.11	North of Napier Road
	Policy 2.12	Car Park adjacent to Combe Park
	Policy 2.13	Land East of Station Road
	Policy 2.14	South West of the Odd Down Park & Ride Site
Bristol to Bath Corridor	Policy 3.1	North Keynsham
	Policy 3.2	East of Avon Mill Lane
	Policy 3.3	Ashton Way and the Labbott Car Parks

Plan Area	Site Allocation Reference	Site Allocation Name
	Policy 3.5	West Keynsham
	Policy 3.5	South West Keynsham
	Policy 3.6	South East Keynsham
	KE2B	Riverside and Fire Station Site
	KE3C	East of Keynsham – Former Safeguarded Land
	KE3D	East of Keynsham – Former Safeguarded Land
	KE5	Treetops
	Policy 3.7	West Saltford
	Policy 3.8	South Saltford
	Policy 3.9	Hicks Gate
	Policy 3.10	Devonport House
	Policy 3.11	Durley Farm
	Policy 3.12	North Whitchurch – Secondary School
	Policy 3.13	East Whitchurch
	Policy 3.14	South-west Whitchurch
Somer Valley (Peasedown St John)	Policy 4.1	South Peasedown
	Policy 4.2	Land Adjacent to Bath Business Park
	Policy 4.3	Lower Peasedown
Somer Valley (Radstock)	Policy 4.4	North Radstock
Somer Valley (Writhlington)	Policy 4.5	Writhlington
Somer Valley (Haydon)	Policy 4.6	Haydon
Somer Valley (Westfield)	Policy 4.7	Westfield Industrial Estate
	SSV11	St Peter Factory Site
	SSV18	Somer Valley Campus
Somer Valley (Midsomer Norton)	Policy 4.8	Chilcompton Road
	Policy 4.9	Thicket Mead
	Policy 4.10	Midsomer Norton Town Centre Master Plan
	SSV1	Central High Street Core Site
	SSV3	Midsomer Norton Town Park
	SSV4	Former Welton Manufacturing Site
	SSV21	Silver Street

Plan Area	Site Allocation Reference	Site Allocation Name
Somer Valley (Paulton)	Policy 4.11	Farrington Road North
	Policy 4.12	Farrington Road South
	Policy 4.13	Paulton South
	Policy 4.14	Paulton Mendip Close
	SSV9	Old Mills Industrial Estate (incorporating Somer Valley Enterprise Zone)
	SSV22	Former Paulton Printworks
Somer Valley (Farrington Gurney)	Policy 4.15	Farrington Gurney South
Rural Areas (Bath Environs)	Policy 5.1	Bathford Nurseries, Bathford
	Policy 5.2	Box Road, Bathford
	Policy 5.3	Ashley Road, Bathford
	Policy 5.4	Land West of Corston Lane, Corston
Rural Areas (Central Core)	Policy 5.5	Timsbury Road, Farmborough
	Policy 5.6	West Timsbury, Timsbury
	Policy 5.7	East Timsbury, Timsbury
	Policy 5.8	North of Fox Fields, Hallatrow
	Policy 5.9	West of Clutton, Clutton
	Policy 5.10	Maypole Close, Clutton
	Policy 5.11	North of Temple Cloud, Temple Cloud
Rural Areas (Chew Valley)	Policy 5.12	Old Tennis Courts, Chew Magna
	Policy 5.13	Hedgehogs, Chew Stoke
	Policy 5.14	West Bishop Sutton, Bishop Sutton
	Policy 5.15	Westway Farm extension, Bishop Sutton

4.3 Stage 1 Screening 'In-combination'

As the Screening assessment identified potential LSEs 'alone', the in-combination assessment has been deferred until Stage 2. See Section 5.4 of this report.

4.4 Stage 1 Screening Conclusion

A total of 50 policies and 88 site allocation policies could not be screened out and have been taken through to Stage 2 AA, which is presented in Section 5.

The screening assessment considered the scope for impacts on all the European Sites identified within 15 km of the Plan Area or linked by other exceptional pathways, such as a hydrological link. Three European Sites lie within the Plan Area itself and those that are closest externally to the B&NES boundary include components of European Sites within the Plan Area. Therefore, after the three key sites of Bath & Bradford on Avon Bats SAC, North Somerset & Mendip Bats SAC and Chew Valley Lake SPA, the next closest European Sites are Mells Valley SAC approximately 4.1 km from the Plan Area and Mendip Limestone Grasslands SAC approximately 8.8 km from the Plan Area, both also with bats as a qualifying feature. At this stage there is insufficient information to rule out potential impact pathways, but there are definitely some impact pathways of greater concern which are more likely to have an LSE on a European Site.

AtkinsRéalis - Baseline / Référence

5. Stage 2 - Appropriate Assessment

5.1 Introduction

Following completion of the HRA Stage 1 Screening assessment, the potential for LSEs were identified for 50 policies and 88 site allocations, as detailed in Appendices C and D and summarised in Tables 4-3 and 4-4 in Section 4.2. Therefore, Stage 2 AA is required for these policies and site allocations.

B&NES have actively maintained consultation with Natural England (refer to Section 1.4) to help development of a Draft Local Plan that is adequately mitigated with respect to impacts on European Sites and robustly assessed, whilst keeping a forward focus. Advice provided by Natural England has been taken into account in this assessment and is set out below, where appropriate, specifically the outcome of a meeting between B&NES and Natural England on 11th August 2026.

At this stage, the assessment recognises that uncertainty remains regarding the precise nature, scale, and timing of development. The assessment has therefore been undertaken on a precautionary basis, assuming that potential impact pathways could arise unless robustly excluded.

The following effect pathways could not be ruled out and are discussed in detail, along with potential mitigation measures below:

- **Habitat loss and fragmentation** - where development may result in the removal, degradation, or severance of habitats that are within or functionally linked to European Sites;
- **Species disturbance** - where development may result in increased physical, visual or audible disturbance affecting qualifying features of European Sites, e.g. noise, lighting, human activity;
- **Changes in air quality** - where development may generate dust, increased vehicle emissions during construction or influence traffic flows on routes within 200 m of European Sites during construction and/or operation;
- **Changes in water quality** - where development may result in pollution, sedimentation, or changes in runoff affecting hydrologically connected European Sites;
- **Changes to surface and groundwater hydrology** - where development may alter drainage patterns, water levels, or flow regimes affecting hydrologically connected European Sites;
- **Introduction of non-native invasive species** - where development activities such as soil movement, vegetation clearance, and construction could facilitate the spread of invasive species to European Sites;
- **Recreation** - where increased population associated with residential development may lead to increased visitor pressure at European Sites, particularly Chew Valley Lake SPA, resulting in disturbance to qualifying species.

Typically, the potential impact pathway by which policies and allocations site policies could have an LSE on a European Site would be considered in turn, taking into account relevant specific information and potential mitigation measures. However, with respect to the Draft Local Plan, the effects arising are focussed on the site allocation policies and can be grouped as the primary concerns with respect to impacts on European Sites in the B&NES area relate to adverse effects on bat SACs (Bath & Bradford on Avon Bats SAC and North Somerset & Mendip Bats SAC) and Chew Valley Lake SPA. Therefore, the AA is set out as follows:

<u>Policies</u>

- Assessment of Effects:
  - Mitigation provided by Local Plan Policies;
  - Assessment.

Site Allocation Policies

- Assessment of Effects on Bat SACs – habitat loss and fragmentation, species disturbance:
  - Mitigation;
  - Assessment.
- Assessment of Effects on Chew Valley Lake SPA – recreation:
  - Mitigation;
  - Assessment.
- Assessment of Construction Effects – habitat loss and fragmentation, species disturbance, air quality, water quality, changes to surface and groundwater hydrology, INNS:
  - Mitigation;
  - Assessment.

Potential LSEs are assessed during both construction and operational phases of development enabled by each policy or site allocation. There is not sufficient detail within the Draft Local Plan to enable all specific impacts on individual features of the European Sites to be determined; therefore, the risk of LSE was broadly assessed by considering the impact pathways by which each European Site could be affected, such that the site's conservation objectives could be undermined and there be an adverse effect on the integrity of the European Site.

5.2 Policies

5.2.1 Assessment of Effects

The screened-in policies could directly, or indirectly, enable development, which may lead to impacts on European Sites within the B&NES area or outside the area via viable pathways.

Habitat loss and fragmentation

Depending on location and scale, the policies may result in land take or changes in land use that could lead to the loss or fragmentation of habitats which are functionally linked to European Sites; however, no loss of habitat within the boundary of a European Site is planned under the Draft Local Plan. Impacts from fragmentation of habitats can also occur during operational phases of developments.

Species disturbance

Depending on location and scale, policies which enable development may result in land take or changes in land use that could lead to the disturbance of species linked to European Sites, although no development will be enabled within the boundary of a European Site as a result of the Draft Local Plan. Construction and operational phases could introduce lighting, noise, and human activity which may, for example, disturb bat commuting routes or foraging areas.

Changes in air quality

The screened-in policies do not contain spatially specific information and do not identify confirmed locations for development. As such, it is not possible at the plan stage to determine whether development arising from these policies would have the potential to have adverse impacts upon European Sites sensitive to changes in air quality. During construction, potential effects could arise through an increase in dust and vehicle emissions as a result of plant and machinery use or an increase in road traffic. During operation, local air quality may be impacted by an increase in traffic volume on new or existing roads.

Changes in water quality

The screened-in policies do not currently contain spatially specific information and do not identify confirmed locations for development. As such, it is not possible at the plan stage to determine whether development arising from these policies would have a hydrological connection to European Sites sensitive to changes in water quality. Depending on the location and scale of any future development enabled by each specific policy, potential effects could theoretically arise through construction-related pollution during development and operationally increased wastewater generation or surface water run-off.

Changes to surface and groundwater hydrology

The screened-in policies do not currently contain spatially specific information and do not identify confirmed locations for development. As such, it is not possible at the plan stage to determine whether development arising from these policies would have the potential to have adverse impacts upon European Sites sensitive to changes in hydrology or hydrogeology. During construction watercourses, drainage pathways and the water table can be altered, and development may result in increased areas of hardstanding and other impermeable surfaces, resulting in changes to runoff volumes and timing, changes to filtration and recharge rates and local changes to the water table.

Introduction of non-native invasive species

The screened-in policies do not currently contain spatially specific information and do not identify locations for development. As such, it is not possible at the plan stage to determine whether development arising from these policies would have the potential to have adverse impacts upon European Sites via the introduction of invasive non-native species. It is anticipated that any such impact pathways are only present during the construction of development that is enabled by policies, with no significant operational impacts anticipated.

Recreation

The screened-in policies do not currently contain spatially specific information and do not identify confirmed locations for development. As such, it is not possible at the plan stage to determine whether development arising from these policies would have the potential to have adverse impacts upon European Sites via an increase in recreation within European Sites. No recreation impacts upon European Sites as result of construction are anticipated as a result of development enabled by the Draft Local Plan, with potential impacts limited to the operational phase, due to an increase in local population in the Plan Area.

5.2.2 Mitigation provided by Local Plan Policies

The Draft Local Plan includes a suite of protective and environmental policies which form an embedded mitigation framework for avoiding adverse effects on European Sites. These policies apply across all development and operate alongside project-level assessment and regulatory controls.

Key polices that are protective of the natural environment are:

- **Policy NE3: Sites, Habitats and Species** - this policy seeks to ensure that development does not result in significant harm to biodiversity. It applies the mitigation hierarchy, requiring harm to be avoided first, then minimised, mitigated, and only as a last resort compensated for, with compensation delivering at least equivalent ecological value. Development causing significant biodiversity harm will not be permitted unless impacts are appropriately addressed. Internationally designated sites and National Site Network sites (e.g. SACs, SPAs, Ramsar sites) will only be affected in exceptional circumstances, i.e. where the derogation tests (Stage 3 HRA) have been met. The policy establishes a strong presumption against biodiversity loss, particularly for designated and irreplaceable habitats. Development is expected to demonstrate avoidance of impacts, deliver measurable biodiversity enhancement, and provide long-term protection and management of ecological resources;

- **Policy 6.9: Biodiversity Net Gain (BNG)** - major developments will only be permitted where a minimum of 10% BNG is demonstrated and secured in perpetuity (at least 30 years) and subject to requirements. Opportunities to secure Biodiversity Net Gain on householder and other exempted developments will be supported;
- **Policy 6.10: Trees and Woodland Conservation** - development will only be allowed if it avoids harm to trees and woodlands that have wildlife, landscape, historic, amenity, productive, or cultural value. Proposals must retain existing trees where appropriate and include new tree planting. Any retained or newly planted trees must be suitable for their location, using a diverse range of species that reflect local landscape character and providing enough space for healthy long-term growth without creating future conflicts with buildings, utilities, or highways;
- **Policy 6.11: Green Infrastructure (GI)** - the integrity, multifunctionality, quality and connectivity of GI will be protected, enhanced, and actively managed. Opportunities will be taken to connect, improve, and extend the network. Development proposals that deliver high-quality and multifunctional GI will be supported. Development must: safeguard existing landscape features, habitats, green/ blue spaces and natural features, while creating and strengthening networks at site, settlement, and wider landscape scales, where appropriate; optimise multifunctional benefits including enhancing biodiversity and ecological networks, supporting climate change adaptation, managing surface water and flood risk, and promoting health, wellbeing, and inclusive access to high-quality greenspace; and reflect and enhance local distinctiveness, natural and historic environment features, and settlement patterns, and contributing positively to placemaking and visual amenity. Major developments should use the Urban Greening Factor (UGF) as a design tool and aim for the target scores set out in the policy. Major development proposals must also submit a Green Infrastructure Plan demonstrating existing and proposed GI features, how the scheme contributes to nature recovery, biodiversity, climate mitigation and adaptation and sustainable communities;
- **Policy 6.12: Open Space** - development must provide, protect, and enhance a multifunctional network of open spaces that meets the recreational, health and wellbeing needs of existing and future communities, while contributing to the wider green infrastructure network, nature recovery and environmental resilience. Major residential development will be required to provide open space in accordance with the quantity and accessibility standards. Open space must be planned as an integral structuring element of development, not as incidental space, with clear arrangements secured for future maintenance, management and monitoring to ensure continued quality and value.

The Bat SAC Guidance on Development document18 is being prepared to support the application of Draft Local Plan policies, including Policy NE3, and the Habitats Regulations in relation to the Bath and Bradford-on-Avon Bats SAC and the North Somerset and Mendip Bats SAC, as set out in Chapter 6, paragraphs 6.122 – 6.125 of the Draft Local Plan. As described in Section 3.6, the document identifies Bat Consultation Zones. Development proposals within these zones will be expected to demonstrate that impacts on functionally-linked habitat have been appropriately assessed and addressed. Depending on the scale, location and nature of a proposal, this may require ecological surveys and the provision of habitat mitigation or compensation. The guidance includes a Habitat Evaluation Procedure (HEP), which provides a consistent method for assessing habitat losses and determining the quantity and type of replacement habitat required to ensure no net loss of functionally-linked habitat for SAC bat populations.

Additionally, habitat protections are incorporated within relevant thematic and site-specific policies, including requirements relating to protected habitats and species, ecological connectivity, green infrastructure, lighting and water quality. Overall, the policy content of the Local Plan, specifically Policy NE3, seeks to protect biodiversity and designated sites, promote the delivery of green infrastructure and ecological networks, control design elements that if designed badly, can have a negative effect, e.g. lighting, seeks future developments that meet high environmental standards, promotes good management of water resources, drainage, and pollution and promotes sustainable transport and air quality improvements.

The policies ensure that development is delivered in a manner that avoids or minimises impacts on European Sites and their functionally linked habitats. Importantly, they require that ecological constraints are identified early and

addressed through design, mitigation, and, where necessary compensation. Although Policy NE3 does not specifically state that development would require a project-level HRA where the need for this is triggered, it does explicitly state the following:

"*Development resulting in significant harm to biodiversity will not be permitted. Harm to biodiversity must always first be avoided and minimised. Where avoidance of harm is not possible, mitigation, and as a last resort, compensation must be provided, to at least equivalent ecological value.*

For designated sites and other important habitat, this means:

1. Development that would adversely affect, directly or indirectly, internationally designated sites (such as RAMSAR) and sites within the National Sites Network (including new and existing SACs and SPAS) will not be permitted other than in exceptional circumstances where:

- *There are no feasible alternative solutions that would be less damaging or avoid damage to the site;*
- *The proposal needs to be carried out for imperative reasons of overriding public interest; and*
- *The necessary compensatory measures can be secured*."

The above text can be interpreted to mean that development projects that do not pass Stage 2 AA and would have an adverse effect on the integrity of a European Site even after mitigation had been considered, would not be permitted unless it could be shown that the Stage 3 derogations tests, described above as exceptional circumstances, are met.

As such, these policies are relied upon as embedded mitigation within the Draft Local Plan and provide a mechanism for ensuring that adverse effects on the integrity of any European Site is avoided.

5.3 Site Allocation Policies

5.3.1 Assessment of Effects on Bat SACs

The following section assesses the potential for construction and operational impacts to affect specifically European Sites with bats as a qualifying feature. Two SACs with bats as a qualifying feature lie within the B&NES area; these are Bath & Bradford on Avon Bats SAC and North Somerset & Mendip Bats SAC. They both comprise a number of scattered sites of importance for bats, some of which lie outside the Plan Area. Outside the Plan Area Mells Valley SAC (approximately 4.1 km south) and Mendip Limestone Grasslands SAC (approximately 8.8 km west) also have bats as a qualifying feature. It is considered that by addressing impacts on bats local to development sites, all potential impacts on European Sites with bats as a qualifying feature are captured.

Habitat Loss and Fragmentation

Habitat loss is considered in terms of direct habitat loss, as well as indirect degradation of functionally linked habitat used by qualifying bat species; this includes in particular pasture, meadows, woodland, scrub, hedgerows, wetland habitat and riparian corridors that support foraging and commuting bats. No loss of habitat within the boundary of a European Site is anticipated as part of the Draft Local Plan.

The screened-in site allocations lie wholly or partly within Bat Consultation Zones A, B, or C, where development could, depending on layout and design, result in loss or fragmentation of habitat used by SAC bat populations for foraging and commuting. No site allocations are located within the boundary of a European Site.

It was made clear that Natural England do not expect detailed mitigation strategies for every allocation at plan stage. However, they do expect evidence that mitigation is feasible at development management (planning application) stage and there is a requirement for allocations to consider and address bat habitat mitigation, commuting routes, foraging habitat and lighting impacts.

Mitigation

Mitigation is focused on avoiding and minimising impacts on functionally linked habitat, as no direct impacts within European Site boundaries are proposed.

The feedback from Natural England[22] with regard to bat mitigation was that the generous green infrastructure (Policy 6.11 Green Infrastructure) incorporated into allocations is likely to help significantly. It was considered that many of the site allocations should be able to deliver the required bat mitigation on-site, but some sites may still require off-site mitigation. On-site mitigation, such as retained and created linear features, is indicated in the concept masterplans associated with specific site allocations and therefore embedded in the Draft Local Plan.

The Bat SAC Guidance on Development document[18] is being prepared by B&NES and applicants will be expected to use it to support project level compliance with HRA requirements, specifically within Bat Consultation Zones. The guidance is referenced in the Local Plan within specific site allocation policies.

Within the Draft Local Plan, for example, at Hick's Gate fragmentation will be reduced by retaining veteran trees, parkland, hedgerows, and the Scotland Bottom watercourse, with buffers of up to 20 m for streams, 10 m for field trees, and bespoke hedgerow buffers exceeding 20 m in some places. These measures will ensure that these features remain functional wildlife corridors, rather than fragmented areas of habitat. Similarly, at West Saltford (north and south of the A4), landscape mitigation comprises woodland and hedgerow retention with buffers designed to maintain a continuous green corridor between settlements, preventing the fragmentation of habitats.

Across the Keynsham sites, particularly West and South Keynsham, habitat fragmentation is addressed through the creation of large-scale woodland belts (ranging from 30 m to 80 m wide) and the retention of hedgerows with buffers, alongside strategic green infrastructure corridors which link to Local Nature Recovery Strategy (LNRS) focus areas and river systems, such as the River Chew. These measures are complemented by habitat creation, including wood pasture, grassland, and nature park areas, which form continuous mosaics of habitat and commuting corridors across the landscape. Considering South Keynsham as a specific example, proposals comprise wood pasture links and green infrastructure corridors, specifically designed to connect Abbotts Wood and surrounding habitats.

Further examples include South-East Keynsham and Devonport House and Durley Farm, where woodland mitigation zones and hedgerow buffers are proposed to protect and extend habitat edges, whilst also linking adjacent woodland LNRS areas. Across the Whitchurch Village site allocations, fragmentation is reduced through the proposed provision of connected green infrastructure corridors (e.g. the Priest Path corridor) and buffers to Sites of Nature Conservation Interest (SNCI), hedgerows, and woodland; ensuring that continuity between habitats on either side of the proposed development is maintained. Across all site allocations, these structural measures are supported by requirements for watercourse protection and pollution control measures, helping to maintain the integrity of riparian corridors that function as key ecological linkages. Refer to Table 5-1 for a summary of proposed mitigation measures for habitat loss and fragmentation for site allocations as part of the Draft Local Plan.

Table 5-1 – Summary of Proposed Habitat Loss and Fragmentation Mitigation for Site Allocations

Site Allocations	Plan Area
West Keynsham	Hedgerow buffer (10 - 15 m), woodland buffer (25 - 50 m), riparian buffer, GI Plan, LNRS alignment

Site Allocations	Plan Area
West Saltford	Hedgerows buffer (10 – 15 m), woodland buffer (25 m – 50 m), riparian buffer (10 m), strategic GI / country park integration
Westfield Industrial Estate	10 m riparian buffer, 35 m SNCI buffer, limited GI requirements
Writhlington	50 m woodland buffer, 30 m landscape belts, tree corridors
Timsbury Road, Farnborough	Hedgerow retention and buffer (unspecified distance), bat corridors, GI baseline
Farrington Gurney South	35 m habitat buffer, woodland connections, Wellow Brook corridor
East Whitchurch Village	Hedgerow buffer (10 m), riparian buffer (10 m), woodland buffer (35 m), GI corridors, woodland expansion
Farrington Road North	Unspecific BNG and nesting bird mitigation
Farrington Road South	10 m boundary planting buffer
Haydon	35 m SSSI buffer
Lower Peasedown	Hedgerow buffer (10 m), GI network
North of Fox Fields, Hallatrow	Hedgerow buffer (10 m), protection of Cam Brook SNCI
North Keynsham	Hedgerow buffer (10 - 15 m), woodland buffer (25 m - 50 m), riparian buffer (10 m), floodplain GI, strategic GI, LNRS linkage
Paulton Mendip Close	Hedgerow buffer only (10 m)
North Whitchurch Village Secondary School	Hedgerow buffer (10 m), woodland buffer (20 m), SNCI buffer (20 m), GI corridors, 100 m green gap
North Radstock	Woodland buffer (25 m), landscape buffer (35 m), extensive tree belts, habitat retention
Land Adjacent to Bath Business Park	40 – 50 m woodland buffer, roadside buffer (10 – 12 m), structured planting belts
Ashley Road, Bathford	Hedgerow buffer (10 m)
Bathford Nurseries, Bathford	Hedgerow buffer (10 m)
East of Avon Mill Lane	Hedgerow buffer (10 – 15 m), woodland buffer (25 m – 50 m), riparian buffer (10 m)
Old Tennis Courts, Chew Magna	Hedgerow buffer (10 m), water quality protection (Winford Brook)
Hedgehogs, Chew Stoke	Hedgerow buffer (10 m), SNCI watercourse protection
Chilcompton Road	20 m River Somer buffer, 10 m hedgerows buffer
West of Clutton	Riparian buffer (10m)
South Saltford	Large-scale woodland mitigation and integration into country park GI

Assessment

Given the information set out above, adverse effects on the integrity of SACs with bats as a qualifying feature arising from habitat loss and fragmentation are not anticipated as a result of the Draft Local Plan. This conclusion is supported by the protective policy framework embedded within the Draft Local Plan.

Species Disturbance

Disturbance effects are considered in a broad sense, and include artificial lighting, as well as noise, vibration, and increased human presence. Artificial lighting is a key impact pathway for horseshoe and Bechstein's bats due to their strong avoidance of illuminated habitats[18]. Low levels of illumination can cause the fragmentation or degradation of bat commuting routes.

The screened-in site allocations lie wholly or partly within Bat Consultation Zones A, B, or C, where development could, depending on layout and design, result in disturbance of SAC bat populations for foraging and commuting, however no site allocations are located within the boundary of a European Site itself. Construction and operational phases could introduce lighting, noise, and human activity which may disturb bat commuting routes or foraging areas.

Mitigation

Development at site allocations located within BCZs A, B, or C will be subject to a precautionary and evidence-led approach to managing potential species disturbance reflecting the high sensitivity of these areas for SAC bat populations, as set out in in the B&NES Bat SAC Guidance on Development document[18]. Within these zones, development proposals are required to be informed by early consultation with the local planning authority and supported by comprehensive, full-season bat activity surveys to establish how bats use the site for foraging and commuting. This survey-led approach ensures that potential disturbance pathways, including noise, lighting, and habitat alteration, are fully understood before design is finalised.

In line with the B&NES Bat SAC Guidance on Development document[18], in BCZs A, B, or C, priority will be given to the avoidance of disturbance in the first instance, particularly in relation to functionally linked habitat such as pasture, woodland, hedgerows, and watercourses that support bat movement and feeding. Development must be carefully sited and designed to retain these features and maintain their functionality, with particular emphasis on preserving dark, continuous corridors that enable bat dispersal through the surround landscape. Where disturbance cannot be entirely avoided, mitigation is required to reduce impacts to a level where there is no adverse effect on the integrity of the SAC, demonstrated beyond reasonable doubt. This may include the provision of replacement foraging habitat, designed to be well-connected, and of equivalent or higher quality, alongside the long-term management and monitoring of habitats to ensure continued suitability for bat populations. Within Zone A, in particular, juvenile bat sustenance zones, relatively high levels of mitigation will be required, and development will only proceed where it can be clearly demonstrated that critical feeding areas for juvenile and reproductive bats can be retained or effectively replicated.

A key factor in managing disturbance is the planning and control of artificial light use, which is a major source of disturbance and fragmentation for horseshoe and Bechstein's bats. Development proposals will include detailed lighting strategies demonstrating that light spill onto retained or created habitats will be kept below thresholds (typically less than 0.2 lux horizontally and 0.4 lux vertically[18]), ensuring that commuting routes and foraging areas remain usable. This his will maintain/create dark corridors to prevent disturbance from illumination and to preserve connectivity across the site allocations.

Assessment

Given the above, adverse effects on the integrity of SACs with bats as a qualifying feature arising from species disturbance are not anticipated. This conclusion is supported by the protective policy framework embedded within the Draft Local Plan.

5.3.2 Assessment of Effects on Chew Valley Lake SPA

The following section assesses the potential for operational impacts of nearby residential development to result in recreational impact on Chew Valley Lake SPA. Potential construction impacts, such as species disturbance, are captured in Section 5.3.3 below.

Recreation

Increased population arising from development may lead to a higher number of visitors, resulting in disturbance to qualifying species, and their habitats. Such disturbance may present itself in the form of human presence/ visibility, increased litter, vandalism, human induced fires, and enrichment activities such as dog walking. This assessment focusses on recreational pressure on Chew Valley Lake SPA, which supports wintering northern shoveler.

B&NES was advised by Natural England[27] that a strategic SANG/ SAMM-style approach for addressing potential recreational impacts is not currently justified for Chew Valley Lake SPA. Unlike the requirements for other internationally designated sites, there is no established evidence base demonstrating significant recreational pressure on the Chew Valley Lake SPA.

Furthermore, the presence of development near an SPA does not automatically require a strategic mitigation solution. Natural England did not currently consider there to be sufficient evidence to require a formal Chew Valley Lake Recreational Impact Mitigation Strategy to support the Local Plan. Therefore, it was recommended that there is a focus on site-specific assessment of potential recreational pressure for allocations close to the lake, with a focus on developments within walking distance or a short drive away.

It was agreed that site allocations requiring consideration include Bishop Sutton West and Hedgehogs (Chew Stoke area). However, the Maypole Close site allocation (~5 km away) was considered unlikely to raise concerns from a recreational pressure perspective and the Old Tennis Courts site allocation (15-20 dwellings) is too small to be significant.

Bishop Sutton West 1 and Bishop Sutton West 2 are located approximately 0.11 km and 0.03 km south-east of Chew Valley Lake SPA respectively. Hedgehogs is located approximately 0.88 km north-west of the SPA. These three residential site allocations are found within 2 km of Chew Valley Lake SPA, and due to scale and proximity, have potential to result in LSEs upon the SPA via increased levels in recreation during their operational phase. The AA recognises that recreational effects are cumulative in nature and may arise from multiple developments across the wider area. Therefore, the potential for in-combination effects has been considered in this assessment (refer to Section 5.4). However, provided each site adequately addresses its own impacts, there should be no residual recreational disturbance requiring a wider strategic solution[22].

Future work will involve reviewing which areas around the lake are the most sensitive to recreation, the existing disturbance levels and the effectiveness of mitigation already secured through the Northern Path Project, which seeks to create a connected, circular route around Chew Valley Lake.

Mitigation

As a consequence of the meeting with Natural England to discuss the B&NES Local Plan and approach to recreation pressures at Chew Valley Lake[22], the Bishop Sutton site allocations (West 1 and West 2) are considered to be the primary allocation(s) requiring further assessment with respect to recreational impacts.

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The concept masterplan for Policy 5.14: West Bishop Sutton has been extended to incorporate a larger landholding reaching towards the lake. This additional land will help address recreational pressure by providing buffering from noise and visual disturbance and creating opportunities for on-site mitigation and walking routes. Natural England considered this a potentially workable solution. As the land extension (and potential recreation buffer) is set out in the concept masterplan embedded within the Draft Local Plan, it will be necessary for applicants to propose developments designed to meet the requirements.

The site allocation policy and concept masterplan for the Hedgehogs site (Policy 5.13: Hedgehogs) is located on agricultural land adjacent to the current settlement. Existing trees, hedgerows and landscape features offer opportunities to integrate the development and establish a strong green infrastructure framework. The scale of development provides opportunities to deliver public open space, green infrastructure and biodiversity enhancement. Therefore, this allowance will also work to mitigate for potential increases in recreation pressure at Chew Valley Lake SPA.

Assessment

With the approach to mitigating potential recreational impacts considered workable by Natural England and given that the requirements are set out in the Draft Local Plan, it is considered unlikely that there will be an adverse effect on site integrity of Chew Valley Lake SPA as a result of increased recreational pressure as a result of the Draft Local Plan. This conclusion is supported by the protective policy framework embedded within the Draft Local Plan.

5.3.3 Assessment of Construction Effects

The following section assesses the potential for construction impacts to affect all European Sites that may lie within the zone of influence of the development.

Habitat Loss and Fragmentation

No loss of habitat within the boundary of a European Site is anticipated as part of the Draft Local Plan. The potential for loss or fragmentation of functionally link habitat important for bats has been assessed in Section 5.3.1. Given this it is considered that there are unlikely to be adverse effects on site integrity via this pathway.

Species Disturbance

Disturbance effects during construction include noise, vibration, artificial lighting and the presence of people and vehicles/ plant machinery. For there to be a feasible impact pathway, the European Site needs to be designated for a species that is sensitive to disturbance, and that would need to be considered whilst present within the European Site, or if mobile, potentially outside the European Site depending on ecology and habitat requirements. Therefore, development at site allocations will need to be either in proximity to the European Site or to functionally linked land used by a mobile species.

The site allocation closest to a European Site is Westway Farm Extension, which is located immediately adjacent to the south-east of Chew Valley Lake SPA. West Bishop Sutton (approximately 0.03 km south-east) and Hedgehogs (approximately 0.88 km north-west) site allocations also lie in proximity to the SPA and could result in disturbance impact on the wintering northern shoveler population for which the Chew Valley Lake SPA is designated.

The potential for disturbance of bats has been assessed in Section 5.3.1.

Mitigation

Mitigation will include measures such as timing of works to avoid sensitive periods (e.g. breeding or overwintering seasons), retention and buffering of key habitats, visual or acoustic screening, good construction management (works phasing, well-maintained plant, sensitively designed access route etc.) and management of public access during construction to reduce disturbance.

Assessment

Given the mitigation measure set out above, it is considered reasonable that species disturbance impacts during construction can be avoided or minimised to a level that will not result in adverse effects on site integrity.

Changes to Air Quality

Air quality impacts are assessed with reference to European Sites that may be sensitive to changes in atmospheric pollution or lie in proximity and could be affected by construction activities. During construction, potential effects could arise through the generation of dust, an increase in emissions as a result of plant and machinery use or an increase in road traffic. During operation, local air quality may be impacted by an increase in traffic volume in new roads, or increased volumes of traffic on existing roads. Where necessary, potential effects are considered in relation to the Affected Road Network (ARN), where this lies within 200 m of a European Site[28] the potential impact on that site needs to be assessed.

The Mendip Limestone Grasslands SAC, Salisbury Plain SPA and the Avon Gorge Woodlands SAC are the only European Sites assessed that are considered to be sensitive to air pollution. However, as all of these sites are over 6 km from the Plan Area, they are highly unlikely to be adversely affected from air quality changes arising from development within the Plan Area.

Development in close proximity to European Sites, specifically those in the Plan Area (Chew Valley Lake SPA, Bath & Bradford on Avon Bats SAC and North Somerset & Mendip Bats SAC) has potential to adversely affect habitats in these designations where they lie within 200 m and not subject to controls. The site allocations closest to a European Site are Westway Farm Extension, which is located immediately adjacent to the south-east of Chew Valley Lake SPA and West Bishop Sutton, located approximately 0.03 km from Chew Valley Lake SPA. It is considered that the European Sites in the Plan Area are less sensitive to air quality impacts, but should still be considered on a site-by-site basis.

Mitigation

Construction activities can generate dust, particulate matter, and gaseous emissions from plant and general construction activities. To minimise impacts on local air quality and any nearby sensitive receptors, such as European Sites, the following mitigation measures could be implemented for all developments enabled by the Draft Local Plan through a Construction Environmental Management Plan (CEMP):

- The implementation of dust suppression measures such as the dampening of exposed surfaces and haul roads with water, the use of wheel washing facilities to prevent tracking of dust and mud onto public highways, the covering of material stockpiles, and the temporary seeding or stabilisation of bare ground where works are not immediately taking place;
- Reducing exhaust emissions from construction equipment via the implementation of anti-idling policies on site, the use of low-emission or electric plan where possible, and the regular maintenance and servicing of construction plant to ensure efficient operation;

[28] NEA001 Natural England's approach to advising competent authorities on the assessment of road traffic emissions under the Habitats Regulations. Version: June 2018

- Efficient management of construction traffic, and avoidance of any works requiring traffic management during peak traffic periods to reduce congestion-related emissions;
- Locating material storage areas for dust-generating materials away from site boundaries and sensitive receptors (such as European Sites), alongside the used of covered stockpiles and skips; and
- The use of buffer zones between construction activities and sensitive receptors, where practicable.

As part of the Draft Local Plan, formal air quality considerations are required in regard to nine of the site allocations. These are Farrington Gurney South, Writhlington, North Radstock, West of Clutton, South East Keynsham, North Keynsham, East of Avon Mill Lane, East Whitchurch Village and North Whitchurch Village Secondary School.. Development at these locations is subject to a requirement for a detailed air quality assessment, including cumulative effects arising from both background traffic and proposed growth. For Farrington Gurney, attention is required to ensure that building layout and massing do not contribute to a “street canyon” effect along the A37 and A362, which could exacerbate pollutant concentrations by restricting dispersion. Although not specifically directed at minimising impacts on European Sites, through this requirement, air quality impacts arising from the Local Plan will be controlled in areas where there is potential for an issue.

Assessment

Subject to the provisions within the Draft Local Plan and other mitigation listed above, an LSE upon European Sites as a result of changes to air quality are not anticipated.

Changes to Water Quality

The assessment of water quality focuses on construction-phase risks, including sedimentation, pollution, and surface runoff, as well as operational wastewater and drainage effects where hydrological connectivity exists. Based on the European Sites identified, Chew Valley Lake SPA, Avon Gorge Woodlands SAC, Severn Estuary SAC Severn Estuary SPA and Severn Estuary Ramsar site are the only sites with potential impact pathways for effects on water quality due to a hydrological connection. The four latter sites are all connected to the Plan Area via the River Avon, which enters the eastern side of the Plan Area near Claverton, flows westwards through Bath and Keynsham, before exiting the Plan Area to continue towards Bristol and the Severn Estuary.

Although immediately adjacent, it is considered unlikely that water quality impacts will affect the Avon Gorge Woodlands SAC, which occupy the limestone cliffs and screes of the large river gorge. Water quality impacts are not something this site is vulnerable to, so this has been discounted as a credible impact pathway for this European Site.

The Severn Estuary designations (SAC, SPA and Ramsar site) are located over 12 km from and approximately 20 km downstream of the Plan Area, but is designated for sea lamprey, river lamprey and twaite shad, three species of migratory fish. There is potential that without controls, construction and operational impacts from development near or linked to the River Avon could affect these fish species whilst occupying the River Avon within the Plan Area.

Given the proximity of site allocations to Chew Valley Lake SPA, there is considered potential for hydrological links to the SPA. Therefore, construction local to the SPA could result in water quality impacts if uncontrolled. Chew Valley Lake SPA does not have pollution to surface/ groundwaters listed as a vulnerability; however, as a waterbody with fringing aquatic habitat that supports the northern shoveler duck, it may be sensitive to changes in water quality.

Westway Farm Extension and West Bishop Sutton and are located immediately south-east of Chew Valley Lake SPA and approximately 0.03 km from the SPA, respectively. The two site allocations are hydrologically connected

to Chew Valley Lake SPA via a network of ditches along field margins[29]. As such, works during the construction phase within these three site allocations has the potential to result in changes to water quality within Chew Valley Lake SPA in the absence of mitigation, through surface water run-off or other construction related pollution.

Hedgehogs is located approximately 0.88 km north-west in the north-eastern region of Chew Stoke. As there is no hydrological connection between this site allocation and the SPA, due to the distance and existing development, it is considered unlikely that changes to water quality in Chew Valley Lake SPA would arise as a result of development at Hedgehogs.

Mitigation

There are requirements embedded within the Local Plan for site allocations to retain and protect natural features, which includes protective buffers to help mitigate impacts to water quality. Maintaining such buffers will help with both construction and operational phase impacts on water quality.

The following mitigation measures could be implemented for all developments enabled by the Draft Local Plan through a CEMP:

- Control of surface water and sediment control via minimising exposed ground and stabilising such ground where possible through temporary seeding or surface coverings, the installation of silt fences and sediment traps for development taking place within significant proximity to sensitive receptors such as watercourses or waterbodies, and the use of drainage systems;

- Pollution Prevention and Spill Control (such as guidance listed in the NetRegs GPPs[30]), comprising the storage of hazardous substances in bunded areas with impermeable bases and sufficient capacity to contain spills, the refuelling and maintenance of plant in designated areas which are not located near sensitive receptors, the implementation of spill response plans and spill kits, and planning of concrete works to carefully manage avoiding washout entering drainage systems or watercourses;

- The implementation of protective buffer zones (refer to riparian / river buffers in Table 5-1) where no storage, refuelling or construction activity is permitted, temporary fencing or demarcation should also be used to prevent encroachment of the site into these areas, and works within proximity to watercourses can be timed and managed to minimise disturbance, particularly during periods of high rainfall; and

- The use of temporary sustainable drainage systems (SuDS) such as attenuation basins during construction and treatment of runoff water prior to discharge.

Assessment

Given the above, it is considered reasonable that adverse effects on site integrity on European Sites as a result of changes to water quality could be avoided. This conclusion is supported by the protective policy framework embedded within the Draft Local Plan.

Changes to Surface and Groundwater Hydrology

Changes to surface water and groundwater hydrology are considered in relation to potential alterations in drainage patterns, runoff rates, infiltration, and groundwater recharge, arising from development enabled by the site allocations. Depending on their location, scale, and design, development at site allocations could result in increased

[29] Assessment made using © MAGIC. Map data accessed via (Magic Map Application). All imagery is used for illustrative and informational purposes only. No warranty is given as to the accuracy or completeness of mapping data.

[30] NetRegs. https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/ [Accessed 04/03/2026]

areas of impermeable surfacing (such as hardstanding), land modification, or construction activities that alter natural flow pathways or affect hydrological connectivity between catchments, aquifers, and water-dependent habitats.

Hydrological linkage or surface water connectivity was established for the following sites when assessing potential water quality impacts (see above):

- Chew Valley Lake SPA – due to proximity/ local hydrological connections;
- Severn Estuary SAC – via the River Avon;
- Severn Estuary SPA – via the River Avon;
- Severn Estuary Ramsar site – via the River Avon.

Given that the Severn Estuary designations are located over 12 km from the Plan Area, it is considered highly unlikely that development activities within the Plan Area will affect surface or groundwater hydrology such that it would undermine the Conservation Objectives of the SAC and SPA, and by proxy the Ramar site.

The following allocations sites are relevant to considering impact on European Sites via this pathway: Westway Farm Extension and West Bishop Sutton and are located immediately south-east of Chew Valley Lake SPA and approximately 0.03 km from the SPA, respectively. As such, works during the construction and operational phases within these two site allocations has the potential to result in changes to surface and groundwater hydrology within Chew Valley Lake SPA in the absence of mitigation. Other site allocations have been ruled out due to a lack of hydrological connection, or the closest European Site is not sensitive to this impact.

Mitigation

Mitigation is focused on controlling construction-phase risks to surface waters, particularly for sites hydrologically connected to Chew Valley Lake SPA. The following mitigation measures could be implemented for all developments enabled by the Draft Local Plan through a CEMP:

- Installation of temporary drainage systems early in the construction process to provide controlled routes for surface water flow;
- The use of temporary sustainable drainage systems (SuDS) such as attenuation basins during construction and treatment of runoff water prior to discharge;
- Retention of existing drainage features;
- Culverts or diversions should only be used where necessary and should be designed in such a way that flow restriction is unlikely and flood risk is not exacerbated; and
- Careful management of excavation activities to avoid uncontrolled/ unplanned interception of groundwater.

No operational-phase water quality impacts are anticipated that would affect European Sites, as wastewater and drainage infrastructure will be managed through existing regulatory controls and Draft Local Plan policies.

Assessment

Given the above, it is considered reasonable that adverse effects on site integrity on European Sites as a result of changes to surface and groundwater hydrology could be avoided. This conclusion is supported by the protective policy framework embedded within the Draft Local Plan.

Introduction of Invasive Non-Native Species (INNS)

The introduction and spread of INNS may arise as an indirect effect of development at site allocations, particularly through ground disturbance, vegetation clearance, soil movement, construction traffic, and works in proximity to watercourses. Such activities have the potential to facilitate the establishment and dispersal of INNS, particularly along riparian corridors and other linear features that function as ecological pathways. None of the screened in

European Sites list INNS as a vulnerability; however, where INNS become established, they may adversely affect the structure and function of designated habitats or habitat supporting qualifying species, through competition with native species, alteration of habitat composition, or degradation of foraging and commuting habitats.

None of the allocations sites are within any European Sites; however, sites in close proximity or hydrologically connected could still result in the introduction of INNS.

The Severn Estuary designations (SAC, SPA and Ramsar site) are located over 12 km from and approximately 20 km downstream of the Plan Area. Given the potential hydrological link via the River Avon, there is potential that without controls, construction near to the River Avon could introduce and transport INNS downstream, into the Severn Estuary. Whilst this is considered unlikely, it cannot be discounted as a potential impact pathway.

Westway Farm Extension and West Bishop Sutton are located immediately south-east of Chew Valley Lake SPA and approximately 0.03 km from the SPA, respectively. The two site allocations are hydrologically connected to Chew Valley Lake SPA via a network of ditches along field margins[31]. As such, works during the construction phase within these three site allocations has the potential to result in introduction of INNS to Chew Valley Lake SPA in the absence of mitigation, through soil movement, landscaping, or in-channel works in connected watercourses.

Operational impacts have been discounted for this impact pathway due to the very limited scope for introduction post-construction.

Mitigation

The following mitigation measures could be implemented for all developments enabled by the Draft Local Plan through a CEMP:

- Should invasive non-native plant species be identified within a site, their presence will be mapped and their removal planned in an invasive species management plan; and
- Biosecurity measures for plant equipment, including cleaning of equipment before entering and leaving site, provision of wash-down facilities for vehicles, and controlled movement of plant between areas of INNS presence.

Assessment

Subject to the mitigation measures listed above, LSE upon European Sites as a result of INNS are not anticipated as a result of the Draft Local Plan. This conclusion is supported by the protective policy framework embedded within the Draft Local Plan.

5.3.4 Summary of Appropriate Assessment

In summary, the Stage 2 AA has considered the potential for LSE upon European Sites as a result of the B&NES Draft Local Plan through the potential impact pathways set out in Section 5 above for both policies and site allocation policies. It was concluded that given the protective policies in the Draft Local Plan and the mitigation proposed, adverse effects on site integrity can be avoided for all European Sites. Furthermore, the guidance provided by Natural England supports the approach adopted.

[31] Assessment made using © MAGIC. Map data accessed via (Magic Map Application). All imagery is used for illustrative and informational purposes only. No warranty is given as to the accuracy or completeness of mapping data.

As an interim HRA this document will be revised and updated alongside the developing plan and as such will be subject to change. However, the assessment undertaken to date indicates that all potential impacts arising from the Draft Local Plan can be adequately mitigated and in its present form, the HRA of Draft Local Plan can be concluded to have no adverse effects on site integrity at AA.

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5.4 In-combination Assessment

The in-combination assessment of adverse effects for the European Sites screened in at Stage 2 Appropriate Assessment is provided in Table 5-2. No Nationally Significant Infrastructure Projects (NSIPs) or other major projects have been identified that would give rise to additional in-combination effects beyond those considered in this assessment. All plans included have been subject to Habitats Regulations Assessment where required.

Table 5-2 - In-Combination Effect Assessment Table

Competent Authority	Project/ Plan Name	Findings of HRA and Assessment	In-combination Assessment Conclusion
Bristol City Council	Bristol Heat Network[32]	The HRA includes Stage 1 Screening of European Sites within the 10 km zone of influence (ZoI) for the Bristol Heat Network, comprising Severn Estuary SAC/ SPA/ Ramsar site, as well as Avon Gorge Woodlands SAC. Bath & Bradford-on-Avon Bats SAC, North Somerset & Mendip Bats SAC, and Mells Valley SAC were also included due to the presence of mobile species as a qualifying feature (bats). Development is restricted to >500 m from Severn Estuary SAC/ SPA/ Ramsar site, within Bristol, therefore direct disturbance to birds is unlikely. Although hydrologically linked via the River Avon, works are not located near the river corridor, and sensitive areas (such as Sites of Special Scientific Interest/ SSSI and Local Nature Reserves/ LNRs) are excluded from the development. As such, there are no pathways for LSE upon Severn Estuary SAC/ SPA/	There is no scope for in-combination effects, as no shared impact pathways have been identified. On this basis, significant effects and subsequent adverse effects on site integrity are not anticipated.

[32] Bristol City Council (2023). Bristol Heat Network Local Development Order HRA. Available at: https://www.bristol.gov.uk/files/ask-bristol/9444-draft-habitats-regulation-assessment/file [Accessed 29/05/2026]

Competent Authority	Project/ Plan Name	Findings of HRA and Assessment	In-combination Assessment Conclusion
		Ramsar site as a result of the Bristol Heat Network project. No development is being undertaken within, or adjacent to, Avon Gorge Woodlands SAC and development will avoid the river corridor and designated sensitive land. No above-ground infrastructure is to be constructed in sensitive areas, and approval is required for works near designations. As such, there are no pathways for LSE upon Avon Gorge Woodlands SAC as a result of the Bristol Heat Network project. Bath & Bradford-on-Avon Bats SAC, North Somerset & Mendip Bats SAC, and Mells Valley SAC were also screened out regarding the potential for LSE as a result of the Bristol Heat Network project. The footprint of the project was either considered to provide no suitable SAC bat habitat, or sub-optimal bat habitat, in all instances, with all works to be undertaken located within lit, urban environments. The HRA concluded that no LSE on any European Sites are anticipated, and no AA was required. No direct physical or habitat impact pathways were identified, disturbance effects were considered unlikely, no hydrological or pollution pathways were identified, and design controls were considered to further reduce risk.	

Competent Authority	Project/ Plan Name	Findings of HRA and Assessment	In-combination Assessment Conclusion
Bristol City Council	Bristol Local Plan 2026 HRA Assessment Addendum[33]	The HRA includes updated Stage 1 Screening, of European Sites within an unspecified ZoI for the Bristol Local Plan, comprising Severn Estuary SAC/ SPA/ Ramsar site, and Avon Gorge Woodlands SAC. The HRA is an addendum to the previously published Stage 1 and 2 HRA for Bristol Local Plan, however, this document is not obtainable for assessment. The HRA focusses on functional impact pathways, such as recreational pressure, air quality, and water quality. The addendum states that no new LSE arise from the modifications to the Local Plan HRA Stage 1 Screening and that no adverse effects on the Severn Estuary SAC/ SPA/ Ramsar site, or Avon Gorge SAC, are anticipated. The HRA states that monitoring of in-combination effects with neighbouring plans is still recommended. Potential impact pathways, including recreational disturbance, air quality changes, and construction-related water quality effects, were reassessed and found to remain unchanged from the original AA. The modifications do not materially increase the scale or alter the distribution of development. The existing policy measures provide adequate mitigation.	There is potential for a combined effect as hydrological links to the Severn Estuary via the River Avon could not be ruled out as an impact pathway. However, given the mitigation proposed, it is considered highly unlikely that significant in-combination effects will arise as a result of water quality impacts. Development and growth within the B&NES area is considered unlikely to result in recreational impact that would have a significant effect in-combination on either the Severn Estuary SAC/ SPA/ Ramsar site or the Avon Gorge Woodlands SAC. Air and water quality impacts on the Avon Gorge Woodlands SAC have been ruled out. Overall, no significant in-combination effects are anticipated between the B&NES Draft Local Plan and Bristol Local Plan.

[33] Bristol City Council (2026). Bristol Local Plan Habitat Regulations Assessment Addendum. Available at: https://www.bristol.gov.uk/files/documents/10856-exa067-habitats-regulations-assessment-addendum/file [Accessed 29/05/2026]

Competent Authority	Project/ Plan Name	Findings of HRA and Assessment	In-combination Assessment Conclusion
Charles Church Ltd on behalf of North Somerset Council	Shadow Habitat Regulations Assessment: Outline Planning Application for Demolition of 23 Dark Lane; Residential Development of up to 125 Dwellings[34]	The HRA comprised Stage 1 and Stage 2 assessments regarding demolition of property at 23 Dark Lane, and the subsequent residential development of up to 125 dwellings, strategic landscaping and earthworks, surface water drainage and all other ancillary infrastructure and enabling works with means of site access (the 23 Dark Lane Scheme). A 10 km ZoI from the application site was used to identify European Sites, with the ZoI also including European Sites beyond 10 km if connected to the application site via functionally linked land or within a Bat Consultation Zone. European Sites identified within the ZoI include North Somerset & Mendip Bats SAC. Avon Gorge Woodlands SAC, and Severn Estuary SAC/ SPA/ Ramsar site. Following Stage 2 Appropriate Assessment, the HRA concluded that with mitigation in place, no adverse effect on the integrity of the North Somerset & Mendip Bats SAC are anticipated. For Avon Gorge Woodlands SAC, and Severn Estuary SAC/ SPA/ Ramsar site, no LSE impact pathways were identified. No potential in-combination effects were identified.	Given the absence of impact pathways to Avon Gorge Woodlands SAC, and Severn Estuary SAC/ SPA/ Ramsar site and with the mitigation in place for the 23 Dark Lane Scheme. There is no scope for significant in-combination effects with the B&NES Draft Local Plan.

[34] Clarkson & Woods Ecological Consultants (2025). Shadow Habitat Regulations Assessment, February 2025. Outline Planning Application for Demolition of 23 Dark Lane; Residential Development of up to 125 Dwellings. Available at: https://n-somerset.gov.uk/sites/default/files/2025-02/B15.%20shadow%20habitat%20regulations%20assessment%20%28sHRA%29.pdf [Accessed 29/05/2026]

Competent Authority	Project/ Plan Name	Findings of HRA and Assessment	In-combination Assessment Conclusion
		North Somerset & Mendip Bats SAC is the primary site of concern within this HRA, due to its proximity (approximately 2.4 km away) and location within a Bat Consultation Zone. Potential impact pathways identified comprised loss of foraging habitat, fragmentation of commuting routes, and visual disturbance (lighting). Mitigation identified within the Stage 2 Appropriate Assessment included retention and creation of bat habitat, buffer zones and dark corridors, hedgerow planting and habitat connectivity, and lighting control and monitoring. The Stage 2 Appropriate Assessment concluded that residual effects would be mitigated and no adverse effect on SAC integrity were anticipated. Avon Gorge Woodlands SAC and Severn Estuary SAC/ SPA/ Ramsar site were screened out at Stage 1 as no impact pathways were identified.	
North Somerset Council	Habitat Regulations Assessment, February 2023 for Outline Planning Application for the Erection of up to 90 Dwellings on Land North of Mullberry Road, Congresbury, BS49 5HD[35].	The HRA comprised Stage 1 and Stage 2 assessments regarding erection of up to 90 dwellings, public open space children's play area, landscaping, sustainable urban drainage system and engineer works in Congresbury, BS49 5HD (the Congresbury Scheme). A 10 km ZoI from the application site was used to identify European Sites, with the ZoI also	With the mitigation in place for the North Somerset & Mendip Bats SAC for the Congresbury Scheme and the B&NES Draft Local Plan, there is no scope for significant in-combination effects.

[35] NSC (2023). Habitat Regulations Assessment, February 2023 for Outline Planning Application for the Erection of up to 90 Dwellings on Land North of Mullberry Road, Congresbury, BS49 5HD. Available at: https://n-somerset.gov.uk/sites/default/files/2024-08/C27%20-%20Habitats%20Regulations%20Assessment.pdf [Accessed 29/05/2026]

Competent Authority	Project/ Plan Name	Findings of HRA and Assessment	In-combination Assessment Conclusion
		including European Sites beyond 10 km if connected to the application site via functionally linked land or within a Bat Consultation Zone. European Sites identified within the ZoI include North Somerset & Mendip Bats SAC. The Congresbury Scheme is also located within a Consultation Zone A for GH. Following Stage 2 Appropriate Assessment, the HRA concluded that with mitigation in place, no adverse effect on the integrity of the North Somerset & Mendip Bats SAC are anticipated North Somerset & Mendip Bats SAC is the primary site of concern within this HRA, with no other European Sites assessed. The SAC is within the GH Bat Consultation Zone A. Potential impacts identified comprised loss of foraging habitat and fragmentation of commuting routes. Surveys of the Congresbury Scheme site identified the presence of SAC bat species (GH and LH) and assessed the habitat as moderate to low value for bats. With mitigation and habitat compensation, connectivity was concluded to be maintained and effects were considered to be reduced to a level where they do not adversely affect the SAC's integrity or conservation objectives.	
North Somerset Council	North Somerset Local Plan Habitat Regulations Assessment 2025 Pre-	The HRA comprises Stage 1 Initial Screening and Stage 2 Appropriate Assessment of the North Somerset Local Plan. The HRA adopts a broad geographic scope based on functional impact pathways, rather than a single fixed ZoI.	The B&NES Draft Local Plan is considered unlikely to result in recreational impacts on the Severn Estuary SAC/ SPA/ Ramsar site or air quality impacts on the Avon Gorge Woodlands SAC. As mitigation will also be in place for potential impacts on the North

Competent Authority	Project/ Plan Name	Findings of HRA and Assessment	In-combination Assessment Conclusion
	Submission Plan Consultation[36]	Following Stage 2 Appropriate Assessment, the HRA concluded that with mitigation in place, no adverse effect on the integrity of European Sites are anticipated. Severn Estuary SAC/ SPA/ Ramsar site, Avon Gorge Woodlands SAC, and North Somerset & Mendip Bats SACs were identified as at risk of LSE during Stage 1 Screening and Stage 2 Appropriate Assessment due to impact pathways such as recreational pressure, air quality, loss of functionally linked habitat, and fragmentation of commuting routes. It was concluded that via the implementation of mitigation, no adverse effect on European Site integrity is anticipated. Mendip Woodlands SAC, Mendip Limestone Grasslands SAC, Chew Valley Lake SPA, and Somerset Levels & Moors SPA / Ramsar were all considered to be at negligible/ low risk of adverse impacts as a result of the North Somerset Local Plan due to lack of impact pathways, or less sensitive to identified pathways - with only minor effects.	Somerset & Mendip Bats SAC, significant effects in-combination are considered unlikely. Mendip Woodlands SAC, Mendip Limestone Grasslands SAC, Chew Valley Lake SPA, and Somerset Levels & Moors SPA/ Ramsar were considered to have an absence of impact pathways or very minor effects. Given this and considering the mitigation within the B&NES Draft Local Plan, significant effects in-combination are considered unlikely. Overall, no in-combination effects are anticipated between the B&NES Draft Local Plan and the North Somerset Local Plan.
South Gloucestershire Council	South Gloucestershire Local Plan 2026 – 2041: Habitats Regulations Assessment	The HRA comprises Stage 1 Initial Screening and Stage 2 Appropriate Assessment of the South Gloucestershire Local Plan. The HRA identified the following within a 15 km buffer of the South Gloucestershire district:	Taking into account the policy and legislative safeguards embedded in the B&NES Draft Local Plan and the South Gloucestershire Local Plan in relation to overlapping European Sites (Severn Estuary SAC,

[36] NSC (2025). North Somerset Local Plan Habitat Regulations Assessment 2025 Pre-Submission Plan Consultation. Available at: https://n-somerset.gov.uk/sites/default/files/2025-10/habitat%20regulations%20assessment%20-%20October%202025.pdf [Accessed 29/05/2026]

Competent Authority	Project/ Plan Name	Findings of HRA and Assessment	In-combination Assessment Conclusion
	Report (post Reg.19) November 2025[37]	Severn Estuary SAC, SPA / Ramsar, Avon Gorge Woodlands SAC, Bath and Bradford-on-Avon Bats SAC, River Wye SAC, Wye Valley and Forest of Dean Bat SAC, Wye Valley Woodlands SAC, Rodborough Common SAC, River Usk SAC and Chew Valley Lake SPA . All of the above European sites except for Rodborough Common were identified as at risk of LSE during Stage 1 Screening due to impact pathways such as habitat loss/damage, disturbance, bird strike, air pollution, recreation and changes to water quality. With policy and legislative safeguards in place the Appropriate Assessment ruled out adverse effects on integrity for all assessed impact pathways, with the exception of air pollution at Avon Gorge Woodlands SAC. However, once the recommended wording has been incorporated into the Local Plan, adverse effects on integrity will be avoided. In addition, although adverse effects on integrity in relation to recreational pressure have been ruled out, the requirements of the agreed Recreation Mitigation Strategy will need to be embedded within the Local Plan.	SPA/Ramsar, Avon Gorge Woodlands SAC, Bath and Bradford on Avon Bats SAC and Chew Valley Lake SPA), no in-combination effects are anticipated.
Wiltshire Council	Wiltshire Local Plan Review Habitats Regulations	The HRA comprised Stage 1 and Stage 2 assessments regarding the Wiltshire Local Plan.	With mitigation in place in both the Wiltshire Local Plan and the B&NES Draft Local Plan for Severn Estuary SAC / SPA / Ramsar, Salisbury Plain SPA and Bath & Bradford-

[37] LUC (2025). South Gloucester Local Plan 2026 - 2041 Habitat Regulations Assessment Report(post Reg.19). Available at: [Accessed 09/09/2026]

Competent Authority	Project/ Plan Name	Findings of HRA and Assessment	In-combination Assessment Conclusion
	Assessment Appropriate Assessment 2024[38]	A 15 km ZoI from the Wiltshire administrative area was used to identify European Sites, with the ZoI also including European Sites beyond 15 km if connected to the application site via functionally linked land. European Sites identified within the ZoI include: ▪ River Avon SAC; ▪ Solent & Southampton Water SPA / Ramsar; ▪ Severn Estuary SAC / SPA / Ramsar; ▪ Salisbury Plain SAC / SPA; ▪ Chilmark Quarry SAC; ▪ Prescombe Down SAC; ▪ Bath & Bradford-on-Avon Bats SAC; ▪ Mottisfonts Bats SAC; ▪ North Meadows & Dormouse SAC; and ▪ New Forest SAC / SPA / Ramsar. Following Stage 2 Appropriate Assessment, the HRA concluded that with mitigation in place, no adverse effect on the integrity of any of the above European Sites. Of relevance to the B&NES Draft Local Plan, Bath & Bradford-on-Avon Bats SAC is subject to HRA Stage 2 Appropriate Assessment. This identified the SAC as sensitive to loss of functionally linked habitat, habitat fragmentation	on-Avon Bats SAC, it is considered unlikely that there will be significant in-combination effects.

[38] Wiltshire Council (2022). Wiltshire Local Plan Review Habitats Regulations Assessment Appropriate Assessment. Available at: https://www.wiltshire.gov.uk/media/15178/Habitat-Regulations-Assessment-Appropriate-Assessment-February-2025/pdf/SD74_wiltshire_local_plan_HRA_feb_2025_final.pdf?m=1739978021303 [Accessed 29/05/2026]

Competent Authority	Project/ Plan Name	Findings of HRA and Assessment	In-combination Assessment Conclusion
		and severance, lighting impacts, and non-physical disturbance. Mitigation comprises the retention of key grassland, woodland, and hedgerow habitats, as well as the creation of new connected habitat networks. Commuting corridors, such as river valleys, tree lines, and hedgerows, are stated to be maintained, and strict lighting controls enforced. The HRA concludes that the Wiltshire Local Plan will not result in adverse effects on the integrity of the Bath & Bradford-on-Avon Bats SAC, or any other European Sites, provided that the above mitigation is implemented.	
Ricardo on behalf of Bristol Water	Bristol Water – Water Resources Management Plan 2024[39]	The HRA supports the Water Resources Management Plan (WRMP) 2024 and assesses whether plan options could affect European Sites. It covers demand-side measures, supply schemes, bulk transfers and strategic options. Both construction and operational effects are considered, alone and in-combination with other plans / projects. The ZoI is defined by identified impact pathways, rather than a fixed buffer, reflecting WRMP guidance, with focus on: ▪ Hydrological connections (abstractions, discharges, reservoir changes; ▪ Water quality pathways; ▪ Disturbance/ land-use change; and	As the Avon Gorge Woodlands SAC, Bath & Bradford on Avon Bats SAC, Mells Valley SAC, and Mendip Limestone Grassland SAC were screened out due to a lack of impact pathway, there is no scope for combined effects. North Somerset & Mendip Bats SAC, comprising changes to water availability due to lack of credible impact pathway and likely scale of effects Although water quality impacts on Severn Estuary SAC, SPA and Ramsar site have also been considered for the B&NES Local Plan and therefore there is scope for an n-combination effect, it is considered that with

[39] Bristol Water (2024). Revised Draft Water Resources Management Plan 2024 [Accessed 29/05/2026]

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Competent Authority	Project/ Plan Name	Findings of HRA and Assessment	In-combination Assessment Conclusion
		▪ Air quality (where relevant). European Sites identified within the ZoI comprise: ▪ Avon Gorge Woodlands SAC; ▪ Bath & Bradford on Avon Bats SAC; ▪ Chilmark Quarries SAC; ▪ Mells Valley SAC; ▪ Mendip Limestone Grasslands SAC; ▪ North Somerset & Mendip Bats SAC; ▪ River Wye SAC; ▪ River Avon SAC; ▪ Salisbury Plan SAC; ▪ Severn Estuary SAC / SPA / Ramsar; ▪ Wye Valley & Forest of Dean Bat Sites SAC; ▪ Wye Valley Woodlands SAC; ▪ Chew Valley Lake SPA; and ▪ Somerset Levels & Moors SPA / Ramsar. The Stage 1 Screening found that no LSE remain for the WRMP 24 programme, either alone or in-combination. Potential risks were identified at option level but were either screened out due to lack of impact pathway, or addressed through embedded design or regulatory controls, such as abstraction licensing. Stage 2 Appropriate Assessment was therefore not required. Of relevance to the B&NES Draft Local Plan, Avon Gorge Woodlands SAC, Bath & Bradford	mitigation any such effect would not be significant. As there is no hydrological link to the Somerset Levels & Moors SPA and Ramsar site from the B&NES area, there is no potential for combined impacts with regard to water quality via this pathway. Overall, no in-combination effects are anticipated between the B&NES Draft Local Plan and the Bristol Water WRMP24.

Competent Authority	Project/ Plan Name	Findings of HRA and Assessment	In-combination Assessment Conclusion
		on Avon Bats SAC, Mells Valley SAC, and Mendip Limestone Grassland SAC were Screened out at Stage 1 due to a lack of LSE pathways. The WRMP does not create a meaningful hydrological or functional connectivity with these sites, as no abstraction, discharge, or water level changes affect supporting habitats. There is limited or no land-use / air quality pathways relevant to the WRMP options. Potential pathways were considered in relation to North Somerset & Mendip Bats SAC, comprising changes to water availability affecting prey habitat (woodlands, pasture, wetlands), and possible disturbance during construction. Although these risks were identified, due to lack of credible impact pathway and likely scale of effects, the risk of LSE was screened out due to presence of embedded design decisions, siting, and regulatory controls. Severn Estuary SAC/ SPA/ Ramsar site, and Somerset Levels & Moors SPA / Ramsar, were identified as being hydrologically connected to the WRMP area, with potential impact pathways comprising changes in flows, water levels, salinity or water quality. These impact pathways were considered in relation to LSE on wetland habitats and bird interest features. The HRA concluded that WRMP options will not propagate effects that will alter flows at a scale that would adversely impact European Site conservation objectives, and existing	

Competent Authority	Project/ Plan Name	Findings of HRA and Assessment	In-combination Assessment Conclusion
		abstraction licensing and environmental regulation provide safeguards. In-combination effects were considered but were not considered significant, based on the above. Although pathways were identified, LSE were ruled out following Stage 1 Screening and no Stage 2 Appropriate Assessment was considered necessary.	

6. Conclusions

Once adopted, the Local Plan will guide how Bath and North East Somerset grows up to 2043 by establishing a robust planning framework. An interim HRA of the Regulation 19 B&NES Draft Local Plan has been undertaken. This HRA builds on early work by B&NES, which included a HRA scoping exercise in 2024 and an Initial Scoping of Issues Relating to the Habitats Regulations of the Draft Local Plan Options in 2025. These identified the need to safeguard European Sites in relation to development and change in the district and resulted in recommendations to include mitigation measures. Specifically, the need to consider set Bat Consultation Zones when assessing the impact of residential and economic allocations sites, and the scope for increased recreational impact from residential development in proximity to attractive sites like Chew Valley Lake SPA.

The Stage 1 Screening of the Draft Local Plan policies and allocations identified 15 policies and 88 site allocations for which an LSE could not be ruled out. These policies and site allocations were taken forward to Stage 2 AA.

The Stage 2 Appropriate Assessment has been undertaken using a precautionary and evidence-based approach, incorporating advice from Natural England. The AA was set out as follows:

- **Policies** - assessment of the effects and the mitigation provided by protective policies;
- **Site Allocation Policies**
  - Assessment of Effects on Bat SACs – habitat loss and fragmentation, species disturbance;
  - Assessment of Effects on Chew Valley Lake SPA – recreation;
  - Assessment of Construction Effects – habitat loss and fragmentation, species disturbance, air quality, water quality, changes to surface and groundwater hydrology and INNS;

Policies

The Draft Local Plan provides a robust policy framework centred around Policy NE3, which ensures that all development is subject to appropriate environmental assessment. Development resulting in adverse effects on a European Site would not be permitted other than in exceptional circumstances, i.e. where the Stage 3 derogation tests can be met. The content of Policy NE3 therefore robustly protects European Sites And provides a mechanism for ensuring that adverse effects on the integrity of any European Site is avoided.

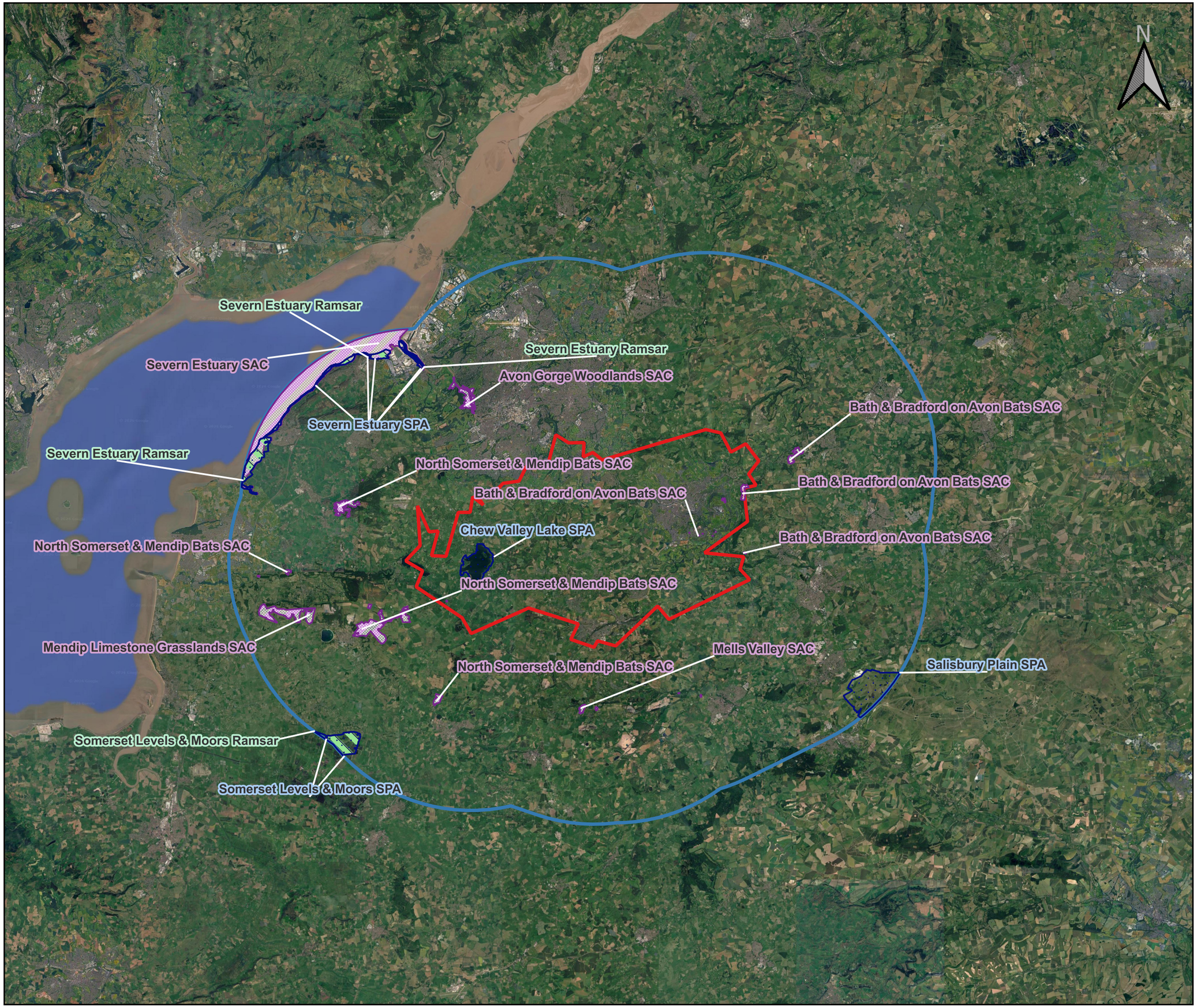
Site Allocation Policies

Specific mitigation has been set out for site allocations where there is a known potential impact, and which rely upon key policies such as Policy 6.11: Green Infrastructure to minimise connectivity impacts and Policy 6.12: Open Space to ensure developments absorb some of the recreational effects of increased populations. Natural England have agreed that this approach is workable and appropriate. Mitigation for typical impacts of construction and operation of development sites has also been set out to capture all other potential effects on European Sites arising from the Draft Local Plan.

It is acknowledged that uncertainty remains at the plan stage; there is uncertainty in relation to the timing and sequencing of development at site allocations, which is inherent in plan-making. However, this uncertainty does not undermine the conclusions of the assessment, which will continue to be developed alongside the Draft Local Plan. The mitigation set out has enabled the conclusion that the Draft Local Plan will not result in any adverse effects on the integrity of any European Sites, either alone or in-combination with other plans and projects. The HRA is therefore concluded at Stage 2 AA.

APPENDICES

Appendix A. Statutory Designated Site Map



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Legend

- Bath and Northeast Somerset Council Boundary
- 15 km Buffer

Statutory Designated Sites

- Ramsar
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)

0 7 14 km

Original scale: 1:300,000	Version: 1.0

Base Mapping: Imagery ©2026, Map data ©2026 Google

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Client:Bath and North East Somerset Council

Project:B&NES Local Plan Habitat Regulations Assessment

Job No:100126859

Title: European Site Location Plan

Drawn by: BV Date: 21/05/26	Checked by: PW Date: 25/08/26	Reviewed by: AW Date: 26/08/26

Appendix B. European Site Information

Table B-1 – Information about the Chew Valley Lake SPA

Site Name	Chew Valley Lake
Site Designation Status	SPA
Site Reference	UK9010041
Location of European Site	Within the B&NES area.
Qualifying features	ARTICLE 4.2 QUALIFICATION (79/409/EEC) Over winter the area regularly supports: • *Anas clypeata* (North-western/Central Europe) 1.3% of the population 5 year peak mean 1991/92-1995/96.
Vulnerabilities of the European Site	The site is vulnerable to the following: • Outdoor sports and leisure activities, recreational activities.
Conservation Objectives of the European Site	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring; • The extent and distribution of the habitats of the qualifying features; • The structure and function of the habitats of the qualifying features; • The supporting processes on which the habitats of the qualifying features rely; • The population of each of the qualifying features; and, • The distribution of the qualifying features within the site.

Table B-2 Information about the North Somerset & Mendip Bats SAC

Site Name	North Somerset & Mendip Bats
Site Designation Status	SAC
Site Reference	UK0030052
Location of European Site	Within (and also outside) the B&NES area.
Qualifying features	Annex I habitats that are a primary reason for selection of this site: • Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*); and • Tilio-Acerion forests of slopes, screes and ravines. Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site: • Caves not open to the public. Annex II species that are a primary reason for selection of this site: • Lesser horseshoe bat (*Rhinolophus hipposideros*); and • Greater horseshoe bat (*Rhinolophus ferrumequinum*).
Vulnerabilities of the European Site	The site is vulnerable to the following: • Forest and Plantation management & use; • Other urbanisation, industrial and similar activities; • Grazing; • Interspecific floral relations; and • Unknown threat or pressure.
Conservation Objectives of the European Site	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring: • The extent and distribution of qualifying natural habitats and habitats of qualifying species; • The structure and function (including typical species) of qualifying natural habitats • The structure and function of the habitats of qualifying species • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely; • The populations of qualifying species; and, • The distribution of qualifying species within the site.

Table B-3 Information about the Bath & Bradford on Avon Bats SAC

Site Name	Bath & Bradford on Avon Bats
Site Designation Status	SAC
Site Reference	UK0012584
Location of European Site	Within (and also outside) the B&NES area.
Qualifying features	Annex II species that are a primary reason for selection of this site: • Greater horseshoe bat (*Rhinolophus ferrumequinum*); • Bechstein's bat (*Myotis bechsteinii*); Annex II species present as a qualifying feature, but not a primary reason for site selection: • Lesser horseshoe bat (*Rhinolophus hipposideros*).
Vulnerabilities of the European Site	The site is vulnerable to the following: • Other urbanisation, industrial and similar activities; • Other ecosystem modifications; • Unknown threat or pressure; and • Modification of cultivation practices.
Conservation Objectives of the European Site	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring: • The extent and distribution of the habitats of qualifying species; • The structure and function of the habitats of qualifying species; • The supporting processes on which the habitats of qualifying species rely; • The populations of qualifying species; and, • The distribution of qualifying species within the site.

Table B-4 – Information about the Mells Valley SAC

Site Name	Mells Valley
Site Designation Status	SAC
Site Reference	UK0012658
Location of European Site	Approximately 4.1 km south of the B&NES boundary.
Qualifying features	Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site: • Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*); • Caves not open to the public. Annex II species that are a primary reason for selection of this site: • Greater horseshoe bat (*Rhinolophus ferrumequinum*).
Vulnerabilities of the European Site	The site is vulnerable to the following: • Grazing; • Outdoor sports and leisure activities, recreational activities; • Unknown threat or pressure; • Other human intrusions and disturbances.
Conservation Objectives of the European Site	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring: • The extent and distribution of qualifying natural habitats and habitats of qualifying species; • The structure and function (including typical species) of qualifying natural habitats; • The structure and function of the habitats of qualifying species; • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely; • The populations of qualifying species; and, • The distribution of qualifying species within the site.

Table B-5 – Information about the Mendip Limestone Grasslands SAC

Site Name	Mendip Limestone Grasslands
Site Designation Status	SAC
Site Reference	UK0030203
Location of European Site	Approximately 8.84 km west of the B&NES boundary.
Qualifying features	Annex I habitats that are a primary reason for selection of this site: • Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*). Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site: • European dry heaths; • Caves not open to the public; and • Tilio-Acerion forests of slopes, screes and ravines. Annex II species present as a qualifying feature, but not a primary reason for site selection: • Greater horseshoe bat (Rhinolophus ferrumequinum).
Vulnerabilities of the European Site	The site is vulnerable to the following: • Interspecific floral relations; • Air pollution, air-borne pollutants; • Modification of cultivation practices; and • Biocenotic evolution, succession.
Conservation Objectives of the European Site	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring: • The extent and distribution of qualifying natural habitats and habitats of qualifying species; • The structure and function (including typical species) of qualifying natural habitats; • The structure and function of the habitats of qualifying species; • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely; • The populations of qualifying species; and, • The distribution of qualifying species within the site.

Table B-6 – Information about the Avon Gorge Woodlands SAC

Site Name	Avon Gorge Woodlands
Site Designation Status	SAC
Site Reference	UK0012734
Location of European Site	Approximately 6.3 km to the north of B&NES boundary. Hydrological linkage via the River Avon.
Qualifying features	Annex I habitats that are a primary reason for selection of this site: • Tilio-Acerion forests of slopes, screes and ravines. Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site: • Semi-natural dry grasslands and scrubland facies on calcareous substrates (*Festuco-Brometalia*) (* important orchid sites).
Vulnerabilities of the European Site	The site is vulnerable to the following: • Grazing; • Changes in biotic conditions; • Outdoor sports and leisure activities, recreational activities; • Invasive non-native species; • Interspecific floral relations.
Conservation Objectives of the European Site	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; • The extent and distribution of qualifying natural habitats; • The structure and function (including typical species) of qualifying natural habitats; and • The supporting processes on which qualifying natural habitats rely.

Table B-7 – Information about the Salisbury Plain SPA

Site Name	Salisbury Plain
Site Designation Status	SPA
Site Reference	UK9011102
Location of European Site	Approximately 12.08 km to the south east of the B&NES boundary.
Qualifying features	ARTICLE 4.1 QUALIFICATION (79/409/EEC) During the breeding season the area regularly supports: • *Burhinus oedicnemus* (Western Europe - breeding) 14.5% of the GB breeding population Count, as at 1997. Over winter the area regularly supports: • Circus cyaneus 0.7% of the GB population Count, as at 1993. ARTICLE 4.2 QUALIFICATION (79/409/EEC) During the breeding season the area regularly supports: • *Coturnix coturnix* 20% of the population in Great Britain Count, as at 1986; • *Falco subbuteo* 1.2% of the population in Great Britain Count, as at 1990.
Vulnerabilities of the European Site	The site is vulnerable to the following: • Air pollution, air-borne pollutants; • Changes in biotic conditions.
Conservation Objectives of the European Site	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring; • The extent and distribution of the habitats of the qualifying features; • The structure and function of the habitats of the qualifying features; • The supporting processes on which the habitats of the qualifying features rely; • The population of each of the qualifying features; and, • The distribution of the qualifying features within the site.

Table B-8 – Information about the Somerset Levels & Moors SPA

Site Name	Somerset Levels & Moors
Site Designation Status	SPA
Site Reference	UK9010031
Location of European Site	Approximately 12.67 km south west of the B&NES boundary.
Qualifying features	ARTICLE 4.1 QUALIFICATION (79/409/EEC) Over winter the area regularly supports: • *Cygnus columbianus bewickii* (Western Siberia/North-eastern & North-western Europe) 2.7% of the GB population 5 year peak mean 1991/92-1995/96; • *Pluvialis apricaria* [North-western Europe - breeding] 1.2% of the GB population 5 year peak mean 1991/92-1995/96 ARTICLE 4.2 QUALIFICATION (79/409/EEC) Over winter the area regularly supports: • *Anas crecca* (North-western Europe) 3.3% of the population 5 year peak mean 1991/92-1995/96; • *Vanellus vanellus* (Europe - breeding) 0.5% of the population 5 year peak mean 1991/92-1995/96. ARTICLE 4.2 QUALIFICATION (79/409/EEC): AN INTERNATIONALLY IMPORTANT ASSEMBLAGE OF BIRDS Over winter the area regularly supports: • 73014 waterfowl (5 year peak mean 1991/92-1995/96) Including: *Cygnus columbianus bewickii , Anas crecca , Pluvialis apricaria [North-western Europe - breeding], Vanellus vanellus.*
Vulnerabilities of the European Site	The site is vulnerable to the following: • Cultivation; • Modification of cultivation practices; • Human induced changes in hydraulic conditions.
Conservation Objectives of the European Site	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring: • The extent and distribution of the habitats of the qualifying features; • The structure and function of the habitats of the qualifying features; • The supporting processes on which the habitats of the qualifying features rely; • The population of each of the qualifying features; and • The distribution of the qualifying features within the site.

Table B-9 – Information about the Somerset Levels & Moors Ramsar Site

Site Name	Somerset Levels & Moors
Site Designation Status	Ramsar site
Site Reference	UK11064
Location of European Site	Approximately 12.67 km south west of the B&NES boundary.
Qualifying features	**Ramsar criterion 2** Supports 17 species of British Red Data Book invertebrates. **Ramsar criterion 5** Assemblages of international importance: Species with peak counts in winter: • 97155 waterfowl (5 year peak mean 1998/99-2002/2003). **Ramsar criterion 6 – species/populations occurring at levels of international importance.** Qualifying Species/populations (as identified at designation): Species with peak counts in winter: • Tundra swan, (Cygnus columbianus bewickii), NW Europe112 individuals, representing an average of 1.3% of the GB population (5 year peak mean 1998/9 2002/3); • Eurasian teal, (*Anas crecca*), NW Europe 21231 individuals, representing an average of 5.3% of the population (5 year peak mean 1998/9-2002/3); • Northern lapwing, (Vanellus *vanellus*), Europe breeding 36580 individuals, representing an average of 1% of the population (5 year peak mean 1998/92002/3).
Vulnerabilities of the European Site	No factors reported.
Conservation Objectives of the European Site	Ramsar sites do not have Conservation Objectives therefore the Conservation Objectives of the Somerset Levels & Moors SPA have been referenced.

Table B-10 – Information about the Severn Estuary SAC

Site Name	Severn Estuary
Site Designation Status	SAC
Site Reference	UK0013030
Location of European Site	Approximately 13.63 km to the north of the B&NES boundary. Hydrological linkage via the River Avon.
Qualifying features	Annex I habitats that are a primary reason for selection of this site: • Estuaries Species occurrence description not yet available; • Mudflats and sandflats not covered by seawater at low tide; • Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*). Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site: • Sandbanks which are slightly covered by sea water all the time; • Reefs. Annex II species that are a primary reason for selection of this site: • Sea lamprey (Petromyzon marinus); • River lamprey (Lampetra fluviatilis); • Twaite shad (Alosa fallax).
Vulnerabilities of the European Site	The site is vulnerable to the following: • Human induced changes in hydraulic conditions; • Changes in abiotic conditions; • Modification of cultivation practices; • Other urbanisation, industrial and similar activities; • Outdoor sports and leisure activities, recreational activities.
Conservation Objectives of the European Site	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring; • The extent and distribution of qualifying natural habitats and habitats of qualifying species; • The structure and function (including typical species) of qualifying natural habitats; • The structure and function of the habitats of qualifying species; • The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely; • The populations of qualifying species; and, • The distribution of qualifying species within the site.

Table B-11 – Information about the Severn Estuary SPA

Site Name	Severn Estuary
Site Designation Status	SPA
Site Reference	UK9015022
Location of European Site	Approximately 13.63 km west of the B&NES boundary. Hydrological linkage via the River Avon.
Qualifying features	ARTICLE 4.1 QUALIFICATION (79/409/EEC) Over winter the area regularly supports: • *Cygnus columbianus bewickii* (Western Siberia/North-eastern & North-western Europe) 3.9% of the GB population 5 year peak mean 1991/92-1995/96. ARTICLE 4.2 QUALIFICATION (79/409/EEC) Over winter the area regularly supports: • Anas strepera (North-western Europe) 0.9% of the population 5 year peak mean 1991/92-1995/96; • *Anser albifrons albifrons* (North-western Siberia/North-eastern & North-western Europe) 0.4% of the population 5 year peak mean 1991/92-1995/96; • *Calidris alpina alpina* (Northern Siberia/Europe/Western Africa) 3.3% of the population 5 year peak mean 1991/92-1995/96; • *Tadorna tadorna* (North-western Europe) 1.1% of the population 5 year peak mean 1991/92-1995/96; • *Tringa totanus* (Eastern Atlantic - wintering) 1.3% of the population 5 year peak mean 1991/92-1995/96. ARTICLE 4.2 QUALIFICATION (79/409/EEC): AN INTERNATIONALLY IMPORTANT ASSEMBLAGE OF BIRDS Over winter the area regularly supports: • 84317 waterfowl (5 year peak mean 1991/92-1995/96) Including: *Cygnus columbianus bewickii, Tadorna tadorna, Anas strepera, Calidris alpina alpina, Tringa tetanus*.
Vulnerabilities of the European Site	The site is vulnerable to the following: • Human induced changes in hydraulic conditions; • Changes in abiotic conditions; • Modification of cultivation practices; • Other urbanisation, industrial and similar activities; • Outdoor sports and leisure activities, recreational activities.
Conservation Objectives of the European Site	Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring; • The extent and distribution of the habitats of the qualifying features; • The structure and function of the habitats of the qualifying features; • The supporting processes on which the habitats of the qualifying features rely; • The population of each of the qualifying features; and, • The distribution of the qualifying features within the site.

Table B-12 – Information about the Severn Estuary Ramsar site

Site Name	Severn Estuary
Site Designation Status	Ramsar site
Site Reference	UK11081
Location of European Site	Approximately 13.67 km west of the B&NES boundary. Hydrological linkage via the River Avon.
Qualifying features	**Ramsar criterion 1** Due to immense tidal range (second-largest in world), this affects both the physical environment and biological communities. Habitats Directive Annex I features present on the pSAC include: • Sandbanks which are slightly covered by sea water all the time; • Estuaries; • Mudflats and sandflats not covered by seawater at low tide; • Atlantic salt meadows (*Glauco-Puccinellietalia maritimae*). **Ramsar criterion 3** Due to unusual estuarine communities, reduced diversity and high productivity. **Ramsar criterion 4** This site is important for the run of migratory fish between sea and river via estuary. Species include Salmon (*Salmo salar*), sea trout (*S. trutta*), sea lamprey (*Petromyzon marinus*), river lamprey (*Lampetra fluviatilis*), allis shad (*Alosa alosa*), twaite shad (*A. fallax*), and eel (*Anguilla anguilla*). It is also of particular importance for migratory birds during spring and autumn. **Ramsar criterion 5** Assemblages of international importance: Species with peak counts in winter: • 70919 waterfowl (5 year peak mean 1998/99-2002/2003) **Ramsar criterion 6 – species/populations occurring at levels of international importance.** Qualifying Species/ populations (as identified at designation): Species with peak counts in winter: • Tundra swan, (Cygnus columbianus bewickii), NW Europe 229 individuals, representing an average of 2.8% of the GB population (5 year peak mean 1998/9 2002/3); • Greater white-fronted goose, (*Anser albifrons albifrons*), NW Europe 2076 individuals, representing an average of 35.8% of the GB population (5 year peak mean for 1996/7-2000/01); • Common shelduck, (*Tadorna tadorna*), NW Europe3223 individuals, representing an average of 1% of the population (5 year peak mean 1998/9 2002/3); • Gadwall, (Anas strepera strepera), NW Europe 241 individuals, representing an average of 1.4% of the GB population (5 year peak mean 1998/9 2002/3); • Dunlin, (*Calidris alpina alpina*), W Siberia/W Europe 25082 individuals, representing an average of 1.8% of the population (5 year peak mean 1998/9-2002/3);

	• Common redshank, (Tringa *totanus totanus*) 2616 individuals, representing an average of 1% of the population (5 year peak mean 1998/9 2002/3). **Ramsar criterion 8** The fish of the whole estuarine and river system is one of the most diverse in Britain, with over 110 species recorded. Salmon, sea trout, sea lamprey, river lamprey, allis shad, twaite shad, and eel use the Severn Estuary as a key migration route to their spawning grounds in the many tributaries that flow into the estuary. The site is important as a feeding and nursery ground for many fish species particularly allis shad and twaite shad which feed on mysid shrimps in the salt wedge.
Vulnerabilities of the European Site	The site is vulnerable to the following: • Dredging; • Erosion; and • Recreational/ tourism disturbance (unspecified).
Conservation Objectives of the European Site	Ramsar sites do not have Conservation Objectives therefore the Conservation Objectives of the Severn Estuary SPA have been referenced.

Appendix C. Summary of Policies and Screening

<table>
<tr><th>Policy Category</th><th>Policy Reference</th><th>Policy Name</th><th>Policy Summary</th><th>Screening Category</th><th>Screening Assessment</th><th>AA Required? (Yes / No)</th></tr>
<tr><td>District-wide Spatial Strategy</td><td>Policy 1.1</td><td>Spatial Strategy</td><td>The Local Plan provides for sustainable, infrastructure led growth across Bath and North East Somerset during the period 2025–2043.

As a priority new residential and mixed-use development will be located in or close to urban areas, particularly focussed on previously developed sites, where there is an existing or proposed wide range of facilities, services and jobs, minimising the need to travel and providing opportunities to use public transport and active travel.

Employment opportunities will be encouraged at accessible locations well-related to the urban areas and where sustainable transport opportunities can be maximised.

Scale of Growth

The Local Plan makes provision for:
• Around 22,000 homes
• Employment floorspace, comprising:
  ○ Around 120,600 sqm of office space
  ○ Around 114,500 sqm of industrial space and warehouse/logistics space.

District-wide delivery arrangements for the required housing and employment space are set out in policies 2 and 3 respectively.

Site specific allocations to address the requirement for new homes, employment floorspace and supporting infrastructure are made in sub-area chapters (chapters 2 to 5).

Distribution of Housing

Housing development will be broadly distributed across the sub areas as follows:
• Bath – 5,900 homes
• Bristol to Bath Corridor – 8,900 homes
• Somer Valley – 4,600 homes
• Rural Areas – 2,600 homes.

Distribution of Employment Floorspace

Employment floorspace will be delivered across the sub areas to support the economic roles of Bath, the Bristol–Bath corridor, the Somer Valley and rural employment locations. It will be distributed across the sub-areas broadly as follows:
<table><tr><td>Sub-Area</td><td>Office (sqm)</td><td>Industrial/Warehousing & Logistics (sqm)</td></tr><tr><td>Bath</td><td>70,800</td><td>30,900</td></tr><tr><td>Bristol to Bath Corridor</td><td>11,000</td><td>23,700</td></tr><tr><td>Somer Valley</td><td>35,400</td><td>56,000</td></tr><tr><td>Rural Areas</td><td>3,400</td><td>3,900</td></tr><tr><td>B&NES</td><td>120,600</td><td>114,500</td></tr></table>
Green Belt</td><td>I</td><td>The policy establishes the overall spatial strategy for the Local Plan, providing for around 22,000 homes, significant employment growth and Green Belt releases at a number of strategic and non-strategic locations.

As the policy directly promotes and distributes substantial growth across the district, there are clear pathways for effects on European Sites through increased recreational pressure, water demand, wastewater generation, habitat loss, disturbance and transport-related effects. Likely significant effects cannot be ruled out, particularly in combination with other growth proposals within the plan. The policy should therefore be taken forward to Appropriate Assessment.</td><td>Yes</td></tr>
</table>

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)

			The general extent of the Green Belt will be retained but to meet identified housing and employment needs, land will be removed from the Green Belt, justified by exceptional circumstances, to enable strategic and non-strategic development at the settlements listed below:
			Strategic development:
			• Keynsham
			• Saltford
			• Whitchurch
			• Hicks Gate
			• Peasedown St John
			Non-strategic development:
			• Batheaston
			• Chew Stoke
			• Corston
			• Farmborough
			The revised detailed Green Belt boundaries will be defined as part of the site allocations in the sub-area chapters and shown on the Policies Map.
			Spatial Strategy Principles
			Development must:
			• Support the delivery of the Movement Strategy for Bath, Creating Sustainable Communities in North East Somerset Strategies and the Active Travel Masterplan, including:
			  ○ Reducing travel distances and car dependency
			  ○ Improving sustainable transport connectivity, supporting modal shift and low carbon travel
			  ○ Enhancing public transport
			  ○ Delivering high quality walking and cycling networks
			• Seek to minimise impacts on climate change and be designed to adapt and be resilient to the effects of climate change.
			• Avoid areas of greatest flood risk now or in the future and demonstrate that it does not cause increased risk of flooding elsewhere.
			• Be infrastructure-led and will be phased to align with the timely provision of all required supporting infrastructure, including transport (focussing on sustainable modes), education, health, utilities, digital connectivity, green and blue infrastructure and community facilities. Proposals must demonstrate that necessary infrastructure can be funded and delivered.
			• Promote healthy lifestyles, including through public spaces and local centres, retail and community facilities that promote health and wellbeing for people of all ages.
			• Be of a high quality and inclusive design;
			• Conserve and enhance the District's environmental and heritage assets, including the World Heritage Site, National Landscapes, biodiversity and landscape character.
			Key Diagram
			The spatial strategy is illustrated on the Key Diagram, which shows the distribution of growth, strategic development locations and key transport corridors.			

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
Housing Requirement and Delivery	Policy 1.2	Housing Requirement and Delivery	1. The Local Plan makes provision for around 22,000 dwellings to be delivered in Bath and North East Somerset during the period 2025–2043. This will include delivery of a significant amount of affordable housing, as well as housing to meet specific needs. The spatial distribution of housing is set out in Policy 1. 2. Stepped Housing Requirement: to reflect the realistic delivery trajectory of sites and the timing of infrastructure provision, the following stepped housing requirement will apply: • 2025–2031/32 Total: 5,320 dwellings Annual requirement: c. 760 dwellings • 2032/33 –2042/43 Total: 16,698 dwellings Annual requirement: c. 1,518 dwellings The Council will assess five year housing land supply and Housing Delivery Test against the stepped requirement. The annualised and total requirement in each step or phase will not be a cap on development during that period. The annualised delivery trajectory of development sites is illustrated by the graph in paragraph 1.47. 3. Components of Housing Supply The requirement will be met through: • Completions 2025 - 2026: 772 dwellings • Existing commitments: 5,042 dwellings • New strategic and non-strategic site allocations: 14,323 dwellings • Small windfall development: 1,944 dwellings 4. Neighbourhood Plan Housing Requirements: the Local Plan establishes a housing requirement for designated Neighbourhood Plan areas as set out in the table below. The figures below are not a ‘cap’ on development and additional housing may come forward in designated neighbourhood areas, including through site allocations in Neighbourhood Plan. Housing requirement for designated Neighbourhood Plan areas Designated Neighbourhood Area / Allocations in adopted Local Plan (remaining) / Proposed Local Plan 2025-2043 allocations / Housing requirement Bathampton: 0 / 0 / 0 Batheaston: 0 / 0 / 0 Bathford: 0 / 30 / 30 Chew Valley: 0 / 120 / 120 Claverton: 0 / 0 / 0 Clutton: 0 / 330 / 330 Englishcombe: 0 / 0 / 0 Farrington Gurney: 0 / 500 / 500 Freshford and Limpley Stoke: 0 / 0 / 0 High Littleton and Hallatrow: 0 / 45 / 45 Keynsham: 359 / 5,385 / 5,744 Midsomer Norton: 145 / 292 / 437 Paulton: 80 / 392 / 472 Publow and Pensford: 0 / 0 / 0	B	The policy lists the general criteria for delivery of the housing provision set out in Policy 1.	No

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			Radstock 69 1,318 1,387 Stanton Drew 0 0 0 Stowey Sutton 0 280 280 Timsbury 4 410 414 Westfield 0 0 0 Whitchurch Village 0 1,612 1,612			
Employment Space Requirement	Policy 1.3	Employment Space Requirement	**Supporting a Prosperous and Sustainable Economy:** To maintain a resilient, diverse and sustainable economy, the Local Plan will: • Protect existing employment sites and premises; and • Plan for and facilitate the delivery of additional employment space across Bath and North East Somerset. **Employment Space Requirement for B&NES:** The Local Plan makes provision for the following employment floorspace during the period 2025–2043: • Around 120,600 sqm of office space • Around 114,500 sqm of industrial space and warehouse/logistics space **Distribution of Employment Space:** Employment floorspace will be delivered across the sub areas as broadly set out in Policy 1.1 and reflecting their economic roles: • Bath as a regional centre for office based and research and innovation employment • Bristol to Bath Corridor as a strategic growth location • Somer Valley as a key industrial and manufacturing area • Rural Areas as locations for small scale and rural enterprise **Delivery of Employment Space:** The employment space requirement will be met through: • Existing commitments • New employment site allocations • Employment floorspace delivered as part of mixed-use strategic development sites • Windfall employment development where appropriate **Protection of Existing Employment Sites:** Existing employment sites will be safeguarded for employment use as set out in Policies 6.24, 6.24 and 6.26.	I	The policy supports the protection of existing employment sites and the delivery of additional employment floorspace across Bath and North East Somerset through allocations, mixed-use development and windfall opportunities. Whilst employment development may give rise to effects such as increased traffic, disturbance and land use change, the policy does not itself allocate specific sites. However, in combination with the wider growth strategy, likely significant effects on European Sites cannot be ruled out at this stage. The policy should therefore be considered further through Appropriate Assessment.	Yes
	Policy 1.4	Development Within and Adjoining Settlements	1. Development within defined settlement boundaries will be acceptable in principle: a) where it accords with the policies of the Local Plan; b) where it is supported by existing or planned infrastructure; c) where it is of a scale, type and form appropriate to the settlement's role and function; and d) unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against policies in the Local Plan.	B	The policy provides a framework for permitting certain employment and housing development within and outside settlement boundaries under specific circumstances. No development delivery	No

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			2. Employment Development Outside Settlements: Employment development outside settlement boundaries will be permitted where: a) a countryside location is demonstrated to be necessary; b) the scale and type of development are appropriate to the nearest settlement; c) there are no suitable sites within settlement boundaries; and d) the proposal does not result in unacceptable harm to landscape character, biodiversity, heritage assets or the character of the countryside. 3. Housing Development Outside Settlements: Land outside settlement boundaries is considered open countryside. Planning applications for housing development outside settlement boundaries will be refused unless: a) the Council cannot demonstrate a five-year housing land supply when judged against the stepped requirement set out in Policy 1.2 or delivery falls below 75% on the Housing Delivery Test, or it is a rural exception site to meet demonstrable local need for affordable housing to be determined against Policy RA4; and b) the proposed development is physically well related to an existing settlement; and c) the proposal is of a scale that can be accommodated by existing and planned infrastructure; and d) the development is appropriate to the scale, function and sustainability of the nearest settlement, having regard to the settlement assessment and tiers; and e) the proposal does not result in unacceptable harm to landscape character, biodiversity, heritage assets or the character of the countryside. 4. Settlement Assessment: The Council will have regard to the settlement assessment and tiers when determining proposals outside settlement boundaries. The assessment will be updated periodically to reflect changes in services, facilities and transport provision.		requirements are set out.	
Bath	Policy B4	The World Heritage Site and its Setting	There is a strong presumption against development that would result in harm to the Outstanding Universal Value, authenticity or integrity of the dual-inscribed UNESCO World Heritage Site. This presumption applies equally to development within the World Heritage Site boundary and outside it within its indicative setting. Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against the level of harm to the Outstanding Universal Value of the World Heritage Site.	D	This is a protective policy that establishes a strong presumption against development that would harm the World Heritage Site. It does not allocate or promote development but instead seeks to conserve and enhance internationally important heritage assets and guide decision-making to avoid adverse effects. The policy is likely to result in neutral or beneficial environmental effects and does not create any potential impact pathways to European Sites and can therefore be screened out.	No

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
	Policy BD1	Bath Design Policy	All significant or sensitive development proposals within Bath are required to incorporate in their Design and Access Statement: 1. How the Bath design values and the relevant evidence base, have informed the chosen urban design, architectural and landscape approach, in terms of the pattern of development, aesthetics, building form, use, materials and detailing; 2. How the height and scale of proposed development has respected, responded and positively contributed to the character of Bath, its heritage and the values associated with it, and important views; 3. How the proposals maintain the significance, integrity and authenticity of the World Heritage Site; and 4. How the proposals preserve or enhance the character or appearance of that part of the conservation area. Proposals that fail to adequately address these issues will not be supported.	F	The policy establishes design requirements for significant or sensitive development proposals within Bath. It does not allocate or promote development but instead controls the design and implementation of development proposals. The policy is likely to result in neutral or beneficial environmental effects and does not create any potential impact pathways to European Sites and can be screened out.	No
	Policy B5	Off-Campus Student Accommodation and Teaching Space	Off-campus Student Accommodation and Teaching Space Proposals for off-campus student accommodation (whether in the form, C2, C4 or sui generis residential units) or teaching space (apart from at specific allocations) will be refused within the Central Area, the Enterprise Zone and on MoD land where this would adversely affect the realisation of other aspects of the vision and spatial strategy for the city in relation to delivering housing, and economic development (in respect of office, industrial, retail and hotel space). Housing Market Impacts Between 2011 and full Plan review the number of C3 dwellings permitted to convert to (Class 'N' Council tax exempt) C4 Houses in Multiple Occupation will be monitored and compensatory provision will be made if the achievement for 7,000 net additional dwellings for the city is at risk.	B	This policy sets out where off-campus student accommodation or teaching spaces would compromise the vision and strategy for Bath and be refused. The policy does not allocate specific sites for development and does not specify a target or scale of growth; therefore, it is considered unlikely to lead to impacts on European Sites.	No
Radstock	Policy SV3	Radstock Town Centre Policy	The Strategy for Radstock Town Centre is: 1. Key Regeneration Opportunities a) Bring into use the under-used and vacant sites within the town centre (boundary defined on the Policies Map). b) Enhance the public realm. 2. Scope and Scale of Change Make provision for: a) Residential development as part of mixed use schemes b) Modern office space and community facilities. c) A district heating network. Policy SV3: Radstock Town Centre Strategic Policy	B	The policy sets out place-making principles, regeneration opportunities and the scope and scale for change. It will not result in development and no development delivery requirements are set out.	No

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			3. Placemaking Principles a) Protect and enhance heritage assets: The built form should retain its historical and architectural value and development should attempt to integrate these features and carefully consider materials appropriate to the locality and building style. b) Ensure that linkages to green spaces and sustainable transport routes are prioritised. c) Protect and enhance areas of visual significance and views to open landscape, in light of their close relationship with the history of the town. d) Protect and enhance the green infrastructure of the town centre associated with the river, particularly to help counterbalance the negative effect of traffic. e) Establish greater provision for pedestrians and cyclists in the town centre including secured cycle parking facilities. f) Secure a high quality of building design, townscape and public realm. g) Improve connectivity between the core shopping area, community amenity areas including the library, Victoria Hall, Radstock Museum and key car parks. h) Secure a more balanced mix of retail by supporting independent retailers (including those supporting cultural activities such as arts and crafts), leisure, tourist and commercial uses.			
Midsomer Norton	Policy 4.10	Midsomer Norton Town Centre Masterplan	Development proposals within Midsomer Norton Town Centre will be required to be in general conformity with the Midsomer Norton Town Centre Masterplan (2025), including its spatial framework and identified opportunity areas, and any subsequent adopted or endorsed regeneration frameworks for the town centre. 1. Key Opportunities/Priorities a) Unlock redevelopment sites in the Town Centre (boundary defined on the Policies Map) to avoid the need for out of centre retail development, particularly in respect of vacant/underused buildings such as the former brewery. b) Enhance the public realm. c) Enhance leisure provision including the Town Park. d) Focus public realm and other improvements on the southern end of the High Street and facilitate enhancements to the wider Town Centre. 2. Scope and Scale of Change Make provision for: a) Residential development as part of mixed-use schemes b) Modern office and creative workspaces to offset the loss of manufacturing jobs. c) A district heating network. 3. Placemaking Principles Development will: a) Strengthen the shopping offer in the High Street and reinforce its role as the primary focus for retail, leisure and Town Centre activity, including improving the range of leisure and visitor attractions. b) Provide a safe, accessible and legible Town Centre environment by improving pedestrian connections, routes and key entrances, including links from main car parks to the core retail area and creating a stronger frontage to South Road; c) Reduce the impact of traffic within the retail core of the High Street and improve the environment for pedestrians; d) Conserve and enhance the Town Centre's heritage assets and its unique townscape character; e) Enhance the River Somer as a positive feature of the Town Centre;	B	The policy sets out place-making principles, regeneration opportunities and the scope and scale for change. It will not result in development and no development delivery requirements are set out.	No

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			f) Improve access to green infrastructure including the proposed Town Park. g) Improve linkages to Sustainable Transport Routes including walking, cycling and public transport networks; h) Support a mix of Town Centre uses that contribute to vitality, viability and a thriving community.			
Responding to Climate Change	Policy 6.1	Renewable and Low Carbon Energy	**1. General principles** In determining proposals, significant weight will be given to the benefits of renewable and low carbon energy generation, including its contribution to reducing greenhouse gas emissions, improving energy resilience and supporting national and local climate objectives. Applicants will not be required to demonstrate the overall need for renewable or low carbon energy. **2. All renewable and low carbon energy proposals** Proposals for all types and scales of renewable and low carbon energy development will be supported where they: a) are appropriately located, designed and scaled in relation to their surroundings; b) avoid, minimise or satisfactorily mitigate significant adverse impacts, having regard to: ○ Landscape character and visual amenity, including cumulative effects; ○ Biodiversity, ecological networks and designated sites; ○ The historic environment, including heritage assets and their settings; ○ Residential amenity, including noise, vibration, shadow flicker, glint and glare; and ○ Aviation, transport, telecommunications and other infrastructure constraints; c) take opportunities, where feasible, to: ○ Co-locate energy generation with energy use; ○ Support decentralised energy supply systems; and ○ Incorporate energy storage. ○ Provide for decommissioning, removal and site restoration at the end of the operational life of the development. **3. Wind energy** Wind energy development proposals will be supported where they meet the criteria in Part 2 and where: a) they are located within areas identified as potentially suitable for wind energy development through the Renewable Energy Resource Assessment Study (RERAS) and informed by the Landscape Sensitivity Assessment (LSA); or b) where located outside these areas, it can be demonstrated that the proposed location meets the criteria used to identify suitable areas and that landscape and other impacts can be satisfactorily mitigated, in line with national policy. Safeguarded areas identified in the Local Plan indicate locations where wind energy potential is most technically viable and where this resource should not be compromised by other forms of development. The identification of safeguarded areas does not allocate land for development nor imply that planning permission will be granted. **4. Solar Energy** Proposals for solar energy development, including ground-mounted and building-mounted installations, will be supported where they meet the criteria in Part 2. Ground-mounted solar energy proposals will be supported where they: a) are located in areas with greater capacity to accommodate development, having regard to landscape sensitivity;	B	This development management policy sets out the terms under which renewable and low carbon energy development will be supported. It includes appropriate environmental safeguards and assessment criteria. The policy does not allocate specific sites for development and does not specify a target or scale of growth with respect to renewable and low carbon energy. Therefore, it is considered unlikely to lead to impacts on European Sites.	No

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			b) avoid significant harm to the best and most versatile agricultural land unless the sustainability benefits of the proposal clearly outweigh the loss; c) maintain, and where possible enhance, biodiversity, soils and ecological connectivity; and d) allow for continued land use where appropriate, such as grazing. The absence of area safeguarding for solar energy does not preclude proposals coming forward in any part of the district, subject to the criteria-based assessment set out in this policy. **5. Energy storage and balancing infrastructure** Proposals for energy storage and balancing infrastructure will be supported where they facilitate the effective integration, reliability and resilience of renewable and low carbon energy generation, including co-located and standalone facilities. For renewable energy proposals over 1MW, applicants will be expected to demonstrate that opportunities for co-located energy storage have been considered, or to provide clear justification where this is not feasible or viable. Energy storage and balancing proposals must be appropriately located and designed, having regard to landscape character, residential amenity, biodiversity, heritage assets, infrastructure constraints and safety considerations, including fire risk where relevant. Balancing or generation plant that would materially increase carbon emissions, including development reliant on the direct combustion of fossil fuels, will not be supported unless it can be demonstrated that: a) the development is temporary in nature; b) it is required to address defined, short-term energy resilience needs; and c) there is a clear and secured pathway for removal and site restoration. Where biomass or fuel-based energy generation is proposed, applicants must robustly demonstrate that feedstocks will be sourced sustainably and that the proposal is consistent with climate change mitigation objectives.			
	Policy 6.2	Climate Adaptation and Resilience	All development should be planned, designed and managed to avoid increasing the vulnerability, and risk to climate change impacts for current and future occupants and surrounding areas over the lifetime of the development. All development proposals, excluding householder applications, will need to demonstrate this through the provision of a climate change risk assessment and appropriate management of those risks, proportionate to the scale and nature of the proposal. *Outcomes:* Development and associated infrastructure will be supported, subject to other material considerations, where it is demonstrated that proposals: a. Are resilient to the impacts of climate change including extreme temperatures, drought and water stress, wildfire, flooding, intense rainfall and high winds, for the lifetime of the development. b. Provide comfort, and support the health and well-being of the present and future occupants (where known) and; c. Do not make the surrounding area more at risk to climate change impacts, and where appropriate support identified local needs and opportunities associated with climate change and nature recovery. *Climate Risk Assessment:* To achieve the outcomes listed above climate risk assessments will include an evaluation of the proposal's context and climate risk. This should be informed by the most up-to-date climate change projections (UKCP18 or any subsequent updates) for the lifetime of the development, considering the probability and consequences of the risks and the changing level of risk over time, with regards to building design, site and surrounding area.	D	The policy seeks to ensure that development is resilient to the impacts of climate change through measures such as sustainable water management, flood risk mitigation, urban greening, overheating prevention and climate adaptation. It does not allocate or promote development but establishes environmental safeguards and resilience measures to be incorporated into development proposals. The policy is therefore protective in nature and is likely to result in beneficial environmental effects.	No

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			The assessment must identify climate change hazards, associated risks and opportunities associated with extreme temperature, drought, wildfire, flooding, intense rainfall and high winds, where applicable to the site and proposal, in relation to: a. The development and associated infrastructure; b. Present and future occupants (where known); and c. The development's surroundings that might reasonably be impacted. The assessment must also identify, where relevant: a. The vulnerability of the development's present and future occupants to different hazards (where known); b. Local needs and opportunities relating to climate change impacts; and c. Whether the development is in a location that could exacerbate climate change risks in the surrounding area (including downstream in a river catchment). *Informed design and risk mitigation* Development proposals must demonstrate that they have been informed by the climate risk assessment and have been designed to mitigate risk through: a. Layout, form, massing and orientation of the development, and impact of neighbouring buildings; b. External hard and soft landscape design; c. Building design and building integrated measures; and d. Use of green and blue infrastructure. Each mitigation measure should, where appropriate, have a corresponding plan for maintenance and adaptive management over the lifetime of the development, proportionate to the scale and nature of the proposal.		The policy does not create impact pathways to European Sites and may help reduce environmental pressures on habitats and ecosystems through improved climate resilience and sustainable resource management. Likely significant effects can therefore be ruled out and the policy is screened out.	
	Policy 6.3	New Build Non-Residential Development	*Energy hierarchy for new development* All new build non-residential development proposals will be required to: a. Calculate and report predicted energy use intensity (EUI) using an operational energy model; and b. Minimise energy demand for heating, cooling, hot water, lighting and power through building and site-level measures adopting a fabric first approach, and including demand response and storage measures to support energy system flexibility; and then c. Meet its remaining heating and cooling demand sustainably as set out below; and then d. Maximise on-site renewable energy generation to achieve an annual net zero energy balance; and then e. If necessary, meet any outstanding balance in residual energy use through a financial contribution paid into the Council's offset fund. *Specific standards for development* New build non-residential development will aim to achieve zero operational emissions. Through the submission of an appropriate energy assessment proposed new non-residential development will demonstrate how these policy requirements will be met, including the following standards: a. A space heating demand equal to or less than 15kWh/m^2/annum; and A total energy use (EUI) equal to or less than the following targets, based on typology: a. Accommodation: • Multi-residential shared accommodation (e.g. student accommodation and co-living): 72kWh/m^2/annum; • Care homes: 144kWh/m^2/annum;	F	The policy establishes sustainability and energy performance standards for new non-residential development, including energy efficiency measures, renewable energy generation and sustainable heating and cooling systems. It does not propose or allocate development but controls the manner in which development is designed and constructed. The policy is likely to result in neutral or beneficial environmental effects through reduced energy demand and carbon emissions. The policy does not influence the location,	No

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			• Hotels: 119kWh/m²/annum. b. Warehousing and storage: • Warehouses: 75kWh/m²/annum; • Unconditioned storage: 38kWh/m²/annum; • Conditioned storage: 85kWh/m²/annum; • Cold storage: 162kWh/m²/annum. c. Retail food and beverage: • Retail food and beverage – with catering: 359kWh/m²/annum' • Retail food and beverage – without catering: 202kWh/m²/annum' • Retail – supermarket: 1880kWh/m²/annum' • Retail – high-street and department stores: 70kWh/m²/annum. d. Education: • Schools – Early Years: 49kWh/m²/annum; • Schools – Primary: 44kWh/m²/annum; • Schools – Secondary: 58kWh/m²/annum; • Higher education teaching facilities: 95kWh/m²/annum. e. Leisure: • Leisure centres – dry: 78kWh/m²/annum ; • Leisure centres – wet: 337kWh/m²/annum; • Leisure – fitness centres: 145kWh/m²/annum. f. Offices: • Offices – general: 85kWh/m²/annum; • Offices – call centres: 127kWh/m²/annum; • Offices – trading floors: 147kWh/m²/annum. g. Light industrial: • Light industrial units: 35kWh/m²/annum. h. Culture and entertainment: • Performance spaces: 77kWh/m²/annum; • Collections: 58kWh/m²/annum; • Archives: 5kWh/m²/annum. i. Other non-residential: • Science and technology: 289kWh/m²/annum; • Data centre – low utilisation – Power Utilisation Effectiveness (PUE): 1.4; • Data centre – high utilisation – Power Utilisation Effectiveness (PUE): 1.2. Proposals must seek to maximise opportunities to generate on-site renewable energy and facilitate flexibility to enable development, where possible and in accordance with other relevant policies, to achieve all energy demands through onsite energy generation.		scale or quantum of development and no impact pathways to European Sites are identified. Likely significant effects can therefore be ruled out and the policy is screened out.	

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			Where it can be demonstrated that for technical reasons it is not feasible to generate sufficient energy from on-site renewable energy technologies to match annual energy consumption and thereby achieve net zero energy, the remaining operational energy needs of the development should be met by offsetting measures as set out below. *Energy Offsetting:* Where the requirement to achieve net zero energy cannot be met through on-site energy generation measures alone, any remaining balance in annual energy demand will be offset by a financial contribution to the Council. The financial contribution required will be a one-off payment equivalent to the cost of providing additional solar PV energy generation elsewhere in the District, over a 30-year period. The cost includes an administrative charge and is indexed linked; it will be reviewed annually and listed on the Council's website. *Heating and cooling systems:* Development will be expected to demonstrate that heating and cooling systems have been selected in accordance with the following hierarchy and in accordance with other relevant policies: a. Where feasible connection to an existing heat network or a new heat network from the point of occupation; b. Elsewhere, employing individual renewable heat or communal renewable heat which is fossil fuel free. Proposals should seek to eliminate the need for cooling systems throughout the lifecycle of the development and, in instances where cooling systems are required, minimise their capacity and energy consumption in accordance with the following steps: a. Optimise solar gain in order to minimise unwanted heat entering buildings during warmer months through measures including orientation, built-form, fixed, moveable and seasonal shading, surface finish, glazing design and G-values and insulation without penalising beneficial solar gain during the heating season; then b. Minimise internal heat generation through energy efficient design and specification; then c. Maximise the use of passive cooling and ventilation to manage internal temperatures; and then d. Having minimised the need for cooling, meet any residual requirement through energy efficient mechanical ventilation and active cooling systems.			
	Policy 6.4	Embodied Carbon	All proposals, except householder applications, will be expected to show how development will minimise its embodied carbon. In doing so, development should: a. Prioritise the renovation or retrofit of existing structures, subject to compatibility with the other policies in the local plan; b. Minimise the quantity of materials required to meet the buildings functional requirements; c. Select high quality materials and systems which: i. Have low embodied carbon, and; ii. Minimise the need for replacement over the lifetime of the development, and; iii. Can be reused, recycled and disposed of sustainably at end of life, and iv. Ensure that waste reduction is designed-in from project inception to completion, including consideration of the use of standardised components, modular build, and reuse of secondary products and materials; v. Ensure that new buildings are flexible and adaptable to future uses, reducing the need for future development. All proposals should set out how these issues will be addressed, with major applications required to provide additional information and calculations as set out below. *Embodied Carbon Assessments*	F	The policy requires development to minimise embodied carbon through the reuse of existing buildings, sustainable material selection, resource efficiency and whole life-cycle carbon assessment. It does not promote development but establishes standards for the design and delivery of development proposals. The policy is likely to result in beneficial environmental effects through reduced resource consumption and greenhouse gas emissions.	No

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			Proposals for major development will be required to include an Embodied Carbon Assessment. The assessment should use a nationally recognised embodied carbon assessment methodology, and demonstrate actions taken to reduce whole life-cycle embodied carbon emissions. Major new development will be expected to achieve the following targets: a. Upfront embodied carbon (RICS modules A1-A5): i. Residential (4 storeys or fewer): <400kg$CO2_e/m^2$ ii. Residential (5 storeys or greater): <500 kg$CO2_e/m^2$ iii. Non-residential: <600 kg$CO2_e/m^2$ b. Whole life-cycle embodied carbon: i. Residential (4 storeys or fewer): <625kg$CO2_e/m^2$ ii. Residential (5 storeys or greater): <800 kg$CO2_e/m^2$ iii. Non-residential: <900 kg$CO2_e/m^2$ Where it is not technically feasible to meet these targets for embodied carbon, a full justification will be required as part of the Embodied Carbon Assessment. Any shortfall against the upfront embodied carbon targets will be offset through a financial contribution towards the Council's carbon offset fund. The financial contribution required will be a one-off payment. The cost will be reviewed annually and included in supporting guidance listed on the Council's website. *Refrigerants* In all new development with fixed building services that include a refrigerant, the global warming potential (GWP) of the refrigerants should be minimised, by designing systems to have the lowest possible refrigerant mass/charge and specifying appliances (including heat pumps, VRFs, VRVs and chillers) that use refrigerants with the lowest global warming potential available and implementing measures to minimise the risk of refrigerant leakage, and to detect refrigerant leakage. Refrigerants and their associated impacts should be included and accounted for within the embodied carbon assessment.		The policy does not influence the location or quantity of development and there are no identifiable pathways through which adverse effects on European Sites could arise. Likely significant effects can therefore be ruled out and the policy is screened out.	
	Policy 6.5	Retrofit First	Development proposals should prioritise the retention and improvement of existing buildings over demolition and rebuild. To avoid the wastage of materials and embodied carbon in existing buildings and to avoid the creation of new embodied carbon in replacement buildings, there is a presumption in favour of repairing, refurbishing and re-using existing buildings, over their demolition, as part of an efficient use of land. Proposals that result in the demolition of a building (in whole, or a significant part) should be accompanied by a full and robust justification for the demolition, proportionate to the nature and scale of the development. Demolition will only be acceptable where it is demonstrated that: a. There are significant structural issues with the existing building that would prevent it from being retained, or the building is in a state of such disrepair that it is not practical or viable to be repaired; or b. Repairing, refurbishing or re-using the building would result in a higher whole-life carbon impact (taking account of both operational and embodied emissions), and would not represent the lowest-net-carbon solution (with reference to other relevant policies); or c. Demolition of the building and construction of a new building would deliver additional public benefits including economic, social and environmental, that outweigh the carbon savings that would arise from the building being repaired, refurbished or re-used; or d. Repairing, refurbishing or re-using the building could not deliver design and access requirements which secure the best use of land; meet a statutory requirement or address a justified operational need.	F	The policy promotes the retention, refurbishment and adaptation of existing buildings before demolition and redevelopment are considered. It functions as a development management policy that seeks to reduce waste, conserve resources and minimise embodied carbon. The policy is likely to result in beneficial environmental effects by encouraging the efficient use of existing building stock. The policy does not allocate land or promote	No

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			Where demolition is considered to be acceptable after these steps have been followed, proposals should seek all possible opportunities to integrate wider circular economy principles through the reuse of materials arising from demolition or make those materials available for wider reuse and recycling where possible. All development proposals should, where practical, take opportunities to reduce the developments embodied carbon content through the careful choice, use and sourcing of materials. It is recognised that repair, refurbishment or re-use may not represent the most sustainable or viable option for a site; in such cases applicants must clearly demonstrate that demolition and reconstruction is the only viable approach.		growth and contains no mechanism through which effects on European Sites would arise. Likely significant effects can therefore be ruled out and the policy is screened out.	
	Policy 6.6	District Heating	*Connection to Heat Networks* Development proposals, except householder applications, are expected to incorporate infrastructure for district heating and will be expected to connect to any existing or new heat networks that are within vicinity of the proposed development. New development is expected to: a. Be designed to connect to an existing or planned heat network, where one is available or will become available from the point of occupation; b. Incorporate low temperature heating systems to ensure compatibility with heat networks; c. Include the necessary pipework, plant space and site layout design to enable future connection without significant retrofit. Where a connection is considered not feasible or financially viable, applicants must provide evidence to justify this and demonstrate that future connection remains possible and has been designed in to the development. *Waste Heat Recovery and Distribution:* Development proposals that are expected to generate significant quantities of waste heat (including but not limited to data centres, energy from waste facilities, large-scale refrigeration, or industrial processes) will be required to: a. Assess opportunities for the capture and reuse of waste heat; b. Provide infrastructure to enable the export of heat to adjacent developments or district heat networks; c. Maximise opportunities for local energy recovery, including connection into existing or planned heat network infrastructure. d. Assess opportunities to minimise potable water consumption for cooling through the use of sustainable water sources and cooling technologies. Where a district network is not yet in place, developments will be expected to safeguard future connection routes and demonstrate how heat could be utilised by nearby users.	B	This development management policy sets out the expectations for the delivery of district heating infrastructure and connection to heat networks where feasible as part of development proposals. The policy does not allocate specific sites or promote development but provides a guide for delivery within other development and construction activity. Therefore, it is considered unlikely to lead to impacts on European Sites.	No
	Policy 6.7	Low Impact Farming and Regenerative Land-based Development	Development necessary to support a genuine regenerative land-based enterprise will be supported where: 1. The proposal is directly related to a regenerative land-based activity, including agroecology, permaculture, agroforestry, market gardening or other comparable land management practices. 2. The development is necessary and proportionate to the productive, ecological or land management functions of the enterprise. 3. The proposal is appropriately located, designed and scaled having regard to the character of the site and its surroundings. 4. The development demonstrates a low impact approach to construction and operation and, where appropriate, makes use of existing buildings, structures or infrastructure. 5. The proposal conserves and, where practicable, enhances biodiversity, soil health, landscape character and the environmental value of the holding.	J	The policy supports low impact farming, regenerative agriculture and associated land-based enterprises. Whilst generally promoting environmentally beneficial forms of development and land management, the policy supports development that may include agricultural buildings,	Yes

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			6. Applications are supported by proportionate information demonstrating: • The nature and purpose of the enterprise; • Why the development is required; • How the proposal supports the management and productive use of the land; and • The environmental benefits expected to result from the proposal. Residential accommodation associated with a regenerative land-based enterprise will be assessed against the relevant rural workers' dwelling policy and national planning policy.		infrastructure, diversification schemes and operational development in rural areas. Depending on the location and scale of proposals, potential impact pathways to European Sites could include disturbance, recreational impacts, hydrological changes and effects on ecological networks. Although the policy is likely to deliver environmental benefits overall, it facilitates development that may result in effects on European Sites in certain circumstances. Likely significant effects cannot therefore be ruled out in combination with other plans and projects, and the policy should be taken forward to Appropriate Assessment.	
Responding to Climate Change	CP1	Retrofitting Existing Buildings	Retrofitting measures to existing buildings to improve their energy efficiency and adaptability to climate change and the appropriate incorporation of micro- renewables will be encouraged. Priority will be given to facilitating carbon reduction through retrofitting at whole street or neighbourhood scales to reduce costs, improve viability and support coordinated programmes of improvement. Masterplanning and 'major development' (as defined in the Town & Country Planning (Development Management Procedure (England) Order 2010) in the District should demonstrate that opportunities for the retention and retrofitting of existing buildings within the site have been included within the scheme. All schemes should consider retrofitting opportunities as part of their design brief and measures to support this will be introduced. Retrofitting Historic Buildings The Council will seek to encourage and enable the sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings (including listed buildings and buildings of solid wall or traditional construction) and in conservation areas, whilst safeguarding the special characteristics of these heritage assets for the future. Proposals will be considered against national planning policy.	F	Applies to existing development only and does not increase development footprint. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No

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			The policy will be supported by the Council's Energy Efficiency, Retrofitting and Sustainable Construction Supplementary Planning Document. **Houses in Multiple Occupation** In the case of a house in multiple occupation the property must achieve an Energy Performance Certificate "C" rating as required by policy H2. Delivery 1 Retrofitting will be encouraged through a range of mechanisms under the influence of the Council and its partners, including via Planning Services, information and advice services, community enabling and support projects and Housing Services 2 This policy will provide a basis for Development Management and will be supported by the Supplementary Planning Document and sustainable construction checklist. 3 Specific opportunities and principles that should be considered at the masterplanning stage will be identified in the Placemaking Plan and 48 potentially in any future site specific SPD where existing buildings are present. 4 Signposting of retrofitting information including Government financial initiatives and schemes will be provided by the Council.			
	SCR2	Roof Mounted / Building Integrated Scale Solar PV	1. Where planning permission is required for roof mounted/building integrated solar PV, the following matters should be addressed: a) The use of monochrome, non-reflective photovoltaic materials to complement the existing roof material b) The facilitation of a regular, rhythmic pattern for multiple arrays wherever possible In all development, particularly new build dwellings which incorporate solar energy, the photovoltaic materials should be considered as part of the overall scheme design.	F	Small scale equipment on existing buildings. No land use change or potential impact pathways upon European sites identified and therefore the policy is screened out.	No
	SCR5	Water Efficiency	a) All dwellings will be expected to meet the national optional Building Regulations requirement for water efficiency of 110 litres per person per day; b) Rainwater harvesting or other methods of capturing rainwater for use by the residents (e.g. water butts) will be required for all residential development, where technically feasible.	F	No potential impact pathways upon European sites identified and therefore the policy is screened out.	No
	SCR6	Sustainable Construction Policy for New Build Residential Development	New build residential development will be required to meet the standards set out below. New build residential development will aim to achieve zero operational emissions by reducing heat and power demand then supplying all energy demand through onsite renewables. Through the submission of an appropriate energy assessment, having regard to the Sustainable Construction Checklist SPD, proposed new residential development will demonstrate the following; Space heating demand less than 30kWh/m2/annum; Total energy use less than 40kWh/m2/annum; and	F	Standards based mitigation policy. Does not influence development scale or location. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No

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			On site renewable energy generation to match the total energy use, with a preference for roof mounted solar PV Connection to a low- or zero-carbon District heating network where available **Major residential development** In the case of major developments where the use of onsite renewables to match total energy consumption is demonstrated to be not technically feasible (for example with apartments) or economically viable, renewable energy generation should be maximised and the residual on site renewable energy generation (calculated as the equivalent carbon emissions) must be offset by a financial contribution paid into the Council's carbon offset fund where the legal tests set out in the Community Infrastructure Regulations are met.			
Environmental Quality	CP6	Environmental Quality	**1. High Quality Design** The distinctive quality, character and diversity of Bath and North East Somerset's environmental assets will be promoted, protected, conserved or enhanced through: a) high quality and inclusive design of schemes, including transport infrastructure, which reinforces and contributes to its specific local context, creating attractive, inspiring and safe place. b) assessing all major development schemes with a residential component using the Building for Life 12 design assessment tool (or equivalent methodology). As a guide development should seek to achieve a score of no 'reds', design out all 'ambers' and achieve a majority of 'greens'. A Building for Life 12 Assessment should be included within the Design and Access Statement. **2. Historic Environment** The sensitive management of Bath & North East Somerset's outstanding cultural and historic environment is a key component in the delivery of sustainable development. The Council will protect, conserve and seek opportunities to enhance the historic environment including the character and setting of designated and other heritage assets. The sensitive reuse and adaptation of historic buildings and spaces will be supported, and in areas where regeneration is required the imaginative integration of new development with the historic environment will be promoted. Where development has a demonstrable public benefit, including mitigating and adapting to climate change, this benefit will be weighed against any harm to the significance of the heritage asset. The Council will continue to develop strategies and guidance which ensure the historic environment and its significance is understood, recorded, promoted and enjoyed, and is sensitively and proactively managed, including those heritage assets most under threat. A positive and proactive conservation strategy will be promoted through the Placemaking Plan. **3. Landscape** The distinctive character and quality of Bath and North East Somerset's landscapes will be conserved or enhanced. **4. Nature Conservation** The quality, extent and robustness of protected sites and valued habitats will be enhanced, and networks of valued habitat will be restored or created, by measures which: a) Improve the quality and/or increase the size of current sites and valued habitat; b) Enhance connections between, or join up, sites and valued habitats; c) Create new sites and valued habitats; and d) Reduce the pressures on wildlife by improving the wider environment. New Development will protect and enhance international, national and local sites and existing networks of valued habitats; facilitate migration and dispersal though the natural and built environment; and seek to reduce fragmentation of existing habitats. The Council will promote the management, conservation, enhancement or restoration of environmental assets. Sustainable opportunities for improved access to and enjoyment of these assets will be promoted where it does not compromise the integrity of the asset.	D	Sets criteria to prevent environmental harm. Does not enable development. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No

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High Quality Design	Policy 6.8	Lighting	1. Proposals for artificial lighting will only be permitted where: a) they would not give rise to an unacceptable level of illumination into the sky, open countryside, urban areas or villages; b) it can be demonstrated that additional lighting on site will have no detrimental impact on visual and residential amenity, the historic environment or local ecology; c) any adverse impact of lighting proposals in all new development, including light spill and energy use, is minimised through design or technological solutions (including the use of SMART lighting techniques) or by controlling the hours of use; d) safety is not compromised in low lit or dark public areas. 2. Development will be expected to retain or improve the darkness of rivers, watercourse or other ecological corridors and in particular to protect or provide a functional dark route for European protected species. Lighting must be designed to protect wildlife habitats following best practice as set out in current guidance including B&NES 2018 Waterspace Design Guidance and GN08 Bats and Artificial Lighting in the UK (ILP, 202318). 3. Lighting in public areas should be designed to a suitable level of illumination in accordance with BS 5489-1 202013 and where appropriate, ensure consistency with Bath Lighting Strategy and other relevant guidance and where necessary the hours of operation will be controlled by the use of conditions.	D	Controls lighting to avoid harm to ecology, including bats. Protective policy, therefore, no potential impact pathways upon European sites identified and therefore the policy is screened out.	No
	D1	General Urban Design Principles	The following general design principles will be applied, particularly for large scale development proposals or Masterplans: a) Places should be designed for people – to be safe, comfortable, varied and attractive. They should offer opportunities for interaction and delight. b) Development should enrich the character and qualities of places and should contribute positively to local distinctiveness, identity and history. c) Development should make connections – by foot, cycle, public transport and by car – in that order. Streets and Spaces must be legible and easy to move around. d) Development should work with the landscape structure and should contribute positively to the characteristics of the settlement e) Places should be mixed use and should respond to context f) Buildings and spaces must be flexible and adaptable g) Buildings and spaces should be designed to be energy efficient (e.g. consider natural light and passive heating and cooling) Developments that reflect these general urban design principles will be supported.	F	Design focused policy controlling layout and form. Does not allocate land or direct growth. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No
	D2	Local Character and Distinctiveness	Development proposals will be supported where they contribute positively to and do not harm local character and distinctiveness. In considering whether development proposals meet this requirement they will be assessed against the following criteria: a) The development has positively responded to the site context, in particular the local character, including uses, landmarks, layout, streets and spaces, siting, spacing, set-back, building lines, roofscapes, materials, building forms and features; b) The development scheme improves areas of poor design; c) The design responds appropriately to urban morphology, including consideration of historic grain– routes, block and plot patterns; mix of uses, building heights, massing and scale and local vernacular;	F	Design and character considerations only. Does not enable development. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			d) The design enhances and responds to natural features, including landscape, green infrastructure, skylines, topography and landform and views; e) The development contributes towards the local social context in a positive way, providing safe, functional and attractive streets and spaces; f) The development should, where appropriate, respect locally characteristic architectural styles, patterns, rhythms and themes which reflect local proportions; and a) The development reflects materials, colours, textures, landscape and boundary treatments that are appropriate to the area. Residential density must be compatible with character and higher net densities will be encouraged in accessible locations with good local facilities, to make efficient use of land.			
	D3	Urban Fabric	Development proposals must contribute positively to the urban fabric, in particular development should: a) Be designed for ease of walking and cycling and provide safe and high quality routes, ideally providing new green infrastructure; b) Be permeable, by offering a choice of routes through a site, and connecting with the existing route networks in and through adjoining areas; c) Be delivering perimeter block layouts wherever possible; d) Be of an appropriate grain, reflecting local character; e) Be mixed use particularly at public transport nodes, and at local, district, city and town centres; f) Be designed to maximise natural surveillance of the public realm; g) Be designed with careful consideration of “edges” avoiding blank and inactive frontages. Active internal uses and habitable rooms are required at ground floor level; h) Ensure where ground floor uses are residential, frontages also allow for privacy for example incorporating level changes, boundary treatment while maintaining natural surveillance; i) Ensure development forms with inactive or blank frontages are carefully located, so that they can be wrapped by smaller buildings/active frontages or be placed in locations where at least one edge requires no active frontage. Horizontal mixing with other uses will also be encouraged; j) Give careful consideration to the design of corner plots, which should incorporate two active frontages; k) Create positive micro-climate effects (e.g. avoid pockets of cold, areas of overheating, heat, dazzle, wind or shade); l l) Be designed to provide continuity of street frontage and for development to relate positively to the street. There should be a clear distinction between backs and fronts of buildings; and Be designed in a way that does not adversely prejudice existing/future development or compromise adjoining sites.	F	Urban design criteria policy. No pathway for effects on European sites. Does not enable development. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No
	D4	Streets and Spaces	Development proposals must be well connected, in particular: a) New development must respect and contribute towards a clear hierarchy of streets and spaces. The transport user hierarchy should be applied within all aspects of street design, considering the needs of pedestrians first, then cyclists, then public transport users, and finally vehicles. b) The impact of parking provision on connectivity needs to be resolved to avoid poor quality routes and poorly defined streets. Parking arrangements should be integrated into the street scene and large areas of surface parking should be avoided. c) Car parking and highways design should not dominate the design of the development or the public realm d) Shared surfaces must be legible and safe for all users.	F	Policy relates to the quality of the public realm only and does not enable development. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			e) Designed to enhance and contribute towards the public realm in line with Policy D10 f) Signage, lighting and street furniture must avoid street clutter and be respond to the local context, in line with Policy D10 g) Open spaces should be defined positively with clear definition of public and private, appropriate enclosure Street trees and green spaces should contribute to a network of Green Infrastructure and should be adequately sited to promote connectivity for people and wildlife			
	D5	Building Design	Development proposals must be well detailed, in particular: a) Building facades, reveals and entrances must be well designed, all elevations must be well articulated and an appropriate building line and/or boundary treatment should be maintained b) Building frontages should face and relate to the public realm, and should define the street c) Extensions must complement and enhance the host building d) Good modern, innovative design is supported. Historical styles are likely to be considered appropriate where the development is re unifying lost compositions Buildings and spaces should be designed to provide new or improved wildlife habitats and features (e.g. spaces for swifts and swallows; bat bricks; new hedgerows and other green infrastructure). In recognition of the public health and safety problems associated with seagulls, careful consideration needs to be given to designing-out potential seagull nesting and roosting areas in new buildings.	F	The policy controls building design and does not enable development. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No
	D6	Amenity	Development must provide for appropriate levels of amenity and must: a) Allow existing and proposed development to achieve appropriate levels of privacy, outlook and natural light b) Not cause significant harm to the amenities of existing or proposed occupiers of, or visitors to, residential or other sensitive premises by reason of loss of light, increased noise, smell, overlooking, traffic or other disturbance c) Allow for provision of adequate and usable private or communal amenity space and defensible space d) Include adequate storage and functional arrangements for refuse and recycling Ensure communal refuse and recycling provision is appropriately designed, located and sized	F	The policy protects residential amenity and does not enable development. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No
	D7	Infill and Backland Development	1. Infill development is defined as the filling of a small gap in an otherwise built-up frontage, usually consisting of frontage plots only. Infill development could be supported where: a) Development has regard to the character and quality of the surrounding townscape; b) New development reflects the form, pattern and grain of this existing development or otherwise enhances the character; and c) Infill development on corner plots gives careful consideration to both the primary and the return frontage in relation to height scale, massing and design and relates well to the treatment of corner plots within the local context. 2. Neighbourhood Plans in B&NES may identify a locally specific definition of infill, with reference to local characteristics. 3. Backland development could be supported where: a) It is not contrary to the character of the area; b) It is well related and not inappropriate in height, scale, mass and form to the frontage buildings; c) There is no adverse impact to the character and appearance, safety or amenity of the frontage development; and It is not harmful to residential amenity as outlined in Policy D6.	I	Enables additional residential development within settlements. Potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out at the plan stage, and the policy is screened in.	Yes

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	D9	Advertisements and Outdoor Street Furniture	**Advertisements** The following criteria will be used to assess applications for advertisement on commercial premises that require consent (including shops, cafés, offices etc.): **General Design Approach:** a) The number of signs should be kept to a minimum, with only one advertisement on each principle frontage; b) Redundant signs should be removed and opportunities to reduce signage should be sought where new signage is proposed. Development involving the alteration or replacement of traditional shop fronts will not be permitted, unless the proposals enhance the character of the building and the street scene; and c) The following criteria will be used to determine the suitability of advertising signage (including fascia signs and projecting or hanging signs), which will include a consideration of cumulative impact and consideration of the proposal within the existing context: • Local Street Character • Location/Position • Proportionate Size • Position • Colour • Materials • Lettering • Illumination • Fixings d) Free standing 'A' Boards can cause obstruction to pedestrians and require planning permission. 'A' boards will only be permitted where they do not impinge on pedestrian movement and meet the Council's detailed guidance; e) Permanent flags and banners are not considered acceptable, however, due consideration will be given to temporary flags and banners promoting local events; f) Hoardings, panels and posters will be granted where they are located within a commercial, industrial or mixed use area or within the open countryside (the later will be restricted to a short-term, specified time period, for example in relation to a local event); In addition, within conservation areas: and g) The suitability of commercial signage and lettering on windows, blinds (external and internal), walls and external fixtures will need to be considered in terms of both their aesthetic/visual impact and potential harm to historic fabric. Cumulative impact will be considered in addition to building specific impacts. Outdoor Street Furniture The following criteria will be used to assess applications for outdoor street furniture for commercial premises (external tables and chairs, low level barriers etc.), where planning or listed building consent is required. **General Design Approach:** h) The principle locations where applications for street furniture in the highway will be supported, are locations within (i) fully pedestrianised streets, (ii) in partially pedestrianised streets or where vehicle access is not permitted at certain times of day and (iii) in streets with footways of adequate clear width (a minimum of 2m); and i) The acceptability, or otherwise, of using the public highway for outdoor street furniture associated with commercial premises (including shops, cafés, offices etc.), will be considered in relation to the following criteria:	K	Minor scale urban features only. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No

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			• Location and Siting • Tables and chairs should not obstruct drivers sight lines • Emergency access should not be obstructed o Access to utility equipment should be achieved o Fixed seating should be avoided • Street furniture should be stable • A direct route of minimum width (1m) should be maintained to access the premises Hours of operation • Consents may be time limited and hours of operation should be specified (in line with licencing requirements) In addition, within Conservation Areas: j) The inclusion of advertising on barriers, umbrellas or other street furniture is unlikely to be acceptable; and k) Umbrellas over 2m in height are unlikely to be acceptable. Local Guidance such as the Bath Shopfront Guidance and the Commercial Signage and Tables and Chairs – Bath Design & Conservation Area Guidance, or successor documents should be utilised in informing decision making on detailed design matters.			
	D10	Public Realm	Development proposals must be designed to enhance the public realm and should contribute towards achieving public realm infrastructure improvements, in line with the Planning Obligations SPD, and successor documents. Development schemes must comply with the adopted public realm design codes. Within Bath City Centre, as defined on the Policies Map, development schemes should respond to the Bath Public Realm and Movement Strategy and the Bath Pattern Book, or successor guidance.	K	Policy ensures development follows design codes and is focussed on improvements within existing urban areas. No potential impacts on European Sites are considered likely and therefore the policy is screened out.	No
Historic Environment	HE1	Historic Environment	**Safeguarding Heritage Assets** 1. Within the scope of Core Strategy Policies B4 and CP6, development that has an impact upon a heritage asset, whether designated or non designated, will be expected to enhance or better reveal its significance and/or setting, and make a positive contribution to its character and appearance. 2. The District's historic environment shall be sustained and enhanced. This includes all heritage assets including the Bath World Heritage Site, historic buildings, conservation areas, historic parks and gardens, landscape, archaeology and townscapes of importance. 3. Applications affecting the significance of any heritage asset will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation. 4. The Historic Environment Record, including Conservation Area Character Appraisals and Management Plans will be used to inform the consideration of future development including potential conservation and enhancement measures. 5. Great weight will be given to the conservation of the District's heritage assets. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals will be weighed against the public benefits of the proposal; whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset. 6. If such harm can be fully justified, where relevant the Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.	K	Protective heritage policy with no development enabling effect. No land-use change or growth implications, therefore no potential impact pathways upon European sites identified and therefore the policy is screened out.	No

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			7. In addition, the following will apply to specific asset types as listed below: a) **City of Bath World Heritage Site** Development within the City of Bath City World Heritage Site will be expected to comply with Policy B4 of the Core Strategy and all other relevant supplementary information and guidance; and help support the delivery of the World Heritage Site Management Plan. **b) Listed buildings** The significance of listed buildings is required to be sustained and enhanced. Appropriate repair and reuse of listed buildings will be encouraged. Alterations, extensions or changes of use, or development in their vicinity, will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings. **c) Conservation Areas** Development, including any proposed demolition, within or affecting the setting of a conservation area will only be permitted where it will preserve or enhance those elements which contribute to the special character or appearance of the conservation area. The Council will look for opportunities from new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. **d) Archaeology** Scheduled monuments and other non-designated archaeological sites of equivalent significance should be preserved in situ. In those cases where this is not justifiable or feasible provision should be made for their excavation and recording. The appropriate publication and curation of the finds/archive will be required. E **e) Registered Historic Parks and Gardens** Development will be expected to respect the design, character, appearance and settings of registered historic parks and gardens and to safeguard those features which contribute to their significance and are integral to their character and appearance. **f) Lansdown Registered Historic Battlefield** Development will be expected to respect the character, appearance and setting of the Lansdown battlefield, safeguarding those features which contribute to its significance. **g) Non-designated heritage assets** Proposals affecting non-designated heritage assets, including unscheduled archaeology, unlisted buildings and local parks and gardens, should ensure they are conserved having regard to their significance. Where development viability assessments are required developers should demonstrate that the policy requirements, including to sustain and enhance the District's historic environment, have been considered and reflected in the land or site value.			
	HE2	Somersetshire Coal Canal and the Wansdyke	Development adversely affecting the physical remains and/or historic routes of the Wansdyke or Somersetshire Coal Canal, as defined on the Policies Map, and/or their setting, will not be permitted unless it can demonstrate appropriate mitigation and/or enhancement consistent with Policy HE1. For the section of the Wansdyke lying within the Land adjoining Odd Down, Bath Strategic Site Allocation, Policy B3a will also apply.	K	The policy protects the historic features and will not result in impacts on Europeans Sites.	No
Landscape	NE2A	Landscape Setting of Settlements	Any development should seek to conserve and enhance the landscape setting of settlements and their landscape character, views and features. Development that would result in adverse impact to the landscape setting of settlements that cannot be adequately mitigated will not be permitted.	K	Landscape protection policy that is considered unlikely to result in any impacts on European Sites.	No

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	NE2B	Extension of Residential Curtilages in the Countryside	Proposals to extend residential garden land will be permitted provided it can demonstrated that there are no adverse impacts on the setting of the site or property, residential amenity, local rural landscape character, key habitat features and/or ecological functions and that the proposed boundary treatment is sympathetic to the location and that there is no conflict with Green Belt policy.	J	The policy allows incremental change to countryside land, it is in relation to residential garden extension and contains controls to prevent adverse impacts on habitat features and ecological function. Therefore, it is considered unlikelythat there wil be impact on European Sites.	No
Nature Conservation	Policy 6.9	Biodiversity Net Gain (BNG)	Development will only be permitted for major developments where a Biodiversity Net Gain of a minimum of 10% is demonstrated and secured in perpetuity (at least 30 years). Subject to the following requirements: • The latest statutory DEFRA metric is used to quantify the biodiversity value of the site pre-development, post-development after application of the mitigation hierarchy and for any off-site areas proposed for habitat creation or enhancement both pre- and post-development. • That the assessment be undertaken by a suitably qualified and/or experience ecologist and is submitted together with baseline and proposed habitat mapping in a digital format with the application. • A biodiversity gain plan will be required, detailing how the post-development biodiversity values of the site and any supporting off-site provision will be secured, managed and monitored in perpetuity. • Any off-site habitats created or enhanced must be a registered biodiversity gain site and well located to maximise opportunities to contribute to local nature recovery and Local Nature Recovery Strategy measures. Opportunities to secure Biodiversity Net Gain on householder and other exempted developments will be supported.	D	The policy requires development to deliver measurable Biodiversity Net Gain and secure habitat enhancement and management over the long term. It is a protective policy that seeks to improve biodiversity, strengthen ecological networks and contribute to nature recovery. The policy does not promote development but imposes environmental enhancement requirements on development proposals. The policy is likely to result in beneficial effects for biodiversity and ecological resilience and does not create any impact pathways to European Sites. Likely significant effects can therefore be ruled out and the policy is screened out.	No
Nature Conservation	Policy 6.10	Trees and Woodland Conservation	1. Development will only be permitted where: a) It seeks to avoid any adverse impact on trees and woodlands of wildlife, landscape, historic, amenity, productive or cultural value; and b) It includes the appropriate retention and new planting of trees and woodlands; and	D	The policy seeks to protect, retain, enhance and expand trees, woodland and associated habitats. It is an environmental protection policy that	No

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			2. It is demonstrated that retained and newly planted trees (including street trees where relevant) are the most appropriate trees for their location by: a. Providing a diverse mix of genera and species appropriate to the site and local landscape character; and b. Ensuring sufficient above and below ground space, and appropriate separation from buildings, utilities and highways, so that trees can achieve their mature size and normal life expectancy without future undue pressure for pruning, removal or other constraint; and 3. If it is demonstrated that an adverse impact on trees is unavoidable to allow for appropriate development, compensatory provision will be made in accordance with Tree Replacement Standards in the Planning Obligations Supplementary Planning Document. 4. Development proposals directly or indirectly affecting ancient woodland and ancient trees or veteran trees will not be permitted.		safeguards important landscape and ecological features and promotes long-term habitat conservation and enhancement. The policy does not facilitate development and is likely to deliver positive environmental outcomes. The policy supports habitat protection and ecological connectivity and does not create any pathways for adverse effects on European Sites. Likely significant effects can therefore be ruled out and the policy is screened out.	
Nature Conservation	Policy NE3	Sites, Habitats and Species	Development resulting in significant harm to biodiversity will not be permitted. Harm to biodiversity must always first be avoided and minimised. Where avoidance of harm is not possible, mitigation, and as a last resort, compensation must be provided, to at least equivalent ecological value. For designated sites and other important habitat, this means: 1. Development that would adversely affect, directly or indirectly, internationally designated sites (such as RAMSAR) and sites within the National Sites Network (including new and existing SACs and SPAS) will not be permitted other than in exceptional circumstances where: • There are no feasible alternative solutions that would be less damaging or avoid damage to the site; • The proposal needs to be carried out for imperative reasons of overriding public interest; and • The necessary compensatory measures can be secured. 2. Development that would adversely affect, directly or indirectly nationally designated sites including SSSIs will not be permitted except in exceptional circumstances where: a) The benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest; b) Mitigation measures can be secured to prevent any significant adverse effect on the site, including retention of existing habitat and vegetation in situ; and c) Provision of replacement habitat creation and bespoke measures. 3. Development that would adversely affect, directly or indirectly other, habitats or features of biodiversity/geodiversity importance or value will only be permitted in the following cases: a) For Sites of Nature Conservation Importance; Local Nature Reserves, Regionally Important Geological/ Geomorphological Sites and other sites of equivalent nature conservation value, where material considerations are sufficient to outweigh the local biological geological / geomorphological and	D	Protective policy aligned with the Habitats Regulations. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No

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			community/amenity value of the site; where impacts have been minimised; and where there are opportunities to replace and/or offset the loss to at least equivalent or greater ecological value; b) For UK Priority Habitats (not covered by Clause 4), where the importance of the development and its need for that particular location is sufficient to override the value of the species or habitat; and where impacts have been minimised; and where it can be demonstrated that it is possible to replace and/or offset the loss to at least equivalent or greater ecological value; c) For locally important habitats, where the importance of the development and its need for that particular location is sufficient to override the value of the habitat; d) For features of the landscape such as trees, copses, woodlands, grasslands, batches, ponds, roadside verges, veteran trees, hedgerows, walls, orchards, and watercourses and their corridors if they are of amenity, wildlife, or landscape value, or if they contribute to a wider network of habitats, where such features are retained and enhanced unless the loss of such features is unavoidable and material considerations outweigh the need to retain the features. 4. Development is expected to protect and enhance irreplaceable habitats within B&NES including (but not confined to) ancient woodlands; ancient and veteran trees; priority grasslands; or SAC bat habitat within juvenile sustenance's zones). Development negatively impacting irreplaceable habitat will not be permitted unless there are wholly exceptional circumstances* and a suitable mitigation and compensation strategy is provided. 5. In all cases: a) Firstly, any harm to the nature conservation value of the site should be avoided where possible before mitigation and as a last resort compensation are considered; b) Secondly, compensatory provision of at least equal nature conservation value is made for any outstanding harm; c) Thirdly, Biodiversity Net Gain will be delivered and managed in perpetuity (minimum of 30 years) through the appropriate means e.g. a legal agreement; and d) Then, as appropriate: i. Measures for the protection and recovery of priority species are made; ii. Provision is made for the management of retained and created habitat features; and iii. Site lighting details are designed to avoid harm to nature conservation interests; including habitat connectivity and function as part of an ecological corridor. For protected species this means: Adverse impacts on European, UK protected species, UK Priority and locally important species must be avoided wherever possible: i. Subject to the legal tests afforded to them, where applicable; ii. Otherwise, unless the need for and benefits of the proposed development clearly outweigh the loss; iii. Where impacts have been minimised; and iv. It can be demonstrated that it is possible to mitigate and compensate for any loss. *Note: wholly exceptional reasons mean, for example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat."			

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Nature Conservation	NE4	Ecosystem Services	1. Development will be permitted where ecosystem services are protected and enhanced in order that their benefits and function are optimised with a particular focus on supporting, provisioning regulatory and cultural services. 2. Ecosystem measures proposed should be described in the Design and Access Statement and can be included within Green Infrastructure provision.	D	Strategic protection of services provided by ecosystems. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No
Nature Conservation	NE5	Ecological Networks and Nature Recovery	Development proposals will be expected to demonstrate that a positive contribution will be made to regional Nature Recovery Networks as shown on the Policies Map and for maintaining or creating local ecological networks through habitat creation, protection, enhancement, restoration and / or management.	D	Policy seeks to strengthens ecological connectivity and promote nature recovery. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No
Green Infrastructure	Policy 6.11	Green Infrastructure	1. The integrity, multifunctionality, quality and connectivity of green infrastructure (GI) will be protected, enhanced, and actively managed. Opportunities will be taken to connect, improve, and extend the network, ensuring that both existing and new green / blue spaces and natural features are planned as a key mechanism for nature recovery, climate resilience, and as an integral component of creating healthy and sustainable communities. 2. Development proposals that deliver high-quality and multifunctional GI will be supported. Development must: a. safeguard existing landscape features, habitats, green / blue spaces and natural features, while creating and strengthening networks at site, settlement, and wider landscape scales, where appropriate; b. optimise multifunctional benefits including enhancing biodiversity and ecological networks, supporting climate change adaptation, managing surface water and flood risk, and promoting health, wellbeing, and inclusive access to high-quality greenspace; and c. reflect and enhance local distinctiveness, natural and historic environment features, and settlement patterns, and contributing positively to placemaking and visual amenity. 3. Major development should seek to achieve the following Urban Greening Factor (UGF) target scores, using UGF as a design tool to inform the layout, landscape strategy and integration of multifunctional GI from the earliest stage of design: a) 0.3 for major commercial development b) 0.4 for all major residential development on previously developed land (including purpose-built student accommodation and co-living accommodation) c) 0.5 for all major residential development on greenfield land (including purpose-built student accommodation and co-living accommodation). 4. Where the relevant target score is not achieved, the applicant should provide a proportionate explanation setting out how the proposal has maximised urban greening having regard to the nature of the development, site-specific constraints, viability, design quality, heritage, access, amenity, drainage and other relevant planning considerations. 5. Proposals for major developments must be accompanied by a Green Infrastructure Plan, which must include: a. a plan of the existing green / blue spaces and natural features within and around the development site; b. a demonstration of how green / blue spaces and natural features have been incorporated into the scheme to connect, improve, and extend the network;	D	The policy promotes the protection, enhancement and creation of green infrastructure networks, including green spaces, ecological corridors and multifunctional environmental assets. It is protective and enhancement-focused in nature and seeks to strengthen ecological resilience, biodiversity and amenity value throughout the district. The policy is likely to have beneficial environmental effects and does not facilitate development that could adversely affect European Sites. Likely significant effects can therefore be ruled out and the policy is screened out.	No

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			c. a summary of how the proposals take account of the Local Nature Recovery Strategy and the creation and restoration of wildlife rich habitats; and integrate with Biodiversity Net Gain, where appropriate; d. details on the approach to GI for climate adaptation and resilience including shading, cooling and flood risk mitigation, in accordance with the Climate Adaptation and Resilience Policy; and e. at full application stage, an outline of stewardship arrangements for not less than 30 years to cover maintenance, management, and funding arrangements with full details to be secured by legal agreement as required.			
	Policy 6.12	Open Space	1. Development must provide, protect, and enhance a multifunctional network of open spaces that meets the recreational, health and wellbeing needs of existing and future communities, while contributing to the wider green infrastructure network, nature recovery and environmental resilience. 2. Major residential development will be required to provide open space in accordance with the quantity and accessibility standards as set out at Appendix 2. 3. Open space must be planned as an integral structuring element of development, not as incidental space, with clear arrangements secured for future maintenance, management and monitoring to ensure continued quality and value. 4. Development will be required to provide the open space necessary to meet the needs arising from the development on-site, in accordance with the policy above. Only where it can be demonstrated that on-site provision is not feasible or appropriate will equivalent off-site provision or a financial contribution towards its delivery be accepted.	D	The policy protects existing open spaces and requires the provision of appropriate open space within development proposals. It is a protective policy that seeks to improve access to recreation, support health and wellbeing, and maintain green infrastructure assets. The policy is likely to result in beneficial environmental effects. The policy does not create impact pathways to European Sites and may help reduce pressure on sensitive habitats by increasing the availability of local recreational opportunities. Likely significant effects can therefore be ruled out and the policy is screened out.	No
Green Infrastructure	LCR6A	Local Green Spaces	1. Development that would conflict with the reasons that the local green space has been demonstrated to be special to the local community and holds a particular local significance; and prejudice its role as Local Green Space will not be permitted unless very special circumstances are demonstrated. 2. Local Green Spaces are defined on the Policies Map and additional areas may also be designated as Local Green Space in Neighbourhood Plans.	K	The policy safeguards local green space and will not lead to development itself Impacts on European Sites are considered unlikely	No
Green Infrastructure	LCR8	Protecting Allotments	1. Development resulting in the loss of land used for allotments (or land evidenced as last used as allotments) will not be permitted, unless:	K	The policy safeguards allotment land and will not lead to development itself. Impacts on	No

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			a) The importance of the development outweighs the community value of the site as allotments and suitable, equivalent and accessible alternative provision is made elsewhere within a reasonable catchment area (as defined by the Green Space Strategy) and in line with LCR9; or b) The site is allocated for another use in the Placemaking Plan and suitable, equivalent and accessible alternative provision is made in line with LCR9. 2. Any loss of amenity land related to allotments should not compromise the proper function of allotment gardens including access, storage of tools, other communal areas or orchards, unless satisfactory mitigation can be delivered. 3. Existing formal allotments are identified on the Policies Map.		European Sites are considered unlikely.	
Green Infrastructure	LCR9	Increasing the Provision of Local Food Growing	1. The identification of all new allotments sites must comply with the B&NES Allotments Site Selection Criteria and must: a) Be suitable for productive use; b) Be accessible to the area they are intended to serve; and c) Be suitable for use as allotments through appropriate design (e.g. considering ecology and landscape). 2. New allotments must be well designed and managed in line with the B&NES Allotments Management Plan & B&NES Allotment Design Guide and must have a site Management Plan. 3. All residential development (including purpose built student accommodation and care homes) will be expected to incorporate opportunities for informal food growing, wherever possible (e.g. border planting, fruit bushes and trees, orchards and nutteries window boxes, balcony gardens, rooftop planters, external courtyards, edible planting, vertical planting, herb gardens, raised beds, garden space etc.). Suitable ongoing maintenance arrangements will need to be made. 4. Informal food growing space will be supported in principle including the temporary use of vacant sites for amenity land and informal food growing. 5. Where new development generates a need for allotments which cannot be met on-site or by existing provision, the developer will be required to either provide for, or to contribute to the provision of allotments to meet the need arising from the new development in accordance with the standards set out in the Green Space Strategy, and Planning Obligations SPD or successor documents.	K	The policy facilitates the provision of land; however, as these areas will be associated with new or existing development, and must consider ecology and landscape in the design, it is considered unlikely that this policy will result in an LSE on any European Sites.	No
Green Belt	Policy 6.13	Green Belt	The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries including those for excluded villages are defined on the Policies Map. The openness of the Green Belt will be protected from inappropriate development in accordance with national planning policy. Development on large sites (as defined in Policy 6.14) within the Green Belt will be required to meet the 'golden rules' set out in national policy as follows: a. provide 50% affordable housing in accordance with the provisions of Policy 6.14 b. demonstrable necessary improvements to local or national infrastructure; and c. the provision of new, or improvements to existing, green spaces that are accessible to the public (subject to also the provisions of Policies 6.11 and 6.12)	I	Establishes where development may be acceptable within or adjacent to the Green Belt. Potential impact pathways to European sites are possible depending on location and scale, therefore, LSE cannot be ruled out .	Yes
	GB1	Visual amenities of the Green Belt	Development within or conspicuous from the Green Belt should not prejudice but seek to enhance the visual amenities of the Green Belt by reason of its siting, design or materials used for its construction.	G	Visual protection policy only. No potential impact pathways upon European Sites identified and therefore the policy is screened out.	No

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Green Belt	GB2	Development in the Green Belt	New buildings in villages in the Green Belt will not be permitted unless it is limited to infilling or it falls under the exceptions to inappropriate development listed within the NPPF. Proposed limited infill development should be located within the defined infill boundary shown on the Policies Map and will have to meet the definition of limited infill as set out below to be considered acceptable. The definition of limited infilling is the filling of small gaps in existing development comprising: a. The building of one or two houses on a small vacant plot in an otherwise extensively built-up frontage; and b. The plot is generally surrounded on at least three sides by developed sites or roads. Forms of development which fall within the other exceptions to inappropriate development set out in NPPF, paragraph 149 will be dealt with consistent with national policy set out in the NPPF.	I	The policy controls the nature of development in green belt villages. Potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out at the plan stage, and the policy is screened in.	Yes
	GB3	Extensions and alterations to buildings in the Green Belt	Proposals to extend or alter a building in the Green Belt will only be permitted provided they would not represent a disproportionate addition over and above the size of the original building.	K	Policy seeks to control alterations to existing buildings to limit their small-scale. No potential impacts on European sites are anticipated.	No
Pollution, Contamination and Safety	PCS1	Pollution and nuisance	Development will only be permitted providing there is: 1. No unacceptable risk from existing or potential sources of pollution or nuisance on the development, or 2. No unacceptable risks of pollution to other existing or proposed land uses arising from the proposal.	D	Pollution control policy that does not enable development. It will not result in impact on European Sites and can be screened out.	No
	PCS2	Noise and Vibration	1. Development will only be permitted where it does not cause unacceptable increases in levels of noise and/or vibration that would have a significant adverse effect on health and quality of life, the natural or built environment or general amenity unless this can be minimised or mitigated to an acceptable level; and Noise-sensitive development should avoid locations wherever possible where the occupants would be subject to unacceptable levels of noise or vibration from an existing noise source.	D	Noise and vibration control policy that does not enable development. It will not result in impact on European Sites and can be screened out.	No
	PCS3	Air Quality	1. Development will only be permitted where the proposal: a. Does not give rise to polluting emissions which have an unacceptable adverse impact on air quality, health, the natural (in particular designated wildlife sites) or built environment or local amenity of existing or proposed uses from air polluting activities; or b. Is not located where it would be at unacceptable risk from, or be adversely affected by existing sources of odour, dust and /or other forms of air pollution. New development located within an Air Quality Management Area should be consistent with the local air quality action plan.	D	Air quality management policy that does not enable development. It will not result in impact on European Sites and can be screened out.	No
	PCS4	Hazardous substances	Applications for hazardous substances consent, and developments involving the use, manufacture, storage or production of hazardous substances, will only be permitted where: 1. The proposal is sited at an appropriate distance from existing and proposed residential areas, areas of public use and areas of particular natural sensitivity, in order to maintain safety and amenity; 2. There would be no unacceptable risk to those who potentially use developments that would fall within any associated safety zones identified by the Health and Safety Executive and to protected wildlife sites; and 3. The hazardous substances would be stored in a way that does not give rise to harm to the environment that cannot be minimised.	D	Pollution control policy that does not enable development. It will not result in impact on European Sites and can be screened out.	No

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			Development in close proximity to an existing hazard will only be permitted where there is no unacceptable risk to public safety and amenity.			
Pollution, Contamination and Safety	PCS5	Contamination	Development will only be permitted on land either known to be or strongly suspected of being contaminated, or where development may result in the contamination of land or the release of contaminants from adjoining land, provided: 1. The proposal would not cause significant harm or risk of significant harm to health or the environment or cause pollution of any watercourse, water body or aquifer 2. Remediation measures are put in place as appropriate, and 3. Any identified potential harm can be suitably mitigated. The onus will be with the developer and/or landowner for securing a safe development.	D	Pollution control policy that does not enable development. It will not result in impact on European Sites and can be screened out.	No
	PCS6	Unstable land	Where there is a risk that the land may be unstable, development will only be permitted where it is demonstrated that: 1. The site is capable of being developed without adversely affecting the stability of the development or that of neighbouring land; and 2. Any remedial and/or precautionary measures proposed as a result of the development do not adversely affect local amenities and/or environmental interests. The onus will be with the developer and/or landowner for securing a safe development and for submitting the necessary Risk Assessment(s) to support the proposal.	D	The policy controls development on unstable land includes avoidance of adverse effects on environmental interest. It is considered unlikely to result in impacts on European Sites.	No
	PCS7	Water Source Protection Zones	1. Development proposals that would adversely affect the quality or quantity of water resources by means of pollution and/or derogation of the resource will not be permitted; and 2. Applicants will be expected to undertake robust assessments to support applications affecting Groundwater Source Protection Zones as defined by the Environment Agency.	D	The policy seeks to protect water resources and does not enable development. It will not result in impact on European Sites and can be screened out.	No
	PCS7A	Foul sewage infrastructure	1. Development will only be permitted where adequate sewage treatment facilities are available or where suitable arrangements are made for their provision; 2. Developments which may result in increased nutrient load to sensitive watercourses should incorporate adequate mitigation measures in compliance with the requirements of the EU Water Framework and Habitats Directives; and New developments will be expected to connect to the public sewer system and new sewers and associated infrastructure will be constructed to a standard adoptable by Wessex Water.	D	Policy controlling foul sewerage that does not enable development. It will not result in impact on European Sites and can be screened out.	No
	PCS8	Bath Hot Springs	Development that has any adverse impact on the quality or yield of the Bath Hot Springs will not be permitted.	D	Protective policy that does not enable development. It will not result in impact on European Sites and can be screened out.	No
Meeting Housing Needs	Policy 6.14	Affordable Housing	1. **Large sites** Affordable housing will be required as on-site provision in developments of 10 dwellings or more or 0.5 hectare and above (the lower threshold applies). The affordable homes will be provided without public subsidy. The affordable homes must be provided on site as part of the same development. All sites of self-contained dwellings will be subject to this policy including where care and/or communal facilities are provided as part of the development.	F	This development management policy sets out how affordable housing needs will be met as a proportion of residential development proposals. It does not allocate sites or directly increase housing	No

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			The affordable housing requirements for Build to Rent, Purpose Built Student Housing and Co-Living developments will be subject to specific policy requirements set out in individual policies in this Local Plan. The level of affordable housing will be dependent on the type of site and type of development, with the following minimum thresholds applying: **Site type** — **AH % requirement** Large sites - Residential dwellings regardless of use class (and therefore not confined to C3 use class) comprising all residential accommodation that provides a dwelling or accommodates a household (including where care and communal facilities are provided). It excludes temporary accommodation for homeless people. — 40% Large sites - As above, where located within the Somer Valley (defined for the purposes of this policy as the parishes of Midsomer Norton, Westfield, Radstock, Paulton, Farrington Gurney and Peasedown St John). — 30% Large sites - As above, for flatted only developments — 20% Green belt land (see Policy 6.13) — 40% Housing for older people — 20% Build to rent (see Policy 6.15) — 20% Purpose built student accommodation (see Policy 6.18) — Requirement will be via a financial contribution. Co-Living (see Policy 6.16) — Requirement will be via a financial contribution. Where the affordable housing requirement results in a fraction of a dwelling this must be rounded up to a whole dwelling 2. **Small sites** Residential developments on small sites from 2 to 9 dwellings within the Cotswold National Landscape, Mendip Hills National Landscape and designated rural areas as defined in the NPPF must provide either on-site provision or an appropriate financial contribution towards the provision of affordable housing. The target level of affordable housing for these small sites will be 20%. This must be on-site delivery unless clear evidence is provided showing why this is not achievable (this should be agreed with housing and planning officers at an early stage) or the Council itself expresses a preference for a financial contribution. 3. **Tenure of affordable housing** The types of affordable housing tenure are defined in the NPPF, other forms of affordable housing will not be accepted. The tenure split will be expected to be for 70% of homes to be for social rent and 30% of homes to be provided as affordable home ownership. In exceptional circumstances, where it is demonstrated that an alternative tenure mix is required, the tenure mix will be agreed in liaison with the Council's Housing Enabling Team. In determining an appropriate alternative mix, regard will be had to local housing need, site-specific characteristics and delivery considerations, informed by the latest LHNA,		requirements beyond those established elsewhere in the plan. Therefore, it is considered unlikely to lead to impacts on European Sites.	

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			other relevant housing needs surveys commissioned by the Council from time to time, the Council's housing waiting list, rural housing needs surveys, and other evidence approved by the Council. **Affordable home ownership** The Council expects shared ownership to be provided as the default form of affordable home ownership. This reflects the Council's view that shared ownership, through lower equity shares and rents, is the most affordable home ownership tenure and best able to meet local needs If First Homes are delivered, this will form part of affordable home ownership delivery and shall be at a 30% discount to market price and sold at a price, after the discount has been applied, of no more than £250,000, or the amount as updated by government guidance. **First homes exception sites** The Council will support First Homes exception sites, where evidence of unmet need is demonstrated through a housing needs survey and the Council has agreed that the First Homes tenure is required in the locality. 4. **Property size and mix** Residential developments delivering on-site affordable housing should provide a mix of affordable housing units and contribute to the creation of mixed, balanced and inclusive communities. The size and type of affordable units will be determined by the Council to reflect the identified housing needs derived from the latest LHNA, the Council's housing waiting list and rural housing needs surveys and other evidence approved by the Council, in liaison with the Housing Enabling team. The Council will aim for at least 60% of the affordable dwellings to be family accommodation with a proportion meeting the housing need for larger households through the provision 4/5 bedroom dwellings. 5. **Space standards** All new build affordable homes will, at a minimum, comply with the Nationally Described Space Standards. Further information about accessibility standards for affordable housing can be found in Policy 6.19: Housing Accessibility Standards. 6. **Viability** Based on the Local Plan Viability Assessment, developments are expected to be viable, with no requirement for public subsidy to support the provision of the affordable housing. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions. In exceptional circumstances, if an applicant can demonstrate special challenges which justify the need for a viability assessment at application stage, this must be informed by robust evidence and a comprehensive viability appraisal and be undertaken and set out on an 'open book' basis. It must clearly demonstrate the highest level of affordable housing that can viably be achieved by the development. The viability assessment must be independently evaluated by the Council at the applicant/developer's expense. In considering affordable housing viability within the proposed development, the following considerations will be taken into account to maximise the affordable housing provision: • Whether grant or other public subsidy can be obtained and how this can be utilised to achieve policy compliance. If available such funding must be sought. • The tenure and size/mix of the affordable housing to be provided. • Whether there are exceptional build or other development costs not foreseen in the Local Plan. The Council will weigh up these factors and any other relevant facts to determine an outcome it considers to be acceptable.			

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			Where an application fails, following the financial viability assessment, to provide the full affordable housing policy requirement, an effective review mechanism will be included in the S.106 Agreement aimed at achieving a greater level of policy compliance over the lifetime of the development if this proves viable. This will take the form of an early, mid or late stage viability review where a scheme is delivering less affordable housing than the target required by this policy. The review stage(s) will depend on the type of scheme and the individual site circumstances and suitable triggers will be included in the S106 Agreement. The viability review will be substantially in the same form and with the same requirements as an initial viability assessment. The reviews will be at the developer's/applicant's expense. 7. **When on-site provision cannot be achieved** In exceptional circumstances where on-site provision cannot be achieved, the Council will consider the use of alternative mechanisms to secure the full affordable housing requirement. Financial contributions (commuted sums) will only be accepted in the following circumstances: • Where it has been demonstrated by the applicant/developer that on-site provision is physically impracticable; • On-site provision is not viable and has been demonstrated by the applicant/developer and has been independently validated in line with the requirements of this Policy; • The Council decides a preferred outcome for the affordable housing is achieved through off-site provision; • The outcome still supports mixed and balanced communities. The Council has set out the calculation for determining financial contributions in Appendix 1. This will be updated for inflation under the Housing Services Charging Policy, or subsequent iteration. 8. **Sub-division and phasing/adjoining land** Where it is proposed to phase development or sub-divide sites, or where only part of a site is subject to a planning application, the Council will take account of the whole of the site when determining whether it falls above or below the thresholds set out above. Where the gross number of dwellings (including conversions and changes of use) proposed falls below policy threshold, the Council will consider whether the site reasonably has capacity to provide 10 or more dwellings that would trigger a requirement to contribute towards affordable housing. This is to ensure that applicants/developers do not circumvent the policy requirement by artificially subdividing sites or through an inefficient use of land. Applications will be refused where it is deemed by the Council that the developer/applicant has artificially suppressed the site delivery, density or housing type to avoid the affordable housing contribution. 9. **Delivery** Affordable housing will be delivered in accordance with the Council's Housing Strategy/Plan or equivalent. Affordable housing should be integrated within a development and should not be distinguishable from market housing. Affordable housing should be provided in small clusters, dependent upon site size and should not share boundaries, within or across separate phases of development. On all large sites affordable housing should be developed at the same time as the market housing and where development is multi-phased a Phasing Plan must be submitted as part of the affordable housing Masterplan. 10. **Ensuring affordable homes remain affordable** The Council's intention is to provide affordable housing which remains at an affordable price for future eligible households and will use appropriate clauses in the S.106 Planning Agreement to secure this. In the event of any sales or staircasing affecting affordable housing delivered through this policy then an arrangement must be made to recycle the receipts/subsidy for the provision of new alternative affordable housing located elsewhere within Bath and North East Somerset, and as guided by the Council.			

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			11. **Housing for older people and specialist housing** Housing for older people and specialist housing will be required to provide a minimum of 20% on-site affordable homes without public subsidy. This provision will apply to all developments of self-contained housing for older people including specialist housing and will be required to provide policy-compliant affordable housing regardless of use class.			
Meeting Housing Needs	Policy 6.15	Build to Rent	Built to Rent developments will be permitted where: 3. A minimum of 20% of homes within the development are provided as Affordable Private Rent homes.Affordable Private Rent homes are secured in perpetuity and let at rents that are at least 20% below the equivalent prevailing market rent, inclusive of service charges and any other mandatory fees.To ensure that Affordable Private Rent homes are genuinely affordable to households in housing need, the Council will seek, where viable, rent levels that exceed the minimum national discount requirement of 20%. Where viability allows, the Council will seek rents that are closer to, or aligned with, Local Housing Allowance levels. The requirements of this policy will be applied having regard to scheme viability, with applicants expected to demonstrate through an independently assessed viability appraisal where full compliance cannot be achieved. Where viability constraints are proven, the Council will seek the maximum reasonable level of Affordable Private Rent provision.	B	The policy sets out when 'build to rent' development will be permitted. It does not allocate sites or set housing requirements. Therefore, it is considered unlikely to lead to impacts on European Sites.	No
	Policy 6.16	Co-living	A co-living proposal will only be supported where residents will be able to access frequently-used services easily and safely by walking, wheeling, and public transport, it provides adequate living space and facilities, and is supported by a management plan (secured by means of a planning condition) which shows how the development will be managed and maintained to ensure its continued quality. Development proposals must also: • Demonstrate that the aggregated space standard is in line with or above the NDSS guidelines. Private studios / bedspaces must be a minimum of 25 sqm for a single occupancy room. Dual occupancy rooms are acceptable and will be expected to be larger than single occupancy units; • Be provided exclusively for non-student occupiers, with the exception of up to 20% occupancy by part-time or postgraduate student occupiers. This will be secured by means of a planning condition or legal agreement, and; • Deliver a cash in lieu contribution towards conventional C3 affordable housing.	J	This development management policy sets out when co-living development proposals will be supported. Co-living is a shared housing concept that balances private living spaces with communal amenities, fostering affordability, community, and flexible urban living. Whilst it does not allocate sites, it facilitates additional housing provision and population growth within the district. Increased residential accommodation has the potential to contribute to recreational pressure, water demand and wastewater generation. Likely significant effects on European Sites cannot be ruled out in combination with other housing and growth policies and the policy should therefore be taken forward to Appropriate Assessment.	Yes

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Meeting Housing Needs	Policy 6.17	Houses in Multiple Occupation	Proposals for the change of use from residential (C3) to a small HMO (C4) or large HMO (sui generis) will be refused where the proposal would result in the loss of an existing 3-bedroom (as originally constructed) C3 dwelling within the Wards of Twerton, Southdown, and Odd Down (as defined on the Policies Map). Where this criterion does not apply, proposals will be assessed against the remaining criteria. Proposals for: • Change of use from residential (C3) to small HMO (C4) in Bath; • Change of use from residential (C3) to large HMO (Sui Generis) Districtwide; • Provision of new build HMO District-wide; • Change of use from other uses to HMO District-wide; and • Intensification of small HMO (C4) to large HMO (Sui Generis) district-wide will be refused if: i. the site is within an area with a high concentration of existing HMOs (having regard to the Houses in Multiple Occupation Supplementary Planning Document, or successor document), as they will be contrary to supporting a balanced community; ii. The HMO is incompatible with the character and amenity of established adjacent uses; iii. The HMO significantly harms the amenity of adjoining residents through a loss of privacy, visual and noise intrusion; iv. The HMO creates a severe transport impact; v. The HMO does not provide a good standard of accommodation for occupiers; vi. The HMO property does not achieve an Energy Performance Certificate “C” rating unless one or more of the following exemptions applies: a) The cost of making the cheapest recommended improvement would exceed £10,000 (including VAT). b) Where all relevant energy efficiency improvements for the property have been made (or there are none that can be made) and the property remains below EPC C. c) Where the proposed energy efficiency measures are not appropriate for the property due to potential negative impact on fabric or structure. d) Where the minimum energy performance requirements would unacceptably harm the heritage significance of a heritage asset. vii. The HMO use results in the unacceptable loss of accommodation in a locality, in terms of mix, size and type; viii. The development prejudices the continued commercial use of ground/lower floors. Where a new build HMO is proposed, development should be consistent with other relevant Local Plan policies and guidance relating to new build residential accommodation. ix. A condition restricting the number of occupants may be attached to permissions where deemed necessary to ensure that no further intensification will occur without additional assessment.	K	The policy manages the subdivision and occupation of existing housing stock as Houses in Multiple Occupation and seeks to control associated impacts on local communities. It does not allocate land, increase housing requirements or facilitate significant additional development. The policy relates primarily to the management of existing buildings and urban areas. No impact pathways to European Sites are identified and likely significant effects can be ruled out alone and in combination. The policy is screened out.	No
	Policy 6.18	Affordable Housing in Purpose Built-Student Accommodation	All PBSA developments will be required to pay a commuted sum in lieu of on-site affordable housing provision.	K	The policy establishes mechanisms for securing affordable housing contributions from purpose-built student accommodation development. It does not allocate development or influence the scale or location of growth, instead operating as a	No

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					financial contribution and development management mechanism. No impact pathways to European Sites are identified and likely significant effects can be ruled out alone and in combination. The policy is screened out.	
Meeting Housing Needs	Policy 6.19	Housing Accessibility Standards	To provide suitable housing that meets the needs of different groups in the community, including disabled people, older people and families with young children, new residential development must ensure that: A minimum of 3% of all dwellings be constructed to Building Regulations Part M4(3) wheelchair user dwellings. All remaining dwellings be constructed to Building Regulations Part M4(2) accessible and adaptable dwellings. In exceptional circumstances, factors such as vulnerability to flooding, site topography and where the provision of a lift to dwelling entrances may not be achievable, may determine a reduced requirement in terms of Building Regulation M4(2) and M4(3) accessibility standards	F	The policy requires residential development to meet specified accessibility and adaptable housing standards. It does not promote or allocate development but establishes design requirements to improve housing quality and accessibility. The policy is neutral in relation to European Sites and does not influence the scale, location or quantum of development. Likely significant effects can therefore be ruled out and the policy is screened out.	No
	Policy 6.20	Gypsies, Travellers & Travelling Showpeople	Planning permission will be granted for Gypsy and Traveller and Travelling Showpeople accommodation where proposals meet the following criteria: a. The site is suitably located to allow access to local community services and facilities, including shops, schools and health facilities, and employment opportunities; b. Satisfactory means of access can be provided and the existing highway network is adequate to service the site; c. The site is large enough to allow for adequate space for on-site facilities and amenities including play provision, parking and manoeuvring, as well as any live/work pitches if required to enable traditional lifestyles; d. The site should mitigate any identified unacceptable adverse impacts on the character and appearance of the surrounding area through the good use of design and landscaping; e. Adequate services including utilities, foul and surface water and waste disposal can be provided as well as any necessary pollution control measures; f. There is no unacceptable impact on the amenities, health and well-being of occupiers of the site or on neighbouring occupiers as a result of the development;	J	The policy sets out the criteria that need to be met for the provision of accommodation for Gypsies, Travellers and Travelling Showpeople to be granted permission. As the policy does not allocate specific sites and contains protective text with respect to having no adverse impacts on protected habitats, species and designations, it is therefore unlikely to have a likely significant effect alone. However,	Yes

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			g. The site should avoid areas at high risk of flooding and have no adverse impact on protected habitats and species, nationally recognised designations, landscape designations and heritage assets and their settings and natural resources; h. The scale of the development does not dominate the nearest settled community nor place undue pressure on the local infrastructure; and i. The site is not inappropriate development in the Green Belt, or if it is, very special circumstances exist.		the policy facilitates residential development that may contribute to increased population levels and associated environmental pressures. Likely significant effects on European Sites cannot be ruled out in combination with other housing and growth policies, and the policy should therefore be taken forward to Appropriate Assessment.	
Meeting Housing Needs	Policy 6.21	Self-Build and Custom House Building	Proposals for self-build and custom housebuilding will be supported where they: • Contribute towards meeting identified demand for self-build and custom housebuilding; and • Are appropriately located, designed and scaled having regard to the character of the site and its surroundings and other Local Plan policies. For the purposes of this policy, self-build and custom housebuilding will have the same meaning as set out in relevant legislation.	J	The policy supports self-build and custom housebuilding opportunities within the district. Whilst it does not allocate sites or set housing requirements, it facilitates residential development and contributes towards housing delivery. Potential indirect effects associated with housing growth cannot be ruled out in combination with other plans and projects. The policy should therefore be taken forward to Appropriate Assessment.	Yes
	RA4	Rural Exception Sites	As an exception to other policies of the Development Plan, residential development of 100% affordable housing will be permitted provided that: a. It meets a demonstrated local need for affordable housing; b. The housing remains affordable in perpetuity; c. Occupancy of the affordable housing would remain, as a first priority, for those with demonstrated local connections; d. The development is in scale and keeping with the form and character of its location; and e. The development is well related to community services and facilities. A small proportion of market housing will be appropriate only where it can be demonstrated that the market housing is essential to cross-subsidise the affordable housing and that the site would be unviable without this cross subsidy.	I	Enables affordable housing in rural locations. An LSE cannot be ruled out and the policy is screened in.	Yes

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Meeting Housing Needs	H1	Housing and Facilities for the Elderly, People with Other Supported Housing or Care Needs	Housing and facilities for the elderly, people with other supported housing or care needs, will be permitted, where: The use is compatible with the locality and existing/future uses in the locality, and does not create potential conflicts with existing uses (e.g. potential for visual and noise intrusion if in a city/town centre). There is adequate (i) communal space (including cooking and dining areas) and (ii) garden/ outdoor space within the curtilage of the property to meet the needs of the residents. National best practice standards should be met relevant to the type of development proposed, for example development should, follow best practice identified by HAPPI 12, in particular the 10 elements critical to age-inclusive housing: • Generous internal space standards; • Plenty of natural light in the home and circulation spaces; • Balconies and outdoor space, avoiding internal corridors and single aspect flats; • Adaptability and “care aware” design which is ready for emerging assistive technologies; • Circulation spaces that encourage interaction and avoid an “institutional feel”; • Shared facilities and community hubs where these are lacking in the neighbourhood; • Plants, trees and the natural environment; • High levels of energy efficiency, with good ventilation to avoid overheating; • Flexible extra storage for belongings, including bicycles and mobility scooters; and • Shared external areas such as “home zones” that give priority to pedestrians. When considering whether a proposal is C2 in use, the following criteria will be considered, alongside other material considerations: • Built Form – scale, range of facilities and communal space; • Tenure; • Provision of meals; • Allocation and eligibility criteria, including the retention of C2 use in perpetuity – the level of care catered for and the type of care contracted for as part of the residence; and Housing and support provider model – including whether the facility is regulated by the Care and Quality Commission, or successor/equivalent.	J	The policy sets out the requirements for the specific housing type. Although considered unlikely to result in an LSE alone due to the likely location in urban areas, potential in-combination effects on European Sites should be considered.	Yes
	CP10	Housing Mix	New housing development, both market and affordable must provide for a variety of housing types and size to accommodate a range of different households, including families, single people and low income households as evidenced by local needs assessments (e.g. B&NES Residential Review, 2007) and the Strategic Housing Market Assessments or future evidence. The mix of housing should contribute to providing choice in tenure and housing type, having regard to the existing mix of dwellings in the locality and the character and accessibility of the location. Housing developments will also need to contribute to the provision of homes that are suitable for the needs of older people, disabled people and those with other special needs (including supported housing projects), in a way that integrates all households into the community. The accommodation needs of older people will be addressed through the application of Placemaking Plan Policy H1. **Delivery** This policy will be implemented by the development management process, and delivered by private developers and affordable housing providers. The affordable housing policy will also ensure that the Council can have an active role in negotiating the mix of housing provided, and seeks to have a flexible approach particularly to ensure the delivery of family housing.	K	Influences dwelling types only. No growth or location implications. No potential impact pathways upon European Sites identified and therefore the policy is screened out.	No

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Meeting Housing Needs	H2A	Purpose Built Student Accommodation	Purpose built student accommodation of an appropriate scale and design will be permitted: 1. On allocated sites where student accommodation use is specifically identified within the Development Principles; or 2. Elsewhere in the District, only where there is a need for additional student accommodation, and subject to the provisions of policy B5. In these locations proposals for Purpose-Built Student Accommodation will be required to demonstrate that: i. There is a need for additional student accommodation of the type and in the location proposed, evidenced by a formal agreement between the developer and a relevant education provider located within the District, or ii. The proposed development meets the needs of second and third year university students. All proposals for Purpose-Built Student Accommodation will be required to demonstrate that: a. The proposal will not result in a significant negative impact on retail, employment, leisure, tourism, housing or the council's wider strategic objectives; b. The site is in a location accessible by sustainable transport methods, including to the educational establishment to which it is associated; c. The use of the site for student accommodation is appropriate in relation to neighbouring uses; d. The development will not have an unacceptable impact on the amenity of surrounding residents. A management plan will be provided prior to occupation of the development, to ensure adequate management arrangements have been incorporated; e. The internal design, layout and size of accommodation and facilities are of an appropriate standard; f. The proposal provides an appropriate level of car parking having regard to the Transport and Development SPD, and provides adequate provision for servicing, pick up and drop off; g. The proposal provides adequate storage for recycling/refuse and bicycles, having regard to Waste Planning Guidance and the Transport and Development SPD; h. The development has been designed in such a way that it is capable of being re-configured through internal alterations to meet general housing needs in the future if necessary; and The proposal accords with other relevant Local Plan policies relating to, but not limited to, impact on the historic environment, high quality design, landscape, transport and access, flood risk and drainage, nature conservation, pollution and contamination, and responding to climate change.	J	Concentrated residential development in urban areas. Potential in-combination effects are possible due to transport development and population effects, although direct impact pathways to European sites are unlikely. LSE cannot be ruled out at the plan stage and the policy is screened in.	Yes
	H3	Residential Use in Existing Buildings	The sub-division of existing buildings including outbuildings will be permitted, unless: i. The residential use creates a severe transport impact, (in a way that the existing use would not); ii. The development prejudices the continued commercial use of ground/lower floors; and iii. It would lead to a form of sub-division that would harm the significance of a listed building. The re-use of existing empty homes in continuing residential use will be strongly supported.	K	Re-use of existing housing stock. No potential impact pathways upon European Sites identified and therefore the policy is screened out.	No
	H5	Retention of Existing Housing Stock	Development which would result in the net loss of existing residential units will not be permitted unless, there are benefits that outweigh any harm, such as: • Demonstrable and substantial conservation benefits; • Demonstrable and substantial economic, social or environmental benefits; and Benefits in terms of providing visitor accommodation.	K	Safeguards existing homes. No potential impact pathways upon European Sites identified and therefore the policy is screened out.	No

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Meeting Housing Needs	H6	Moorings	Development involving new and additional moorings will be permitted provided they are located outside the Green Belt and satisfy the following requirements: • They have good access to services and facilities (including shops, schools and health facilities), employment opportunities and to public transport and other sustainable transport links; • There is no conflict with the navigation authority or the Environment Agency's operational requirements; • Adequate servicing and facilities for sewage and rubbish are available or can be provided; • There is no negative impact on navigational safety; • There is no adverse impact on the amenity, recreation, heritage and biodiversity interests of the waterway and its banks, landscape character which cannot be successfully mitigated; • They provide adequate pedestrian and service vehicle access including access for emergency services; • Provision of safe access and egress during a flood; and Opportunities to enhance the amenities of the waterways are maximised.	I	Potential for development activity directly associated with waterways. As no spatial information is available at this stage, the potential for LSE upon European Sites cannot be ruled out at the plan stage and the policy is screened in.	Yes
	H8	Affordable Housing Regeneration Schemes	There is a general presumption to support the redevelopment of social housing where the following criteria can be demonstrated to be met: i. The physical condition of the housing stock is poor (i.e. the dwellings are substandard, or demonstrably not fit for purpose in the short medium term or similar); and/or ii. There is a site specific socio-economic justification for re-development led regeneration, considered alongside alternative options for re modelling or refurbishment; iii. If there is a loss of amenity space, policy LCR5 should be met. Where the principle of redevelopment is accepted, there is a presumption against the net loss of affordable housing, subject to viability considerations and other social balance considerations.	I	The policy facilitiates redevelopment within the built environment. Potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out.	Yes
Meeting Local Community and Recreational needs	Policy 6.22	New and Replacement Sports and Recreational Facilities	1. New or replacement sport and recreational facilities, or improvements and extensions to existing facilities, will be permitted within or adjoining a town or settlement, provided: a) It complements the existing pattern of recreational facilities; and b) It is accessible by sustainable transport modes. 2. New or replacement sport or recreational facilities elsewhere will only be permitted where: a) The proposal, either by itself or together with other existing and/or proposed recreational facilities, does not have an unacceptable impact on landscape character or areas of ecological interest; and b) The re-use or adaptation of existing buildings is not practical or viable, and they are of a scale appropriate to the location and recreational use; and c) c) if an ancillary facility is proposed, it is well-related to the attraction it serves. 3. In all cases: a) The proposal would not give rise to significant adverse environmental conditions including the impact of air, noise, soil, water quality and light pollution and be detrimental to public safety and the amenities of local residents; b) Vehicle access and on-site vehicle parking would be provided to an appropriate standard; and c) Adequate access to and between the facilities would be provided for people with disabilities. 4. Major residential development will be required to provide or contribute towards playing pitches, sports facilities and associated infrastructure where additional demand is generated by the development. Contributions may be secured towards new provision, improvements to existing facilities, enhanced community access arrangements and	J	The policy supports the provision of new and replacement sports and recreational facilities where appropriate criteria are met. As the policy contains protective text with respect to not having an unacceptable effect on areas of ecological interest, it is unlikely to have a likely significant effect alone. Such development may increase recreational activity and visitor movements and could, depending on location and scale, contribute to impacts on sensitive sites when considered alongside other development proposals. Likely significant effects	Yes

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			supporting infrastructure, in accordance with the priorities identified in the adopted Playing Pitch Strategy, Built Facilities Strategy and other relevant evidence of need. A management plan should be submitted with an application for a new artificial grass pitch. The management plan should outline the materials used and should consider potential sources of pollution from the installation phase through to end of life, including disposal. This includes both chemical and solid wastes including microplastics. Adequate remediation measures must be implemented and reported to ensure any identified potential harm can be suitably mitigated.		cannot be ruled out in combination, and the policy should therefore be taken forward to Appropriate Assessment.	
	Policy 6.23	Safeguarding Land for Cemeteries	Land as defined on the Policies Map will be safeguarded for extensions to cemeteries at Haycombe, Bath and Ashgrove Cemetery, Eckweek Lane, Peasedown St John. Any application to extend Haycombe cemetery shall be accompanied by a Green Infrastructure plan to ensure adequate screening within the World Heritage Site.	H	The policy safeguards land for cemetery provision to meet future community needs. Although it functions as a land safeguarding policy, in conversion to a cemetery, the land will be subject to a degree of habitat loss and change, with the installation of infrastructure (e.g. for access) and gradual excavation and filling of plots. Use of land in this way may have impact on local hydrogeology and water quality and good affect any European Sites in proximity. However, it is considered that any effects are unlikely to undermine a European Sites's conservation objectives and the policy is screened out.	No
Meeting Local Community and Recreational needs	LCR1	Safeguarding Local Community Facilities	Development involving the loss of land and/or building(s) valued as a community facility will only be permitted provided: 1. There is adequate existing local provision of facilities of equivalent community value; or 2. Alternative facilities of equivalent local community value will be provided in the locality; or The proposed loss is an integral part of changes by a public service provider which will improve the overall quality or accessibility of public services in the locality.	J	The policy safeguards existing facilities. Potential impacts on European Sites alone are considered unlikely, but in-combination effects need to be considered.	Yes
	RA3	Community Facilities	Proposals for the development of community facilities will be acceptable within and adjoining all villages, provided that they are of a scale and character appropriate to the village and meet the needs of the parish and adjoining parishes.	I	The policy enables the development of new community facilities. Impact pathways to European sites are possible depending on	Yes

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					location and scale, therefore LSE cannot be ruled out.	
Meeting Local Community and Recreational needs	LCR1A	Public Houses	The change of use of a public house which would result in the loss of a valued community facility (through demolition, redevelopment or change of use) will not be permitted unless: 1. It can be proven that the operation of a public house serving the local community is not economically viable and the premises have been effectively marketed for a consistent minimum period of six months as a public house for a price commensurate with the current market price for this use in the locality without success; or The development or change of use would result in the provision of alternative facilities of equivalent or greater benefit to the local community.	H	The policy safeguards existing public houses. Given the likely localised nature of any arising development, it is considered that any effects are unlikely to undermine a European Sites's conservation objectives and the policy is screened out.	No
	LCR2	New or Replacement Community Facilities	1. Outside the scope Policy RA3 and Policy CR4, development of new or replacement community facilities will be permitted provided the proposal is within or well related to the settlement, or in the case of existing facilities outside such settlements, they are well related to existing buildings and accessible by sustainable transport modes; and Where the existing local provision of community facilities is inadequate to meet projected needs arising from new development additional provision will be sought to meet any identified shortfall. This provision may be in the form of on-site provision or the enhancement/ improved access to existing facilities.	I	The policy enables the development of new community facilities. Impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out.	Yes
	LCR3	Sites Safeguarded for Primary School Use	Land defined on the Policies Map is safeguarded for primary educational purposes. 1. Oldfield Park Junior, Claude Avenue, Bath – 0.21 ha. For future expansion; 2. St Saviour's Primary, Bath – 0.1 ha for extension; 3. St Keyna Primary, Keynsham – 0.65 ha for expansion; 4. Welton Primary, Midsome Norton – 1.1 ha for extension; 5. Land at Silver Street, Norton Hill, Midsomer Norton – 4.7 ha to facilitate primary school provision; 6. St. Mary's Primary, Writhlington – 1.0 ha for playing field; 7. Camerton Primary – 0.6 ha for extension; 8. Clutton Primary – 0.6 ha for extension; 9. East Harptree Primary – 0.25 ha 10. Freshford Primary – 0.3 ha for playing field; 11. Marksbury Primary – 0.8 ha for site extension; 12. Shoscombe Primary – 0.4 ha for extension.	I	The policy safeguards land for primary school use.Where new provision or land allocation may occur, potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out at the plan stage and the policies are screened in.	Yes
	LCR3A	Primary School Capacity	Residential development will only be acceptable where there is a school within a reasonable distance* that has sufficient spare capacity or is able to be expanded to create additional capacity to accommodate the pupil needs arising from the development. *as determined by Department of Education's 'Home to school travel and transport guidance - statutory guidance for local authorities' and successor guidance.	B	The policy lists primary school capacity requirements and does not promote or lead to development. Therefore,	No

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					LSEs on European Sites are considered unlikely.	
Meeting Local Community and Recreational needs	LCR5	Safeguarding Existing Sport and Recreational Facilities	Development involving the loss of open space (amenity green space, parks and recreation grounds, outdoor sports space, play space for children and youth, accessible natural green space), land and buildings of value for sports and recreation as shown on the Policies Map, will only be permitted provided it can be demonstrated: 1. Is a surplus of similar facilities in the area and that the loss would not adversely affect the existing and potential recreational needs of the local population, making allowance for the likely demand generated by allocations in this area; or 2. The proposed development only affects land which is incapable of being used for sport and recreation; or 3. Suitable replacement facilities of at least equivalent quality, quantity and community value are provided in locations accessible by sustainable transport modes; or 4. The proposed development is for an indoor or outdoor sports facility with at least equal benefit to the development of sport and community access to sport to outweigh the loss of the existing or former recreational use, and 5. In the case of open space, it is not critical component of eco/green infrastructure network and any redevelopment improves habitat connectivity.	J	The policy safeguards existing facilities. Potential impacts on European Sites alone are considered unlikely, but in-combination effects need to be considered.	Yes
	LCR7	Recreational Development Proposals Affecting Waterways	Development proposals for the recreational use of waterways and water areas will be permitted provided: 1. There is an overriding need for a waterside location; 2. They are compatible with established recreational activities; 3. They would not have an unacceptable impact on landscape character, nature conservation interests, amenity value of the area, safety or the highway interests; and 4. They would not have a detrimental impact on water quality and supply. In the case of development in the Green Belt, proposals should be consistent with national Green Belt policy and not harm the openness of the Green Belt.	I	The policy enables recreational development, but with controls relating to nature conservation interests and water quality/supply. Potential impact pathways to European Sites are possible depending on location and scale, therefore LSE cannot be ruled out.	Yes
	LCR7A	Telecommunica-tions Development	Proposals for telecommunications development will be permitted provided: 1. The siting and appearance of the proposed apparatus and associated structures minimises impact on the visual amenity, character or appearance of surrounding area; 2. If on a building, apparatus and associated structures are sites amd designed in such a way that minimises impact on the external appearance of the host building; 3. In the case of a new mast, it can be demonstrated that the possibility of erecting apparatus on existing buildings, masts or other structures has been fully explored; and 4. Development does not have an an unacceptable effect on areas of ecological, landscape or the District's heritage assets such as the Bat World Heritage Site.	I	The policy enables development, but includes some controls regarding impacts on ecological assets.Where new provision or land allocation may occur, potential impact pathways to European Sites are possible depending on location and scale, therefore LSE cannot be ruled out at.	No
	LCR7C	Commercial Riding Establishments	Proposals for commercial riding establishments will be permitted provided the site is well related to an existing bridleway network and there is: 1. Adequate land within the curtilage of the site to allow for the proper care of the horses	J	The policy enables development, but requires there to be no adverse impact on key	Yes

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			2. Adequate site supervision without the need for erection of residential accommodation 3. Adequate provision for the storage and disposal of animal waste 4. No detriment to visual amenity resulting from the impact of jumps, fences and other equipment 5. No unacceptable adverse impact on ground and soil erosion both on and off site 6. No adverse impact upon other recreational uses in the locality, and 7. No adverse impact on key ecological functions or key habitat integrity New buildings will only be permitted where clauses 1) – 7) are met, and the scale, siting and design have no adverse impact on landscape character. In the case of development in the Green Belt, proposals should be consistent with national Green Belt policy.		ecological functions or key habitat integrity. Potential impacts alone on European Sites are considered unlikely, but in-combination effects should be considered.	
Meeting Local Community and Recreational needs	CP13	Infrastructure Provision	New developments must be supported by the timely delivery of the required infrastructure to provide balanced and more self-contained communities. The Council will work in partnership with adjoining authorities, local communities and relevant agencies and providers to ensure that social, physical and green infrastructure is retained and improved for communities. Developer contributions will be based on the Planning Obligations SPD and its successors. Infrastructure proposals should not cause harm to the integrity of European wildlife sites which cannot be mitigated. **Delivery:** The Core Strategy will be supported by an Infrastructure Delivery Programme which will set out Infrastructure requirements and estimated costs, and suggested delivery mechanisms and phasing schedules for infrastructure delivery. Delivery of the policy will be through the Development Management process. Developer contributions will be sought through the use of planning obligations, as set out in Section 106 of the 1990 Town & Country Planning Act and based on the Planning Obligations SPD and its successors. The Council's Community Infrastructure Levy charging schedule which came into effect on 6th April 20215 (or similar local tariff) may be considered. Delivery will also require working in partnership with public and private bodies.	I	Supports infrastructure required to deliver growth. Potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out at the plan stage, and the policy is screened in.	Yes
Economic Development	Policy 6.24	Office Development and Protection of Offices	1. Office Development: • Proposals for new office development, including enhancement and intensification, will be acceptable in principle within city and Town Centre boundaries shown on the Policies Map and on sites specifically allocated for office development. • Where necessary and justified, planning conditions or obligations may be used to ensure that permitted office floorspace remains in office use, including by limiting the use to Class E(g)(i) or its equivalent. 2. Protection of Office floorspace: • Development proposals that would result in the loss, change of use or redevelopment of land or premises used, last used, allocated or committed for office purposes will only be permitted where robust evidence demonstrates that all of the following criteria are met: a. the office floorspace is of poor quality; and b. the floorspace is no longer suited to current or future office occupier needs; and c. there is a lack of demand for office use; and d. there is a supply of available alternative premises in the locality, suitable for any displaced existing occupiers or potential occupiers looking for premises in the locality. 3. As part of the assessment of proposals, applicants will be expected to provide evidence of site information (as relevant) including access considerations, Energy Performance Certificate (EPC) rating, maintenance costs, the cost and feasibility of upgrading the floorspace, and rental information.	K	The policy sets out the terms on which new office development, enhancement and intensification will be acceptable and seeks to protect existing office floorspace. As development is acceptable in principle within city and town centre boundaries and the policy does not allocate sites, it is considered that this policy is unlikely to result in any significant effects on European Sites alone or in-combination.	No
	Policy 6.25	Strategic and Locally	1. Proposals for light industrial, heavy industrial, warehousing (classes E(g)(ii),(iii), B2, B8), and builders' merchants will be acceptable in principle within Strategic and Locally Significant Industrial Sites.	J	The policy supports industrial development and warehousing within Strategic and Locally	Yes

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
		Significant Industrial Sites	2. Development involving the loss of industrial and distribution floorspace/land will only be permitted if it is for a use referred to at 1. above; and would not have an adverse impact on the operation of the remaining premises, site. (Refer to Appendix 3 for a list of the designated Strategic and Locally Significant industrial sites to be protected)		Significant Industrial Sites. Although primarily protective of employment land, it supports future employment activity and development that may generate indirect effects when considered alongside other growth proposals. Likely significant effects cannot be ruled out in combination and the policy should therefore be taken forward to Appropriate Assessment.	
	Policy 6.26	Undesignated Industrial and Warehousing Sites	1. Proposals for development of light industrial, heavy industrial, warehousing (classes E(g)(ii),(iii), B2, B8), and builders' merchants will be acceptable in principle at sites already occupied by smaller clusters and stand-alone industrial premises, provided that this would not cause unacceptable environmental, residential amenity or highway impacts. 2. Within the Bath urban area, development proposals that would result in the net loss of land or premises used, or last used, for industrial or warehousing purposes will only be permitted where the proposal is for a use listed in criterion 1. 3. Outside the Bath urban area, development proposals involving the loss of industrial or warehousing land or premises will only be permitted where robust evidence demonstrates that: a. where premises are vacant, the reasons for vacancy must be explained; and b. evidence must be provided to demonstrate that the site has not been deliberately made vacant or allowed to fall into disrepair; c. a viability appraisal demonstrating to the Council that retention of the site for employment uses is not financially viable; and e. the site has been actively marketed for employment use for a minimum period of 12 months, in accordance with the Council's marketing protocol, at a realistic price or rent and for a range of employment uses appropriate to the site and location. 4. In addition to the evidence listed above, any proposal that would result in the loss of industrial or warehousing land or premises must demonstrate that the new development would not adversely affect the continued operation of any remaining employment uses on the site or adjoining land, including through impacts on access, servicing, noise, odour, safety or residential amenity. 5. Where necessary and justified, the council will use conditions and/or planning obligations to limit uses consented within use Class E to achieve the objectives of this policy, to support economic growth and to mitigate the impacts of development.	J	The policy supports the continued use and development of industrial and warehousing sites outside designated employment areas. It facilitates employment-related development and economic activity and may contribute to cumulative growth effects across the district. Likely significant effects on European Sites cannot be ruled out in combination and the policy should therefore be taken forward to Appropriate Assessment.	Yes
Economic Development	Policy 6.27	Employment and Skills Plans	Major development proposals will be required to submit an Employment and Skills Plan, proportionate to the scale and nature of the development. This will apply to residential and extra care developments of 10 dwellings or more, and non-residential developments of 1,000 sqm or more, including purpose-built student accommodation and care homes, where they generate construction or operational employment opportunities.	C	The policy requires the consideration of employment and skills within new development but does not propose development itself. An	No

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			The Employment and Skills Plan should set out how the development will maximise opportunities for local employment, apprenticeships, work placements, training, workforce development and engagement with schools, colleges, training providers and other employment and skills partners during the construction phase and, where relevant, the operational phase. Plans should demonstrate how the development will contribute to the objectives of the Council's Economic Strategy and Business & Skills Plan, including supporting inclusive growth, addressing local skills shortages, improving access to good work, and creating pathways into employment for local residents. Plans should be prepared in consultation with the Council and relevant employment, education and training providers, and secured through planning conditions or obligations where necessary. Measures should be proportionate to the scale, type and employment-generating potential of the development and include appropriate arrangements for implementation, monitoring and reporting.		LSE on a European Sites is considered unlikely.	
Sustaining a Buoyant Rural Economy	RE1	Employment Uses in the Countryside	Proposals for employment uses in the countryside outside the scope of Core Strategy Policies RA1 and RA2 will be permitted providing they are consistent with all other relevant policies, and involves: i. Replacement of existing buildings; ii. The limited expansion, intensification or redevelopment of existing premises or redevelopment of previously developed land where it is not habitat functionally linked to a European site; and iii. They would not lead to dispersal of activity that prejudices town and village vitality and viability. In the case of development in the Green Belt proposals should be consistent with national Green Belt policy.	J	The policy sets additional controls for employment uses in the countryside, including the protection of land functionally linked to a Europeans Site. An LSE alone is unlikely, but in-combination effects would need to be checked.	Yes
	RE2	Agricultural Development	1. Agricultural development (including; the erection of new agricultural buildings; significant extensions/ alterations to existing agricultural buildings; installation of machinery; construction of access roads) will be permitted providing: a) There are no unacceptable environmental and/or health impacts which cannot be adequately mitigated; b) Adequate provision for the storage and disposal of animal waste is provided; and c) The proposed development is commensurate with the agricultural activities on the site. 2. Development that retains and strengthens food storage, processing, supply and distribution infrastructure will be supported in principle where: a) It enhances local food production and/ or supply; and b) There are no unacceptable impacts including those associated with transport, environment and public health. 3. Non-agricultural related development on agricultural land will only be permitted where: a) It does not have an adverse effect on the efficient operation of an agricultural business. It does not lead to the fragmentation or severance of a farm holding or compromises agricultural function or key ecological function or habitat integrity.	I	The policy enables agricultural development. . Potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out.	Yes
	RE3	Farm Diversification	Proposals for farm diversification involving the use of agricultural land or buildings will be permitted providing: i. They are consistent with Policy RE5 (protection of high grade agricultural land) ii. They complement the agricultural function of the holding iii. They do not compromise the agricultural function of the holding or lead to the fragmentation or severance of a farm holding iv. The activity will not lead to an unacceptable impact on the viability of nearby town or village centres v. In the case of a farm shop, the operation would not prejudice the availability of accessible convenience shopping to the local community vi. They do not compromise key ecological function or key habitat integrity	I	Enables farm diversification, which may involve development. Potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out.	Yes

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			vii. Existing buildings are re-used in accordance with Policy RE6 Where existing buildings cannot be re-used in accordance with Policy RE6, new buildings will be permitted only where they are required for uses directly related to the use of, or products from the associated land holding, are small in scale, well designed and grouped with existing buildings.			
	RE4	Essential Dwellings for Rural Workers	1. New dwellings will not be permitted outside a Housing Development Boundary in the open countryside unless there is an essential need for a rural worker to live permanently at or near their place of work in the countryside and where it can be demonstrated: i. There is a clear functional need for the worker to live on the holding; ii. The business is financially viable; iii. The need for the accommodation is for a fulltime worker; iv. The functional need could not be fulfilled by another existing dwelling in the holding or other existing accommodation in the area or through the re-use of an existing building in the holding; v. Such dwellings are sited within a hamlet or existing group of buildings and are restricted in size relative to the functional requirements of the business; and vi. Occupancy will be restricted to rural workers. New dwellings essential to support a newly established rural business will only be granted for a temporary period provided there is clear evidence of a firm intention and ability to develop the enterprise concerned and the provisions of clause 1) are satisfied.	J	Policy controls rural development. Potential impacts alone are unlikely, but in combination effects cannot be ruled out.	Yes
	RE5	Agricultural Land	1. Development which would result in the loss of the best and most versatile agricultural land particularly Grade 1 and 2 will not be permitted unless significant sustainability benefits are demonstrated to outweigh any loss. 2. Where it can be demonstrated that there is an overriding need for a proposal which will result in the loss of agricultural land, development should be steered towards the use of lower quality agricultural land in preference to higher quality agricultural land.	K	The policy seeks to protect higher grade agricultural land and does not lead to development itself. Therefore, an LSE on a European Site is considered unlikely.	No
	RE6	Re-use of Rural Buildings	Conversion of a building or buildings to a new use in the countryside outside the scope of Policies RA1, RA2 and GB2 will only be permitted, provided: 1. It's form, bulk and general design is in keeping with its surroundings and respects the style and materials of the existing building; 2. The building is not of temporary or insubstantial construction and not capable of conversion without substantial or complete reconstruction or requires major extension; 3. The proposal would enhance visual amenity and not harm ecological function (e.g. bat roost); 4. The proposal does not result in the dispersal of activity which prejudices town or village vitality and viability; 5. There the building is isolated from public services and community facilities and unrelated to an established group of buildings the benefits of re-using a redundant or disused building and any enhancement to its immediate setting outweighs the harm arising from the isolated location; 6. The development would not result, or be likely to result, in replacement agricultural buildings or the outside storage of plant and machinery which would be harmful to visual amenity; 7. In the case of buildings in the Green Belt, does not have a materially greater impact than the present use on the openness of the Green Belt or would conflict with the purposes of including land within the Green Belt; and The integrity and significance of buildings and farmsteads of architectural and historic interest and of communal, aesthetic and evidential value are safeguarded consistent with Policy HE1.	K	The policy concerns re-use of existing buildings and includes protective text regarding ecological function. Therfore, is is considered unlikely that this policy will have an LSE on any European Sites.	No

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	RE7	Visitor Accommodation	New visitor accommodation 1. Permission will be granted for new build visitor accommodation provided: a) It is in a sustainable location or, accessible by a choice of transport modes b) There are no other buildings available and suitable for conversion c) The scale of the proposal will not harm the character or appearance of the countryside d) The materials, form, bulk and general design of buildings are in keeping with their rural surroundings e) There is safe and convenient access to the highway network and there 216 are no significant adverse impacts on the local highway network f) The proposal would not adversely affect protected species or habitats 2. Where a proposal for visitor accommodation is approved appropriate planning conditions will be used to prevent permanent residential use of the accommodation. Change of use from a dwelling to visitor accommodation 3. The change of use of an existing dwelling to visitor accommodation will be permitted provided that: a) For large residential properties, a substantial private residential unit is retained, and any existing or proposed parking within the curtilage of the property which does not detract from the appearance of the property is made permanently available; and For small residential properties, a satisfactory residential accommodation is retained which is not occupied independently of the proposed use.	I	Enables rural employment, diversification and visitor accommodation. Potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out.	Yes
Centres and Retailing	Policy 6.28	Centres Hierarchy and Main Town Centre Uses	**Town Centre Hierarchy** a. The town centre hierarchy within the Principal Settlement as set out below, and as defined on the Policies Map, will be maintained and enhanced: **City Centre** Bath City Centre **Town Centres** Keynsham Town Centre, Midsomer Norton Town Centre, Radstock Town Centre **District Centres** Moorland Road, Bath **Local Centres in Bath** (1) Chelsea Road, (2) Weston High Street, (3) Julian Road, (4) St James Square (5) Margaret's Buildings,, (6) Camden Road & Fairfield Road, (7) Larkhall High Street (8) London Road, (9) Nelson Place East & Cleveland Place, (10) Walcot Street, (11) Widcombe Parade, (12) Bathwick Street, (13) Bathwick Hill, (14) Lower Bristol Road, (15) Bear Flat, (16) The Avenue, Combe Down, (17) Bradford Road), (18) Frome Road, (19) Upper Bloomfield Road, (20) Twerton High Street, (21) Mount Road. **Local Centres in Keynsham:** Queen's Road and Chandag Road **Local Centres in the Somer Valley:** Westfield, Paulton, Peasedown St. John and Timsbury **Local Centres in the rest of the District:** Bathampton, Batheaston, Chew Magna, Saltford, and Whitchurch **Planned new Local Centres:** b. The following new Local Centres, which are intended to form part of the town centre hierarchy, are proposed in association with the following strategic site allocations:	I	The policy sets out the town centre hierarchy and directs retail, leisure, commercial and community uses to appropriate centres. It includes the establishment of new Local Centres in association with strategic site allocations and is therefore directly linked to growth and development. Likely significant effects cannot be ruled out alone or in combination and the policy should therefore be taken forward to Appropriate Assessment.	Yes

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			• North Keynsham • West Saltford • East Whitchurch c. The content of the proposed new Local Centres should: • Adhere to the scale, type and format described within the relevant strategic site policy • Facilitate sustainable choice for new residents and the surrounding community • Not undermine the vitality, viability, role and function of existing centres in the Town Centre hierarchy. **Main Town Centre Land Uses** d. Proposals for uses falling into Use Class E or the definition of Main Town Centre Uses will be primarily located within, or where appropriate, adjoining the centres in the identified hierarchy as required by policies CR1 and CR3 and be supported where they: • Maintain and enhance the vitality and viability of the centre, and • Are of a scale and type consistent with the existing character and function of the centre, and • Are well integrated into the existing pattern of the centre, and • demonstrate a positive contribution to the street scene and public realm.			
	Policy 6.29	Development within Centres and Primary Shopping Areas	Proposals falling into Use Class E will be supported within the Primary Shopping Areas defined on the Policies Map. Proposals should maintain and enhance the vitality and viability of the town centre and retain and enhance active frontages within primary shopping areas to support the wider attractiveness of the Town Centre. Within the Primary Shopping Areas applications for change of use of retail and other Class E uses to another non-Class E use will only be permitted (subject to permitted development rights) where evidence is provided to demonstrate that the proposed use would: 1. Make a positive contribution to the vitality, viability and diversity of the centre; and 2. Not fragment any part of the primary shopping area by creating a significant break in the Class E land use frontage; and 3. Not result in a loss of retail or Class E floorspace of a scale harmful to the shopping function of the centre; and 4. Be compatible with the primary shopping area in that it includes a shopfront with a display function and would be immediately accessible to the public from the street. Outside the Primary Shopping Areas but within the Town Centre boundaries, proposals for uses falling into Use Class E or the definition of Main Town Centre Uses will be supported. Proposals for the change of use of existing upper floors in the Town Centre boundaries to residential will be supported, except in circumstances where their use would be detrimental to the amenity of neighbouring activities, or would have a negative impact upon the operation of the ground / lower floor commercial unit, or the living conditions of future users and occupiers.	J	The policy supports development within town, district and local centres and primary shopping areas. The policy promotes sustainable locations for commercial and mixed-use development within urban centres and is therefore unlikely to result in likely significant effects on European Sites alone. However, in contributing to the overall growth strategy, likely significant effects cannot be ruled out in combination, and the policy should therefore be taken forward to AA.	Yes
	CR1	Sequential Test	Retail and other main town centre uses (including commercial leisure) should be located within the centres identified on the Policies Map and in Core Strategy Policy CP12. Where there are no suitable and viable sites available (or expected to become available within a reasonable period) to meet the needs for such uses within centres, edge of centre locations may be appropriate. Sites should be in a location readily accessible on foot, by cycle and by public transport, with preference given to sites that are well connected to the town centre. Out of centre development of main town centre uses will only be acceptable where:	J	The policy requires retail development to be focussed within existing centres and sets criteria for when not possible. The policy is unlikely to lead to an LSE on European Sites alone, but in combination	Yes

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			i. No suitable or viable centre or edge of centre sites are available (or expected to become available within a reasonable period) and the proposal would be in a location readily accessible on foot, by cycle and by public transport, with preference given to sites that are well connected to the town centre; or ii. The proposal is of a small scale (less than 280sqm gross floorspace), located within the existing urban area of Bath or a settlement with a Housing Development Boundary, and aimed at providing for local needs (refer to Policy CR4). In assessing the availability, suitability and viability of alternative sequentially preferable sites, alternative formats for the proposed uses should be considered. Applicants and the Local Planning Authority should both demonstrate flexibility on format and scale in relation to the form of the proposed development and the consideration of alternative sites. The application of the sequential test should be proportionate and appropriate for the given proposal. If there are no suitable sequentially preferable locations, the sequential test is passed. In all cases regard should also be given to Policy CR2.		effects should be checked.	
	CR2	Impact Assessment	Outside the scope of Policy CR4, retail and commercial leisure development outside of centres will not be permitted if: i. It would be liable to have a significant adverse impact on the vitality, viability and diversity of existing centres; or ii. It would have a significant adverse impact on existing, committed or planned investment in a centre or centres in the catchment area of the proposal. Within Bath, an Impact Assessment will be required for retail proposals over 500sqm (gross) that are located outside of the designated town centres and not in accordance with the Local Plan. For the rest of the District, an Impact Assessment will be required for retail proposals over 280sqm (gross) that are located outside of the designated town centres and not in accordance with the Local Plan. For commercial leisure proposals anywhere in the District, an Impact Assessment will be required for schemes over 1,000sqm (gross) that are located outside of a designated town centre and not in accordance with the Local Plan. The application of the impact test should be proportionate and appropriate for the given proposal.	J	The policy controls retail development outside of existing centres. The policy is unlikely to lead to an LSE on European Sites alone, but in combination effects should be checked.	Yes
	CR4	Dispersed Local Shops	Outside the centres defined in Policy 6.28 and on the Policies Map, proposals for development of appropriately located small-scale local shops (less than 280sqm gross floorspace which provide for local needs) within the existing urban area of Bath or a settlement with a defined Settlement Boundary will be supported. Proposals over 280sqm gross floorspace will be considered against Policy CR1 and Policy CR2. Proposals for a change of use of an existing small-scale local shop must be supported by a viability assessment to demonstrate that the unit is not capable of continuing in retail use.	K	The policy seeks to support the development dispersed local shops within the existing urban area. It does not allocate development or promote significant growth, but provides criteria for the retention and assessment of local services. No impact pathways to European Sites are identified and likely significant effects can therefore be ruled out. The policy is screened out.	No
Promoting Sustainable Transport	Policy 6.30	Active Travel Routes	1. Development which adversely affects the recreational and amenity value of, or access to, public rights of way and other publicly accessible routes for walking, wheeling, cycling and riding will not be permitted, unless any harm can be successfully mitigated. 2. A development proposal affecting a publicly accessible active travel route will be expected to maintain and/or incorporate the route within the scheme, provide appropriate enhancements to the route having regard to guidance set	K	The policy protects active travel routes from being adversely affected by development but does not promote	No

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			out in the Transport and Development SPD, and support additional linkages between urban areas and the wider countryside, open spaces and the River or Canal. Opportunities to make and enhance strategic connections between, and within, urban areas and other key origins/destinations, utilising these routes, should be investigated and implemented wherever feasible and necessary. Opportunities to make and enhance strategic connections should support the Active Travel Masterplan and wider strategic active travel network, including links to local centres, services and public transport interchanges where appropriate. 3. Development that adversely affects the established active travel routes shown on the Policies Map will not be permitted, unless any harm can be successfully mitigated.		development directly. Potential impacts on European Sites are considered unlikely.	
Promoting Sustainable Transport	Policy 6.31	Transport Infrastructure	Within the context of Core Strategy Policy CP6(1) the development of transport infrastructure will only be permitted provided that the following requirements have been met: 1. The need for intervention has been robustly justified and decisions in relation to the planning and design of the scheme have been made in line with a vision-led approach and the sustainable transport hierarchy, prioritising walking, wheeling, cycling, and public transport and mode shift before the consideration of additional highway capacity; 2. The needs of pedestrians, disabled people cyclists and horseriders are met; 3. The quality, patronage and efficiency of public transport operations must not be compromised; 4. Schemes which propose increases in traffic capacity will need to demonstrate that all other opportunities to reduce the need to travel and achieve mode shift as an alternative solution have been exhausted; 5. Schemes which propose increases in traffic capacity will also be required to incorporate appropriate improvements to the sustainable transport network; 6. The environmental benefits to be secured through implementation of the scheme and any additional traffic management or calming measures needed to maximise those benefits should be clearly articulated; 7. There is no unacceptable impact on heritage and environmental assets and amenity including the World Heritage Site and its setting, National Landscapes and on the National Site Network (SACs/SPA); 8. The visual and functional impact of the scheme and any associated elements such as surface-treatment, street furniture, signing, road markings, roadside verges and lighting upon the character of the area is minimised. Where possible, the scheme must contribute positively to local character, placemaking and public realm quality; 9. The environmental impact of the scheme, including noise, carbon emissions, air quality, severance and other forms of pollution, is minimised and of an acceptable level in accordance with relevant topicspecific environmental guidance and standards; 10. The need for provision of street furniture which aids security of premises without adversely affecting accessibility, mobility, or inclusion; 11.The response time of emergency services must not be compromised; and 12.The acceptable provision for the transportation of materials to and from the site or disposal of spoil during construction. All highway infrastructure will be required to comply with national guidance and standards set out in 'Manual for Streets', 'Manual for Streets 2 – wider application of the principles', LTN1/20, the 'Design Manual for Roads and Bridges' and any subsequent updates to these documents.	I	Supports new and improved transport infrastructure. Potential habitat severance, disturbance or air quality effects may occur. Potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out at the plan stage, and the policies are screened in.	Yes
	ST1	Promoting Sustainable Travel	In order to ensure delivery of well-connected places accessible by sustainable means of transport, planning permission will be permitted provided the following principles are addressed, appropriate to the context and type of development and within the requirements of the NPPF: 1. Development is located where there are, or will be at the time of development, a range of realistic travel opportunities to provide genuine alternatives to private car usage and where opportunities to reduce travel distances exist;	I	Supports new and improved transport infrastructure. Potential habitat severance, disturbance or air quality effects may occur. Potential impact pathways to European	Yes

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			2. The design of the development reduces car dependency and actively supports travel by sustainable modes, including providing attractive sustainable travel connections; 3. The growth and the overall level of traffic and congestion are reduced by measures which encourage movement by public transport, bicycle and on foot, including traffic management and assisting the integration of all forms of transport; 4. Mitigation for traffic impacts maximises opportunities to achieve mode shift towards sustainable transport modes before proposing traffic capacity enhancements; 5. Transport proposals align with relevant area-specific transport strategies, plans, policy documents, local guidance and the current adopted Joint Local Transport Plan; 6. Proposals provide and enhance facilities for pedestrians, cyclists, including disabled people, that is fit for purpose and have regard to the B&NES Transport and Development SPD; 7. Proposals safeguard, enhance and extend the network of public rights of way and cycle routes; 8. Opportunities for low-carbon, last mile transport of goods and deliveries have been taken up which are appropriate to the location and scale of the development; 9. The development reduces the adverse impact of all forms of travel on the natural and built environment; 10. Development does not prejudice the efficient functioning and acceptable development of the railway network; 11. The use of car clubs and Ultra-Low Emissions Vehicles (ULEV) are promoted; 12. Access to high quality public transport facilities is achieved by improving existing and providing new public transport facilities which would increase the proportion of journeys made by public transport; and 13. Proposals support and promote measures which reduce the levels of traffic pollution in the interests of improving health and quality of life and reducing harmful impacts on the built and natural environment.		sites are possible depending on location and scale, therefore LSE cannot be ruled out at the plan stage, and the policies are screened in.	
Promoting Sustainable Transport	ST2	Sustainable Transport Routes	Development which prejudices the use of former railway land for sustainable transport purposes as shown on the Policies Map will not be permitted.	I	Supports new and improved transport infrastructure. Potential habitat severance, disturbance or air quality effects may occur. Potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out at the plan stage, and the policies are screened in.	Yes
	ST4	Rail Freight Facility	Land at Westmoreland Station Road, Bath as defined on the Policies Map will be safeguarded as a rail freight facility and interchange.	I	Supports new and improved transport infrastructure. Potential habitat severance, disturbance or air quality effects may occur. Potential impact pathways to European sites are possible depending on location	Yes

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					and scale, therefore LSE cannot be ruled out at the plan stage, and the policies are screened in.	
Promoting Sustainable Transport	ST5	Traffic Management Proposals	With reference to the principles in Policy ST3, traffic management proposals for the centres of Bath, Keynsham , Midsomer Norton, Radstock, Westfield and Peasedown St John will be expected to: 1. Reduce through traffic and other unnecessary motorised vehicle journeys; 2. Enhance vitality and viability; 3. Secure improvements for pedestrians, cyclists and disabled people 4. Facilitate the improvement of public transport integration; 5. Ensure the needs of all road users are taken into account and the servicing needs of commercial, cultural, recreational and residential activities are met; 6. Improve air quality; and 7. Respect local distinctiveness and not detract from the quality of the historic, environmental and cultural assets Traffic Management schemes in residential areas will be expected to: 1. Reduce the speed of traffic and remove through traffic from unsuitable routes, whilst maintaining access for those who need it; 2. Create attractive places to enhance the sense of community and improve health and wellbeing through re-balancing space towards people and away from vehicles; 3. Achieve mode shift through discouraging short car journeys and prioritising walking and cycling; 4. Support disabled people and others with restricted mobility; 5. Reduce on-street non-residential parking and provide opportunities for EV charging, car clubs, social spaces and improved walking and cycling routes; and 6. Retain vehicular access for residents and businesses. The implementation of schemes on a trial basis will be supported as this can be a useful tool in enabling changes to be made in consultation with the council and community.	I	Supports new and improved transport infrastructure. Potential habitat severance, disturbance or air quality effects may occur. Potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out at the plan stage, and the policies are screened in.	Yes
	ST6	Transport Interchange	Development of new or expansion of existing Transport Interchange sites, including Park and Ride, sites will be permitted provided: 1. Opportunities to enhance the transport benefits of proposed schemes to incorporate wider interchange functionality have been fully assessed and incorporated into proposals; 2. Proposed site(s) have been thoroughly evaluated with a robust evidence base demonstrating that the most suitable and sustainable site has been selected; 3. Transport effects of the proposed development have been comprehensively and robustly identified through a Transport Assessment in line with current national guidance. This will include, but not be limited to: a) Benefits related to reductions in onward city centre car travel; b) Potential level of mode shift away from other transport modes, especially existing local bus and rail services; c. Changes to the overall modal share; c) Future viability of public transport services, including those that will experience loss of patronage as a result of the new facility; and d) Any mitigation measures required to address any negative impacts.	I	Supports new and improved transport infrastructure. Potential habitat severance, disturbance or air quality effects may occur. Potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out at the plan stage, and the policies are screened in.	Yes

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			1. Provision is made for the needs of disabled people and for the safety and security of all users; 2. The development accords with all relevant planning and environmental policies, such as those relating to the WHS, AONB, European Sites, Green Belt and any other special designations and protections as may be affected by development proposals. It must be robustly demonstrated that potential impacts can be successfully mitigated and the degree of public benefit outweighs the level of harm to any such assets; and 3. The development does not result in unacceptable environmental impacts in line with relevant local, regional and national planning policies and regulations when weighed against the benefits of scheme proposals. In this regard it should be noted that the Odd Down site meets the criteria for SNCI designation and supports a colony of Small Blue butterflies. The key site development requirements are set out in the site allocation development requirements. Applicants will also be required to demonstrate that the scheme complies with all other relevant national and local planning policies that affect the site and its location.			
Promoting Sustainable Transport	ST7	Transport Requirements for Managing Development	1. Development will be permitted providing the following provisions are met: a) Users of the development benefit from genuine choice in their mode of travel through opportunities to travel by sustainable modes; b) Highway safety is not prejudiced; c) Walking and cycling assessment and facilities are provided having regard to the Transport and Development SPD, including safe, convenient and inclusive access to and within the site for pedestrians and cyclists; d) Vehicular access is both safe and suitable; e) No introduction to traffic of excessive volume, size or weight onto an unsuitable road system or into an environmentally sensitive area; f) Provision is made for any improvements to the transport system required to render the development proposal acceptable. Improvement requirements will maximise opportunities to travel by sustainable modes; g) Necessary mitigation measures can be delivered without unacceptable harm to the historic or natural environment; and 2. In the case of new development proposals, facilities for charging plug in and other ultra-low emission vehicles will be sought having regard to the Transport and Development SPD. 3. Transport assessments/statements & Travel Plans a) Planning applications for developments that generate significant levels of movement should be accompanied by a transport assessment or transport statement in accordance with National Planning Policy Framework and Planning Practice Guidance. Schemes will be expected to be tested through transport modelling, as necessary; and b) Travel Plans will be expected to be provided having regard to the Transport and Development SPD. 4. Car and cycle parking provision and design must contribute to the aims of the Climate and Ecological Emergency, support creating better and healthier places, and be appropriate to the context of the development. Parking needs to be provided at a level appropriate to reduce the convenience of unnecessary car usage and make sustainable transport a more attractive choice. Parking provision must support good urban design and placemaking through minimising the proportion of space allocated to vehicle storage and usage, and reducing car dominance on our natural and built environment. Proposals must avoid contributing to haphazard, informal or inconsiderate parking behaviours and their associated effects, including through ensuring suitable parking controls and management, availability of alternative travel options including car clubs, and ensuring sufficient parking provision to meet residual demand. There should be no increase in on-street parking in the vicinity of the site which would affect highway safety and/or the operational function of the local highway network in terms of emergency access, refuse collection, goods delivery and accessibility. Detailed parking policy guidance and parking standards for all forms of development are set out in the Transport and Development SPD.	I	Supports new and improved transport infrastructure. Potential habitat severance, disturbance or air quality effects may occur. Potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out at the plan stage, and the policies are screened in.	Yes

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
Promoting Sustainable Transport	ST8	Airport and Aerodrome Safeguarding Areas	Within the airport/aerodrome safeguarding areas as defined by the Civil Aviation Authority and as shown on the Policies Map any development that would prejudice air safety or adversely affect the operational integrity of an aerodrome or airport will not be permitted.	G	Safeguarding only, does not promote development. No potential impact pathways upon European sites identified and therefore the policy is screened out.	No
Minerals and Waste	Policy 6.32	Residual Waste Treatment and Recovery Facilities	1. Proposals for residual waste treatment and recovery facilities should be located in the following locations unless it is demonstrated, through proportionate evidence, that such sites are not available, suitable or deliverable: a) Within employment areas suitable for industrial, storage or distribution uses; or b) On sites where waste management facilities are co located and/or integrated with complementary activities; or c) Within redundant agricultural or forestry buildings and their curtilages, where appropriate for green or biological waste. 2. Where such sites are demonstrated not to be available or suitable, using a proportionate amount of evidence, then support will be given, in principle, to locating facilities on other suitable sites (with suitability predominantly determined by applying policies in the Development Plan). Preference will be given to the use of suitable previously developed land, and siting within urban areas. 3. Proposals for new or expanded residual waste management facilities, including treatment and energy recovery, will be supported where they: a) Are of an appropriate type, scale and design for their location; and will, as far as is practicable, take place within appropriately designed or converted buildings; and b) Are compatible with the character and uses of the surrounding area. 4. Proposals must demonstrate the following: a) The facility responds to a clearly defined need, and would not prejudice waste prevention, reuse, recycling, composting or other higher-value recovery; b) The types and quantities of waste to be managed, the catchment area of waste arisings and the destination of outputs (including energy or heat offtake where relevant) are clearly identified and justified; c) The site is close to the source of the waste to be recovered, recycled or transferred and, wherever possible, the markets to be served; d) The capacity of existing and potential transport infrastructure is sufficient to support the sustainable movement of waste, and products arising from resource recovery; e) The development will avoid significant adverse impacts, including cumulative impacts, on environmental quality and amenity, having regard to noise, vibration, air emissions, dust, odour, vermin, birds, light and litter; f) The proposal would not give rise to unacceptable land-use, environmental, amenity or public health impacts, taking account of mitigation and relevant regulatory controls; and g) For energy recovery proposals, applicants should demonstrate that opportunities for combined heat and power, heat offtake, carbon reduction and efficient energy recovery have been fully considered. 5. Where potential adverse impacts including cumulative impacts are identified, proposals must demonstrate that effective mitigation is secured.	J	The policy sets out where residual waste treatment and recovery facilities development would be supported. As the preference is to locate on existing sites, within urban areas or on previously developed land, it is considered unlikely that this policy will have a likely significant effect alone. However, likely significant effects cannot be ruled out in combination and the policy should therefore be taken forward to Appropriate Assessment.	Yes
	Policy 6.33	Safeguarding Waste	The following sites are safeguarded for waste management uses: 1. Existing operational waste management facilities within Bath and North East Somerset; and	K	The policy safeguards existing waste management infrastructure by	No

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
		Management Sites	2. Former Fuller's Earth Works, Fosseway, Bath, as shown on the Policies Map, which is safeguarded as a site allocated for waste management purposes in the Joint Waste Core Strategy pending any future review, replacement or update of that strategy, or until it is demonstrated through an approved waste planning evidence base that the site is no longer required for waste management purposes. 3. Waste water facilities - Existing water recycling centres, pumping stations and associated infrastructure will be safeguarded from redevelopment, sterilisation or other development that would compromise their operation or future expansion. Non-waste development on, adjacent to, or otherwise likely to affect the operation of a safeguarded waste management facility will only be permitted where it can be demonstrated that: a) The proposal would not lead to the loss of waste management capacity unless equivalent or enhanced replacement capacity is provided in an appropriate location, or it is demonstrated through up-to-date evidence that the facility is no longer required; b) The proposal would not constrain the efficient operation, lawful use, redevelopment, expansion or modernisation of the waste facility; c) The development has been designed in accordance with the agent of change principle, with appropriate mitigation secured by the applicant where necessary; and d) Any residual impacts on future occupiers, neighbouring uses or waste operations would be acceptable. Where a safeguarded facility is proposed to be redeveloped for non-waste uses, the applicant must provide proportionate evidence addressing the facility's existing and potential role in the waste management network, the availability of alternative capacity, and the implications for sustainable waste management.		controlling non-waste development that could jeopardise the future of a waste management facility. The policy does not seek to promote development but control it to protect waste sites. Therefore, fi is considered unlikely that this policy will have a likely significant effect on a European site alone or in-combination.	
	CP8A	Minerals	Mineral sites and allocated resources within Bath & North East Somerset will be safeguarded to ensure that existing and future needs for building stone can be met. The production of recycled and secondary aggregates will be supported by safeguarding existing sites and identifying new sites. Minerals Safeguarding Areas will be designated to ensure that minerals resources which have a potential for future exploitation are safeguarded and not needlessly sterilised by non-mineral developments. Where it is necessary for non-mineral development to take place within a Minerals Safeguarding Area the prior extraction of minerals will be supported. Potential ground instability issues, including those associated with the historical mining legacy, and the need for related remedial measures should be addressed as part of the proposal in the interests of public safety. Mineral extraction that has an unacceptable impact on the environment, climate change, local communities, transport routes or the integrity of European wildlife sites which cannot be mitigated will not be permitted. The scale of operations should be appropriate to the character of the area and the roads that serve it. Reclamation and restoration of a high quality should be carried out as soon as reasonably possible and proposals will be expected to improve the local environment. **Delivery:** Delivery will be through the Development Management process. Minerals Safeguarding Areas will be identified in a separate Development Plan Document and other current designations and allocations will be reviewed to ensure adequate resources are safeguarded.	I	Allocates and safeguards mineral resources and extraction sites. The policy facilitiates land use change, which could have potential effects on European Sites.	Yes
	M1	Mineral Safeguarding Areas	Non mineral development within Mineral Safeguarding Areas as shown on the Policies Map will be permitted provided: 1. It will not sterilise or unduly restrict the extraction of mineral deposits which are, or may become, of economic importance and which are capable of being worked; and 2. It will not adversely affect the viability of exploiting a mineral resource or be 260 incompatible with an existing or potential minerals development; or It is practicable and environmentally acceptable to extract the mineral before development commences and this is secured as part of the development.	I	The policy sets out the terms of non-mineral development in the safeguarded area. The policy describes direct land use change with potential effects on habitats. Potential impact pathways to European sites are possible depending on location and scale,	Yes

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
					therefore LSE cannot be ruled out.	
	M2	Minerals Allocations	The following sites, as shown on the Policies Map, are allocated for mineral extraction: 1. Upper Lawn Quarry, Bath and preferred area; and 2. Stoke Hill Mine, Limpley Stoke and area of search. Mineral extraction outside of these areas will not be permitted unless it can be demonstrated that the need for the mineral cannot be met from the allocated sites or from adjoining authority areas. Proposals for mineral extraction involving the production of crushed rock or other aggregate minerals as a primary activity will not be permitted.	I	Allocates mineral sites. Policies describes direct land use change with potential effects on habitats. Potential impact pathways to European Sites are possible depending on location and scale, therefore LSE cannot be ruled out at the plan stage, and the policies are screened in.	Yes
	M3	Aggregate Recycling Facilities	The development of aggregate recycling facilities will only be permitted at the following locations: 1. Active mineral or waste management sites where the development will not conflict with or unreasonably delay the restoration of the site; or 2. Land used for general industrial (B2 use); or Previously developed land not already allocated for alternative uses.	J	The policy controls the location of aggregate recycling facilities. Although the policy describes potential land use change given the controls, effects on European Sites are considered unlikely alone.	Yes
	M4	Winning and Working of Minerals	Within the context of Policy CP8a the winning and working of minerals and ancillary minerals development will be permitted where: 1. The need for the mineral is demonstrated having had regard to the availability of alternative sources of primary, secondary and recycled materials 2. The scale and nature of the proposed development is compatible with the character of the area 3. Adequate safeguards can be secured for the protection of the environment and the amenities of the area 4. Satisfactory provision is made for the restoration of the site which maintains or enhances its value to the environment and/or community and The access roads are adequate for the type and volume of traffic or can be upgraded without comprising the character or adversely affecting the environment in the vicinity of the road.	I	Allocates and safeguards mineral resources and extraction. Policies describes direct land use change with potential effects on habitats. Potential impact pathways to European sites are possible depending on location and scale, therefore LSE cannot be ruled out at the plan stage, and the policies are screened in.	Yes
	M5	Conventional and Unconventional Hydrocarbons	1. Development involving the exploration and/or appraisal of oil and gas resources in Bath and North East Somerset will only be permitted provided it can be demonstrated that: a. Well sites and associated facilities would be sited in the least sensitive location from which the target reservoir can be accessed; and b. Drilling at the proposed location will not generate unacceptable adverse impacts on the integrity of the underlying geological structure or groundwater resource(s); and	K	Policy framework regarding hydrocarbon resource extraction and exploration. Explicitly safeguards European Sites. Therefore, it is considered unlikely that the policy will result in	No

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
			c. The proposal does not give rise to any potential adverse impacts on amenity, human health, public safety and the natural and historic environment which cannot be successfully mitigated; and d. Possible effects that might arise from the development would not adversely affect the integrity of a European site or species. 2. In the case of proposals for the production of oil or gas development permission will only be granted provide it can be demonstrated to the satisfaction of the Council that, in addition to the above requirements: a. A full appraisal of the oil and /or gas resource has been undertaken that confirms production will be viable; and b. A development framework for the site, incorporating or supplemented by justification for the number and extent of the proposed production facilities and assessment of the economic impacts. 3. Development that is likely to have any adverse impact on the quality or yield of the Bath Hot Springs will not be permitted. 4. Permission will only be granted for extraction in the AONBs in exceptional circumstances and substantial harm to a World Heritage Site will be wholly exceptional. 5. The decommissioning, restoration and aftercare of a site will be required to be carried out to a high standard in the shortest possible time, at the earliest possible opportunity, to a timescale to be agreed with the Council. In all cases, where investigations identify a need for safeguards or mitigation, appropriate conditions may be imposed, or agreements sought.		an LSE on a European Site.	
Infrastructure	Policy 6.34	Infrastructure and Delivery	Planning permission will only be granted where suitable arrangements are made for the provision of infrastructure necessary to make the development acceptable in planning terms at the earliest opportunity. The Council will work in partnership with adjoining authorities, local communities and relevant agencies and providers to ensure that social, physical and green infrastructure is retained and improved for communities. Development will provide, or contribute towards the provision of: a. Measures necessary to mitigate the impact of development, secured through the use of planning obligations; b. Infrastructure required to support growth, which will be secured via the relevant Community Infrastructure Levy in accordance with the appropriate regulations. Where proposals form part of a wider site allocation, infrastructure needs will be assessed having regard to the allocation as a whole. Where viability is relied upon to justify reduced provision, robust evidence must be submitted and will be independently reviewed by the Council at the applicant's expense. The Council may, where appropriate, require a review and clawback mechanism to be incorporated into legal agreements to ensure that additional contributions are provided over time, should viability improve.	L	The policy supports the delivery of strategic infrastructure required to enable housing, employment and mixed-use development identified elsewhere in the Local Plan. Infrastructure delivery may include transport, utilities, education, healthcare, green infrastructure and other essential services necessary to accommodate planned growth. As the policy is directly linked to facilitating the scale of development proposed through the Local Plan, potential pathways to European Sites include increased recreational pressure, water demand, wastewater generation and construction-related effects.	Yes

Policy Category	Policy Reference	Policy Name	Policy Summary	Screening Category	Screening Assessment	AA Required? (Yes / No)
					Likely significant effects cannot be ruled out either alone or in combination with other growth and infrastructure policies within the plan. The policy should therefore be taken forward to Appropriate Assessment.	

Appendix D. Summary of Site Allocation Policies and Screening

Appendix D presents a summary of the site allocations included within the Regulation 19 Draft Local Plan and the findings of the screening assessment undertaken to identify those sites with potential to result in LSE on European Sites. Particular emphasis is placed on potential effects on SAC bat species through the application of Bat Consultation Zones (BCZs), with abbreviations used throughout this appendix defined as GH (Greater Horseshoe bat), LH (Lesser Horseshoe bat), and Bs (Bechstein's bat). Site allocation policies are screened in where credible impact pathways cannot be excluded, and this appendix provides the detailed evidence base supporting those screening outcomes and the progression of relevant sites to Stage 2 Appropriate Assessment. Site allocations located within approximately 2 km of Chew Valley Lake SPA have been identified as having potential to contribute to increased recreational pressure. This represents a key impact pathway considered in the screening and Appropriate Assessment.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
Policy 2.10	Bath Equestrian Centre	Bath	Residential	The allocation provides for up to 36 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 45% of the homes would be delivered as affordable housing on-site, with the tenure split determined by the relevant policy requirements, and the site's Green Belt status means the applicable 'golden rules' would apply. The proposed land use is solely residential, supported by associated infrastructure including open space, green infrastructure, sustainable drainage, utilities provision, active travel connections and public transport improvements.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 2.12	Car Park Adjacent to Combe Park	Bath	Residential	The allocation provides for around 50 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 40% of the homes would be delivered as affordable housing on-site, with the tenure split determined in accordance with the relevant affordable housing policy. The proposed land use is residential, supported by associated infrastructure including green infrastructure, open space, sustainable drainage, utilities provision, transport improvements and biodiversity enhancements. No employment, retail, community or other non-residential land uses are identified as part of the allocation.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 2.13	Land East of Station Road, Newbridge	Bath	Residential	The allocation provides for a residential development of around 20 dwellings, including a mix of house types and sizes that respond to identified local housing needs. 40% of the homes will be delivered as affordable housing on-site, subject to viability and in accordance with the relevant affordable housing policy. The proposed land use is residential, supported by the delivery of utilities infrastructure, public open space, green infrastructure, sustainable drainage and active travel improvements. The site lies within a sensitive ecological and heritage context and development must be informed by detailed ecological, heritage and archaeological assessment. Biodiversity net gain of at least 20% will be delivered, alongside other environmental enhancements.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 2.11	North of Napier Road, Weston	Bath	Residential	The allocation provides for around 42 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 45% of the homes would be delivered as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy, and the site's Green Belt status means the applicable 'golden rules' would apply. The proposed land use is solely residential, supported by associated infrastructure including a 1.8 ha woodland planting area, green infrastructure, sustainable drainage, utilities infrastructure, landscape mitigation, and walking, cycling and highway improvements. No employment, retail, community or other non-residential land uses are identified as part of the allocation.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 2.14	South West of the Odd Down Park & Ride Site	Bath	Economic	The allocation provides for employment-led development, with the amount and extent of development to be determined through a detailed ecological assessment. The site could accommodate a range of employment uses, including Class B2 (general industrial) and Class B8 (storage and distribution) uses adjacent to the existing recycling facility, together with Class E(g) employment uses such as offices, research and development, and light industrial uses on land closer to the existing Park and	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				Ride. The allocation also safeguards the potential for a future extension of the Odd Down Park and Ride if required. Supporting infrastructure would include extensive green infrastructure and habitat creation measures, sustainable drainage, utilities infrastructure, active travel connections, public transport enhancements, and potentially a new accessible nature park and habitat management areas. No residential development is proposed as part of the allocation.		
Policy 2.9	Kingswood School Playing Fields	Bath	Residential	The allocation provides for up to 90 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs, although the final capacity will be informed by further heritage, landscape and ecological assessment. 40% of the homes would be delivered as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy. The proposed land use is primarily residential, supported by associated infrastructure including the retention and enhancement of the existing sports pavilion for community use, public open space, green infrastructure, sustainable drainage, utilities infrastructure, and active travel connections. No employment, retail or other non-residential land uses are proposed as part of the allocation, although the retained pavilion would provide an ongoing community facility.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 2.5	Roseberry Place	Bath	Residential	The allocation provides for a mixed-use development comprising residential development and employment floorspace. The residential element is intended to deliver housing that meets general housing needs, while the employment element must provide a minimum of 1,000 sq m of flexible Class E(g) floorspace. In addition, complementary uses such as retail may be permitted where they do not adversely affect existing retail centres. Purpose-built student accommodation (PBSA) is not supported within the allocation. The scheme is also required to incorporate supporting infrastructure and measures including green infrastructure and biodiversity enhancements, improvements to the highway junction and active travel connectivity, safeguarding of a future public transport corridor, cycle parking provision, flood risk mitigation, and a high-quality mixed-use environment along Lower Bristol Road.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 2.7	The Production Quarter	Bath	Economic	The allocation is focused on employment-led regeneration and intensification, requiring the safeguarding of existing employment floorspace and delivery of a net increase in business space within Use Classes E(g), B2 and B8, including offices, research and development, light industrial, industrial, storage and distribution uses, as well as healthcare-related employment uses. Residential development, including Purpose-Built Student Accommodation (PBSA) and co-living accommodation, would generally not be permitted except where specifically allowed under Policy SB22 (Locksbrook Creativity Hub) or other defined policy exceptions. The allocation also seeks to support lower-cost workspace, improve accessibility and active travel connections, enhance the riverside environment, strengthen biodiversity and public realm, and facilitate a flexible range of employment building typologies. While different sub-areas of the Production Quarter may accommodate varying mixes of employment and complementary uses, the overall emphasis remains on retaining and expanding the area's role as an important employment location rather than introducing significant residential development.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy SB1	Walcot Street/ Cattlemarket Site	Bath	Mixed Use	The allocation promotes the comprehensive regeneration and redevelopment of the Walcot Street/Cattle Market site as a mixed-use quarter that reinforces the distinctive character, vitality and economic role of Walcot Street. Development will deliver a diverse mix of uses, including retail, workspace, food and beverage uses, residential development (including affordable housing), public realm and open space, and the potential retention of market functions where viable. Purpose built student accommodation in this area is not acceptable. The scheme will be required to respect the site's unique heritage, riverside setting and city centre location through a high-quality architectural response, retention and	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				conservation of the Cornmarket Building, sensitive reuse of the historic vaults (respecting their function as a bat roost), and the creation of new public spaces connected to the River Avon. Development seeks to re-use this vacant area of the city, the site is described as an eye-sore on the city therefore sensitive redevelopment is supported.		
Policy SB2	Central Riverside & Recreation Ground	Bath	Economic	The allocation supports the enhancement and regeneration of Bath's central riverside corridor, comprising Parade Gardens, Terrace Walk, Orange Grove, Grand Parade, the River Avon and the Recreation Ground. Development will provide opportunities for improved cultural, leisure and recreational uses, alongside enhanced public access to the river and high-quality public realm that reinforces the area's role as one of Bath's principal civic and visitor destinations. The allocation provides for the potential delivery of a permanent sporting, cultural and leisure stadium and associated facilities, subject to a comprehensive Development Brief and detailed assessment of heritage, townscape, landscape, visual, ecological and flood risk considerations. Development should enhance the year-round leisure offer, improve access and public realm, strengthen green infrastructure and biodiversity, and maintain the special character of the World Heritage Site, including key views across the city and river corridor.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy SB3	Manvers Street	Bath	Mised Use	The allocation supports the comprehensive regeneration of the Manvers Street area as a mixed-use, economic development-led quarter within Bath city centre. Development will deliver a varied mix of employment, residential, hotel and complementary city centre uses that contribute positively to the vitality, economic function and character of the city centre. As a minimum, development is required to provide 9,000 sq m (GIA) of office floorspace, at least 60 residential units, and a new hotel, alongside supporting uses such as retail, public realm and associated infrastructure. Purpose-built student accommodation will not be permitted within the allocation. Development will deliver a new mixed use commercial quarter for the city that optimises the very close relationship to Bath's main public transport interchange. Development must reinforce the historic townscape character of the area, respond to important views, respect the setting of heritage assets, and maintain a building scale and form that reflects the surrounding Georgian context. The policy seeks to ensure visitors and businesses immediately connect to the economic vision for city, as identified in the Economic Strategy, this must be reflected in the identity of the place.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 2.1	Bath Quays North & Bath College	Bath	Mixed Use	The allocation supports the delivery of Bath Quays North as an employment-led mixed-use extension to Bath city centre, centred on the creation of a vibrant business, residential and commercial quarter integrated with the riverside. Development is expected to deliver approximately 38,000 sq m (GIA) of new floorspace, including a minimum of 20,000 sq m of office accommodation and at least 70 residential units, alongside complementary city centre uses such as retail, food and drink, and associated infrastructure. Purpose-built student accommodation will not be permitted within the allocation. Bath College will continue to be safeguarded primarily for educational purposes, whilst supporting opportunities for complementary business and innovation uses will be seen favourably. Development will establish a network of new streets, spaces and riverside connections that extend the grain and character of the city centre. Development must provide active frontages, mixed-use blocks, high-quality public realm and create strong links between the city centre and the River Avon. The redevelopment of this quarter will provide a new mixed use space at by the riverside whilst being stitched into the city centre fabric.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
Policy SB5	South Quays & Riverside Court	Bath	Mixed Use	The allocation supports the comprehensive regeneration of Bath Quays South and Riverside Court as a mixed-use riverside quarter that combines employment, residential and complementary commercial uses within a high-quality waterside environment. Development at Bath Quays South will deliver approximately 9,500 sq m (GIA) of office floorspace, including a significant proportion of creative workspace within the former Stothert and Pitt buildings, alongside around 70 dwellings and supporting food and drink uses that contribute to the vitality and animation of this key gateway location. Purpose-built student accommodation will not be permitted within the allocation. The allocation will deliver improved pedestrian and cycle connectivity through a network of new routes linking the city centre, Lower Bristol Road, the River Avon and the new pedestrian and cycle bridge. Development is required to provide public access to the riverside, create attractive riverside spaces, and establish an enhanced green river corridor. Supporting infrastructure will include flood mitigation measures, sustainable drainage, public realm enhancements, green infrastructure, biodiversity improvements, cycle parking and active travel connections.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. Bath & Bradford on Avon Bats SAC is located approximately 1.99 km south of the allocation. The Site Allocation is screened in.
Policy SB6	South Bank	Bath	Mixed Use	The allocation supports the regeneration of the South Bank area as a mixed-use riverside quarter that capitalises on its proximity to Bath city centre, the River Avon and major sustainable transport connections. Development is expected to deliver a minimum of 5,000 sq m (GIA) of office floorspace and at least 100 dwellings, with a balanced mix of employment and residential uses across the site. Purpose-built student accommodation will not be permitted within the allocation. The land currently has two principal owners, Travis Perkins Builders Yard and a car showroom. These uses are important to the city therefore any redevelopment is subject to reallocation of these existing businesses. Supporting infrastructure will include flood mitigation measures, public realm improvements, sustainable drainage systems, green infrastructure, riverside landscaping, biodiversity enhancements and active travel facilities. Additional sensitivity must be applied due to the riverside location.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 2.2	Green Park Station (A) and Sydenham Park (B) Sites	Bath	Mixed Use	The allocation supports the comprehensive regeneration of the Green Park Station West and Sydenham Park areas as a major mixed-use extension to Bath city centre, creating a new city destination that integrates employment, residential, retail, leisure and community uses within a high-quality riverside environment. Development will be delivered incrementally across a number of landholdings, but individual proposals must contribute towards a coordinated masterplanned approach that delivers the wider vision for the area. Green Park Station West will continue to play an important role as a retail, leisure and heritage destination centred on the listed Green Park Station building. The scale of redevelopment will be subject to agreements with existing occupiers. Sydenham Park accommodates a significant proportion of the area's proposed growth, including over 500 residential units, approximately 14,000 sq m (GIA) of employment floorspace, around 7,000 sq m of retail floorspace, a hotel and supporting food and beverage uses. Supporting infrastructure will include flood mitigation measures, sustainable drainage, biodiversity enhancements, green infrastructure corridors, riverside habitat improvements and public realm works.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy SB8	Bath Riverside	Bath	Residential	The allocation supports the continued regeneration of Bath Riverside as a major residential-led urban extension to Bath city centre, transforming former industrial land into a sustainable mixed-use neighbourhood. Development is expected to deliver approximately 1,750 dwellings across the allocation, together with supporting community facilities, including an early years facility and a new community hub. Purpose-built student accommodation will not be permitted within the allocation.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				Development will create a highly connected, low-car environment focused on sustainable travel, active movement and high-quality public realm. The allocation will deliver a comprehensive network of pedestrian, cycle and public transport routes, ensuring alignment with the Council's Transport and Development SPD. Supporting infrastructure will include sustainable transport improvements, public realm enhancements, green infrastructure, flood mitigation measures, biodiversity enhancements, community facilities and structural landscaping.		
Policy 2.3	North Bank, Bath Riverside	Bath	Mixed Use	The allocation supports the incremental mixed-use regeneration of a collection of riverside sites within the North Bank area of Bath Riverside, including Bath Artists' Studios, the Air Cadets and Army Reserve Centre, the PureGym site and the Westmark site. Development will reinforce the area's role as a mixed-use urban quarter through the retention of existing commercial and employment floorspace, the provision of new residential accommodation, and improvements to the quality of the riverside environment. Purpose-Built Student Accommodation will not be permitted within the allocation. Across the allocation, development must strengthen links between the city, the river and surrounding neighbourhoods, improve the quality of public realm and riverside access, and contribute towards affordable housing delivery. Particular attention must be paid to the ecological importance of the River Avon corridor and to the protection of SAC bat commuting routes through careful lighting design and habitat-sensitive development. Development should be informed by design review where appropriate and landowners are expected to work collaboratively to achieve coordinated and complementary regeneration across the wider North Bank area.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 2.4	Stable Yard Industrial Estate	Bath	Mixed Use	The allocation supports the mixed-use redevelopment of the Stable Yard Industrial Estate, creating a high-quality riverside development that retains employment activity whilst introducing new residential opportunities. Development must deliver at least the existing quantum of commercial floorspace and may incorporate either residential or additional employment uses above ground floor level. Purpose-Built Student Accommodation will not be permitted. Development is also required to contribute towards affordable housing provision in accordance with Local Plan policy requirements. Supporting infrastructure will include public realm improvements, green infrastructure, biodiversity enhancements, flood mitigation measures and sustainable drainage. Development must safeguard and enhance the ecological value of the River Avon corridor, retain a dark corridor for bats, strengthen habitat connectivity and be informed by detailed biodiversity, flood risk and historic environment assessments. Independent design review will be expected to help ensure a high-quality design outcome appropriate to this sensitive riverside location.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 2.6	Lower Bristol Road Group of Sites	Bath	Mixed Use	The allocation supports the regeneration of a series of sites along the Lower Bristol Road corridor through the delivery of mixed-use development that strengthens the economic function, urban character and environmental quality of this important gateway into Bath. Development on each site must retain the existing quantum of commercial floorspace whilst introducing residential and/or additional employment uses on upper floors. Purpose-Built Student Accommodation will not be permitted. Development is also required to contribute towards affordable housing provision in accordance with Local Plan policy requirements. Supporting infrastructure will include cycle parking, sustainable transport improvements, public realm enhancements, green infrastructure, biodiversity measures and flood mitigation works. Development must safeguard and enhance ecological interests associated with the nearby River Avon corridor, strengthen habitat connectivity, respond to the site's location within SAC bat consultation zones through	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				careful lighting design, and provide biodiversity enhancements informed by detailed ecological assessment. Proposals must also be informed by flood risk and historic environment assessments and will be expected to undergo independent design review given the sensitivity of the location and the potential for cumulative change across multiple sites.		
Policy SB22	Locksbrook Creative Industry Hub	Bath	Mixed Use	The allocation supports the development of the Locksbrook Creative Industry Hub as a strategic employment, education and innovation cluster centred on Bath Spa University's expansion within the city. Development will provide a mixed-use environment comprising employment space, higher education teaching facilities, creative studios, innovation space and specialist facilities that support collaboration between businesses, academics, students and the wider creative sector. Purpose-built student accommodation may be provided only where it does not exceed the scale currently permitted through the extant planning permission (up to 72 bedspaces cluster flat equivalent). Supporting infrastructure will include biodiversity net gain, riverside habitat enhancement, green infrastructure, sustainable transport improvements, bat and bird enhancement measures, and ecological improvements along the River Avon corridor.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. Bath & Bradford on Avon Bats SAC is located approximately 0.26 km north-east of the allocation. The Site Allocation is screened in.
Policy SB23	Weston Island	Bath	Economic Development	The allocation supports the redevelopment of Weston Island as a strategically important employment location that enables the relocation of existing depot, builders' merchant and service uses from other sites within Bath. Development will accommodate sui generis employment uses within the existing developed footprint of the island. Residential development and purpose-built student accommodation will not be permitted as these uses would prejudice the delivery of wider economic and regeneration objectives. The allocation will create a high-quality sustainable transport corridor across Weston Island, delivering improved pedestrian and cycle connections between Lower Bristol Road, the River Avon corridor, Twerton and north-west Bath. Weston Island's extensive riverside habitat network forms one of its most important assets and development must adopt a biodiversity-led approach. Supporting infrastructure will include sustainable transport improvements, public realm enhancements, structural landscaping, biodiversity enhancements, bridge improvements and active travel infrastructure.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy SB14	Twerton Park	Bath	Mixed Use	The allocation supports a comprehensive mixed-use redevelopment of Twerton Park that secures the long-term retention, regeneration and viability of Bath City Football Club whilst delivering new homes, community facilities and active ground floor uses that strengthen Twerton High Street and the wider local centre. Development will comprise a mix of residential accommodation, excluding purpose-built student accommodation, together with active Class E uses fronting Twerton High Street and the provision of a new community hub incorporating communal facilities, employment space and co-working opportunities. Supporting infrastructure will include community facilities, biodiversity enhancements, green infrastructure, active travel improvements, renewable energy measures and public realm works.	Yes	Within GH Zone A and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy SB15	Hartwells Garage, Newbridge	Bath	Residential	The allocation supports the comprehensive residential redevelopment of the former Hartwells Garage and associated concrete batching plant site, delivering approximately 80-100 dwellings in a highly sustainable location close to public transport, services and active travel routes. Development may include a range of housing types, including specialist accommodation for older people, but purpose-built student accommodation will not be permitted where it would prejudice the delivery of the city's housing objectives.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				Supporting infrastructure will include active travel connections, green infrastructure, biodiversity enhancements, public realm improvements and associated utilities and drainage infrastructure.		
Policy SB16	Burlington Street	Bath	Residential	The allocation supports a small-scale residential development that completes and reinforces the historic urban form of Burlington Street. Development may include residential accommodation, including student accommodation, together with community space where required to support the ongoing activities of St Mary's Church. The design approach should recognise the historic intention to continue the terrace whilst ensuring that new development remains subordinate to and respectful of the original built form. The allocation must safeguard the protected horse chestnut tree, which makes an important contribution to the character and appearance of Burlington Street and the Conservation Area. Development should be designed around the tree, ensuring its long-term protection and integration within the overall layout and public realm.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy SB18	Royal United Hospital	Bath	Healthcare	The allocation supports the continued development, modernisation and expansion of the Royal United Hospital as a major sub-regional healthcare facility serving Bath and the wider region. Development will facilitate the delivery of healthcare infrastructure, estate renewal and investment programmes required to meet future clinical needs, improve patient care, support research and innovation, and enhance the operational efficiency and sustainability of the hospital campus. The Council supports the implementation of the Trust's Estate Strategy, Sustainable Transport Strategy, Green Infrastructure Plan and emerging Hospital Infrastructure Programme proposals. The allocation safeguards land for healthcare uses and associated infrastructure unless it can be demonstrated that it is no longer required for healthcare provision or supporting functions. Opportunities for residential development associated with the hospital, including key worker accommodation and a range of C3 housing types, may be supported where they contribute to the efficient use of land and support the operational needs of the Trust. Development will be expected to incorporate high-quality green infrastructure, sustainable transport measures and environmental enhancements that improve the experience of patients, visitors and staff.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy SB24	Sion Hill	Bath	Residential	The allocation supports the redevelopment of the former Bath Spa University campus at Sion Hill for residential use, delivering approximately 100 apartments within a highly sensitive heritage and landscape setting. Development should primarily comprise larger family-oriented apartments, with a focus on two-bedroom and larger dwellings, whilst making efficient use of previously developed land and existing building footprints. Supporting infrastructure will include improved walking and cycling connections through and beyond the site, enhanced links to public transport services, public open space, green infrastructure, sustainable drainage and utilities infrastructure. Proposals should also seek to minimise embodied carbon, optimise renewable energy opportunities and be informed by appropriate transport, heritage, archaeological, landscape and ecological assessments.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy SB25	St Martin's Hospital	Bath	Residential	The allocation supports the sensitive redevelopment and reuse of surplus areas within the St Martin's Hospital campus whilst retaining the site's important healthcare function. Development will deliver approximately 50 new dwellings through the conversion and reuse of existing buildings and the redevelopment of previously developed areas, whilst ensuring the continued operation of clinical health services within the south-eastern part of the site. The Chapel of St Martin should be retained and brought into a viable long-term use that conserves and enhances its heritage significance.	Yes	Within GH Zone A, LH Zone B, and Bs Zone B therefore there is potential for LSE upon bat SACs designated for GH and LH. Bath & Bradford on Avon Bats SAC is located approximately 0.52 km north-east of the allocation. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				Supporting infrastructure will include biodiversity net gain, habitat enhancement measures, sustainable transport improvements, integrated parking solutions, public realm enhancements and improved pedestrian and cycle connectivity throughout the site and surrounding area. Proposals must be informed by appropriate heritage, archaeological, ecological and transport assessments and deliver measures to protect and enhance the site's environmental and historic assets.		
Policy SB19	University of Bath at Claverton Down	Bath	Education	The allocation supports the continued development and consolidation of the University of Bath's Claverton Down campus as a nationally significant higher education, research and innovation hub. Development will provide approximately 870 additional student bedspaces together with around 48,000 sq m of academic, research and support floorspace, alongside associated infrastructure required to support the University's long-term growth, teaching, research and knowledge-transfer activities. Development must retain and enhance the University Park, perimeter green corridors, ecological networks and public rights of way, whilst delivering biodiversity enhancements, habitat creation and landscape improvements in accordance with the University's Green Infrastructure Strategy and Landscape and Ecology Management Plan. Particular attention must be given to protecting bat commuting corridors, minimising light spill and enhancing habitat connectivity. Supporting infrastructure will include academic and research facilities, student accommodation, sports facilities, green infrastructure, biodiversity enhancements, sustainable transport improvements and associated campus services.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy SB20	Bath Spa University, Newton Park Campus	Bath	Education	The allocation supports the continued operation and development of Bath Spa University's Newton Park Campus as a major higher education facility within a nationally important historic parkland landscape. Development will facilitate the renewal, adaptation and efficient use of the University estate to support its teaching, research, cultural and community functions, whilst safeguarding the exceptional heritage, landscape and ecological significance of the campus and its wider setting. The allocation lies within a highly sensitive historic environment comprising the Grade II Registered Park and Garden at Newton Park, multiple listed buildings, scheduled monuments and associated heritage assets. Development must adopt a heritage-led approach that conserves and enhances the significance, setting and appreciation of these assets, whilst ensuring that the distinctive character of the historic landscape remains the defining feature of the campus.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. Bath & Bradford on Avon Bats SAC is located approximately 0.26 km north-east of the allocation. The Site Allocation is screened in.
Policy B3A	Land Adjoining Odd Down, Bath Strategic Site Allocation	Bath	Residential	The allocation provides for a residential-led mixed-use development of around 300 dwellings, including 40% affordable housing, together with supporting infrastructure, green infrastructure and community facilities. Development will be guided by a comprehensive masterplan to ensure the site is integrated with surrounding communities and delivers a high-quality, landscape-led neighbourhood that responds sensitively to its elevated edge-of-city location. The figure of 300 dwellings is not a cap on development if all the placemaking principles can be met. Supporting infrastructure will include vehicular access from Combe Hay Lane, emergency access arrangements, active travel links to surrounding neighbourhoods, connections to National Cycle Route 24 and the Two Tunnels Greenway, improvements to local pedestrian and cycle routes, education contributions, and provision or enhancement of community and recreational facilities including Odd Down Football Club. Development must also address any land stability constraints and be informed by detailed landscape, ecological, heritage, transport and drainage assessments.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
Policy SB26	Park And Ride Sites	Bath	Transport	The allocation supports the transformation of the existing Park and Ride sites at Odd Down, Newbridge and Lansdown into multi-modal transport interchanges that play a strategic role in Bath's sustainable transport network. Development will expand the function of these sites beyond traditional park and ride operations, creating integrated transport hubs that support sustainable travel choices, reduce reliance on private vehicles and improve connectivity between Bath, surrounding communities and the wider region. The allocation will accommodate a range of transport-related facilities and infrastructure, including park and ride operations, public transport interchange facilities, secure cycle parking, electric bike hire and charging, micro-mobility facilities, walking and wayfinding infrastructure, electric vehicle charging, coach facilities and freight consolidation uses. Renewable energy generation that supports the operation of the transport interchanges will also be encouraged where compatible with the primary transport function of the sites.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 2.8	Julian Road (rear of St James's Square)	Bath	Mixed Use	The allocation supports the mixed-use redevelopment of the site to deliver new housing whilst retaining and providing at least the existing employment floorspace. Development should make efficient use of this previously developed urban site, optimising density whilst responding positively to the character, scale and heritage significance of the surrounding townscape. The scheme will deliver residential development, including 40% affordable housing (subject to viability), alongside replacement employment floorspace to maintain the site's economic function. Supporting infrastructure will include affordable housing provision, employment floorspace, public realm improvements and biodiversity enhancements. Development must respond to the site's location within SAC bat consultation zones through the protection of commuting and foraging routes, the sensitive design of lighting and the delivery of appropriate ecological mitigation measures informed by ecological assessment.	Yes	Within GH Zone A and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 3.10	Devonport House	Bristol to Bath Corridor	Mixed-use	The allocation provides for a mixed-use development comprising residential and employment uses. Residential development would deliver around 50 dwellings, including a mix of house types and sizes that respond to identified local housing needs, with 40% affordable housing provided on-site in accordance with the relevant affordable housing policy. In addition, the scheme would provide at least 1,000 sqm of Class E(g) employment floorspace for offices, research and development, and light industrial uses. Supporting infrastructure would include education contributions, green and blue infrastructure provision, accessible green space, local nature reserve land, food-growing space, children's and youth play space, sustainable drainage, utilities infrastructure, and associated walking, cycling and public transport enhancements.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 3.11	Durley Farm	Bristol to Bath Corridor	Economic	The allocation provides for employment-led development delivering approximately 10,000 sq m of employment floorspace, supporting a range of Class E(g), B2 and B8 uses including offices, research and development, light industrial, industrial and warehousing activities. The development will contribute to the economic role of the Bristol to Bath Corridor, providing modern employment accommodation in a highly accessible location whilst strengthening links with nearby strategic growth areas, including Hicks Gate. Development will be supported by a comprehensive Green Infrastructure Plan that integrates landscape enhancement, biodiversity net gain, sustainable drainage and long-term stewardship arrangements.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 3.2	East Avon Mill Lane	Bristol to Bath Corridor	Residential	The allocation provides for around 104 dwellings, including a mix of housing types and sizes that accord with the Local Housing Needs Assessment. Of these homes, 20% would be provided as affordable housing on-site, with the tenure mix determined in accordance with the relevant affordable housing policy. In addition to residential development, the allocation would support associated infrastructure including	Yes	Within GH Zone C and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				accessible greenspace, local food-growing space, play provision, indoor and outdoor sports facilities, healthcare provision through financial contributions to off-site facilities, and the necessary utilities and transport infrastructure required to support the development. The proposed land use is predominantly residential, with supporting community, recreation, green infrastructure and transport-related provision, and no employment or retail uses are identified as part of the allocation.		
Policy 3.13	East Whitchurch	Bristol to Bath Corridor	Residential	The allocation provides for a strategic mixed-use urban extension centred on around 1,000 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 40% of the homes would be delivered as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy. In addition to residential development, the allocation would provide a local centre incorporating a convenience store, healthcare facilities, Class E(g) employment floorspace (offices, research and development, and light industrial uses), and a multi-functional community facility. The scheme would also deliver a new primary school, early years provision, SEND provision, extensive public open space and green infrastructure, sustainable drainage, utilities infrastructure, and transport improvements, creating a comprehensive mixed-use neighbourhood rather than a solely residential development.	Yes	Within GH Zone C and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 3.9	Hicks Gate	Bristol to Bath Corridor	Mixed-Use	The allocation provides for a strategic mixed-use development centred on around 2,000 dwellings, delivered at a range of higher densities and comprising a mix of house types and sizes that respond to identified local housing needs. 45% of the homes would be delivered as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 3.1	North Keynsham	Bristol to Bath Corridor	Mixed-Use	The allocation provides for a mixed-use development comprising around 1,434 dwellings and a minimum of 3.5 hectares of employment land for Class E(g) (offices, research and development, and light industrial uses) and/or Class B2 (general industrial uses). The housing would comprise a mix of dwelling types and sizes that respond to identified local housing needs, with 40% affordable housing provided on-site in accordance with the relevant affordable housing policy.	Yes	Within GH Zone B and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 3.12	North Whitchurch – Secondary School	Bristol to Bath Corridor	Community Infrastructure	The allocation is for a new secondary school and associated educational development. In addition to the school itself, the site would provide indoor and outdoor sports facilities, including playing pitches, designed to support both school use and wider community access outside school hours, with the potential to function as a multi-sport hub serving the surrounding area. The development would also include supporting infrastructure such as sustainable drainage (SuDS), utilities infrastructure, public open space, green infrastructure, and walking, cycling and access improvements. No residential, employment, retail or other commercial development is proposed as part of the allocation.	Yes	Within GH Zone C and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 3.5	South West Keynsham	Bristol to Bath Corridor	Residential	The South Keynsham site comprises a parcel of land that has the capacity to accommodate 952 new homes.	Yes	Within GH Zone C and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 3.6	South East Keynsham	Bristol to Bath Corridor	Residential	The allocation provides for residential development, although the number of dwellings, affordable housing requirements and supporting land uses have not yet been specified within the draft policy wording. Based on the current text, the proposed land use is therefore residential, with associated infrastructure, access, green infrastructure, environmental mitigation and transport improvements to be determined through future policy drafting and masterplanning. Development would be required to contribute towards strategic infrastructure, including secondary school expansion in Keynsham, strategic green infrastructure, public open space and nature recovery projects, and the North Keynsham Strategic Access Link Road, alongside coordinated delivery with	Yes	Within GH Zone B and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				adjoining site allocations. No employment, retail, community or other non-residential uses are currently identified within the policy.		
Policy 3.8	South Saltford	Bristol to Bath Corridor	Residential	The allocation provides for residential development, although the policy does not currently specify the number of dwellings, affordable housing provision, or any supporting land uses. Based on the draft wording, the proposed land use is therefore residential only, with the scale and detailed requirements yet to be determined. Development would be expected to contribute towards secondary school expansion in Keynsham, strategic green infrastructure, public open space and nature recovery projects, and the North Keynsham Strategic Access Link Road, alongside coordinated delivery with adjoining site allocations. No employment, retail, community, education or other non-residential uses are currently identified within the allocation.	Yes	Within GH Zone B and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 3.5	West Keynsham	Bristol to Bath Corridor	Residential	The allocation provides for a major residential-led urban extension delivering approximately 950 dwellings, including a mix of housing types and sizes that respond to identified local housing needs. An average of 40% affordable housing will be provided on-site in accordance with Local Plan policy requirements. Development will be supported by a local centre incorporating small-scale retail, healthcare facilities, community space and local employment opportunities, creating a sustainable and self-supporting neighbourhood. The allocation will deliver significant community infrastructure, including a new one-form entry primary school, early years provision, SEND facilities and contributions towards the expansion of secondary education capacity. Extensive green infrastructure and public open space will form the framework of development, including strategic multifunctional green spaces, habitat creation, woodland planting, recreational routes, food growing spaces and nature recovery areas that connect with wider green infrastructure networks across Keynsham.	Yes	Within GH Zone C and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 3.14	South-west Whitchurch	Bristol to Bath Corridor	Residential	The allocation provides for around 700 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 40% of the homes would be delivered as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy. In addition to residential development, the allocation would provide for the reprovision of sports pitches and associated facilities, healthcare provision (either on-site or through financial contributions), a dedicated mobility hub including 50 car parking spaces, e-bike and e-scooter hire, EV car club bays, covered cycle parking and public transport facilities, together with extensive green infrastructure and public open space. The development would also contribute towards a new secondary school at North Whitchurch, a new primary school, early years provision and SEND facilities at East Whitchurch, alongside wider transport, active travel and community infrastructure. The proposed land use is therefore predominantly residential, supported by recreational, healthcare, education, transport and green infrastructure provision, with no employment or retail uses identified as part of the allocation.	Yes	Within GH Zone C and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 3.7	West Saltford	Bristol to Bath Corridor	Residential	The allocation provides for a strategic residential-led urban extension delivering approximately 960 dwellings, including a mix of housing types and sizes that respond to identified local housing needs. 40% affordable housing will be provided on-site in accordance with Local Plan policy requirements. Development will be supported by a new local centre incorporating retail, healthcare, employment and community uses, together with a new primary school and associated infrastructure to create a sustainable and self-contained neighbourhood.	Yes	Within GH Zone B and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 3.3	Ashton Way and the	Bristol to Bath Corridor	Residential	The allocation provides for a mixed-use development comprising around 32 dwellings and a minimum of 3,920 sq m of Class E(g) employment floorspace for offices and research and development uses. The residential element would include a mix of	Yes	Within GH Zone C and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
	Labbott Car Parks			dwelling types and sizes that respond to identified local housing needs, with 20% affordable housing provided on-site in accordance with the relevant affordable housing policy. In addition to residential and employment development, the allocation would support healthcare facilities (either on-site or through financial contributions), accessible green space, local food-growing space, play provision, indoor and outdoor sports facilities, and supporting green infrastructure. The scheme would also contribute towards the enhancement of existing public car parking provision, improvements to public transport and mobility hub infrastructure, active travel connections, sustainable drainage, and utilities infrastructure.		
KE2B	Riverside and Fire Station Site	Bristol to Bath Corridor	Mixed Use	The allocation supports a mixed-use redevelopment comprising residential development and office floorspace that strengthens the vitality and viability of Keynsham town centre. Development will provide a combination of housing (C3 Use Class) and Class E(g)(i) office accommodation, creating a vibrant town centre environment that complements surrounding civic, commercial and residential uses. Supporting infrastructure will include public realm improvements, sustainable drainage systems, active travel enhancements, biodiversity net gain, green infrastructure and ecological enhancement measures.	Yes	Within GH Zone C and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
KE3C	East of Keynsham – Former Safeguarded Land	Bristol to Bath Corridor	Residential	The allocation provides for a residential development of around 210 dwellings, creating a landscape-led extension to Keynsham that integrates with the adjacent Hygge Park development and delivers a high-quality, sustainable neighbourhood. Housing will comprise a range of dwelling types and sizes, designed to complement the character, density and materials of surrounding development whilst respecting the sensitive landscape setting at the eastern edge of the town. Supporting infrastructure will include green infrastructure, public open space, natural greenspace, play facilities, sustainable drainage, allotment provision, replacement sports pitch facilities, active travel improvements and strategic utility upgrades. Development must also contribute towards transport improvements, including enhanced public transport provision and walking and cycling infrastructure within Keynsham. New development should be carefully designed to minimise landscape impacts, protect views from the Cotswolds National Landscape, optimise opportunities for solar energy generation and respond positively to its edge-of-settlement location.	Yes	Within GH Zone B and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
KE3D	East of Keynsham – Former Safeguarded Land	Bristol to Bath Corridor	Residential	The allocation provides for a residential development of around 70 dwellings, creating a sustainable urban extension that complements adjacent residential neighbourhoods and contributes to Keynsham's housing needs. Development should deliver a range of dwelling types and sizes within a high-quality residential environment, utilising contemporary design whilst incorporating appropriate local materials, including natural lias limestone, and responding sensitively to the site's landscape setting. Supporting infrastructure will include green infrastructure, formal and informal public open space, play provision, allotments, active travel improvements, sustainable drainage, biodiversity enhancements and contributions towards public transport and wider transport network improvements. Development should respond positively to surrounding countryside, protect important views from the Cotswolds National Landscape, optimise opportunities for solar energy generation and create a distinctive landscape-led neighbourhood integrated with the wider Keynsham area.	Yes	Within GH Zone B and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
KE5	Treetops	Bristol to Bath Corridor		The allocation provides for a residential development of around 30 dwellings, delivering a high-quality and sustainable extension to the existing residential area. Development should provide a mix of dwelling types and sizes that contribute to local housing needs whilst responding sensitively to the character of the surrounding	Yes	Within GH Zone B and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				neighbourhood and the site's relationship with the Keynsham Conservation Area and the Bristol and Bath Green Belt. Supporting infrastructure will include biodiversity enhancements, green infrastructure, sustainable drainage and active travel improvements. Development must deliver biodiversity net gain, incorporate integrated wildlife features such as bird and bat boxes, and provide additional habitat enhancements including green roofs, insect habitats and hedgehog-friendly boundary treatments. Proposals should maximise opportunities to retain and strengthen the site's ecological value whilst creating an attractive and sustainable residential environment.		
Policy 4.8	Chilcompton Road	Somer Valley	Residential	The allocation provides for around 160 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 30% of the homes would be provided as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy. The proposed land use is primarily residential, supported by associated infrastructure including public open space, green infrastructure, sustainable drainage, education contributions (including early years and SEND provision), pedestrian access to Staddletones Park and the wider countryside, public rights of way enhancements, and active travel and highway improvements. No employment, retail or other non-residential land uses are identified as part of the allocation.	Yes	Within GH Zone C and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 4.11	Farrington Road North	Somer Valley	Residential	The allocation provides for around 30 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 30% of the homes would be provided as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy. The proposed land use is primarily residential, supported by associated infrastructure including contributions towards education provision (early years and SEND), healthcare facilities, sustainable drainage, green infrastructure, utilities infrastructure, highway improvements, and sustainable transport measures. No employment, retail or other non-residential land uses are identified as part of the allocation.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 4.12	Farrington Road South	Somer Valley	Residential	The allocation provides for around 70 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 30% of the homes would be provided as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy. The proposed land use is primarily residential, supported by associated infrastructure including contributions towards education provision (early years and SEND), green infrastructure, sustainable drainage, utilities infrastructure, highway and active travel improvements, and sustainable transport measures. No employment, retail or other non-residential land uses are identified as part of the allocation.	Yes	Within GH Zone B and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 4.6	Haydon	Somer Valley	Residential	The allocation provides for around 140 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 30% of the homes would be provided as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy. The proposed land use is primarily residential, supported by associated infrastructure including green infrastructure, sustainable drainage, healthcare contributions, active travel connections, and sustainable transport improvements. No employment, retail, community or other non-residential land uses are identified as part of the allocation.	Yes	Within GH Zone B and LH Zone A, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 4.3	Lower Peasedown	Somer Valley	Residential	The allocation provides for around 80 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 30% of the homes would be provided as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy. The proposed land use is primarily residential, supported by associated infrastructure including contributions towards education provision (early years, school places and SEND), safe walking routes to local schools, green infrastructure, sustainable drainage, and sustainable transport improvements. No	Yes	Within GH Zone B and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				employment, retail or other non-residential land uses are identified as part of the allocation.		
Policy 4.4	North Radstock	Somer Valley	Mixed-Use	The allocation provides for around 950 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 30% of the homes would be provided as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy. In addition to residential development, the allocation would deliver a local centre with small-scale retail provision, education infrastructure including contributions towards the expansion of Trinity Primary School, Writhlington Secondary School, early years provision and SEND provision, together with healthcare contributions. Supporting infrastructure would also include travel hubs, extensive green and blue infrastructure, public open space, sustainable drainage, and significant walking, cycling, public transport and highway improvements. The proposed land use is therefore predominantly residential, complemented by local retail, education, healthcare and community-supporting infrastructure, with no allocated employment land identified within the policy.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 4.13	Paulton South	Somer Valley	Residential	The allocation provides for around 300 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 30% of the homes would be provided as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy. The proposed land use is primarily residential, supported by associated infrastructure including contributions towards early years and SEND provision, safe walking routes to Paulton Infant School and Paulton Junior School, green infrastructure, sustainable drainage, and sustainable transport improvements. The development would also provide enhanced access to the Paulton Miner's Welfare Recreation Ground, integrate public rights of way, and contribute towards the Paulton Travel Hub and wider transport measures within the Somer Valley. No employment, retail or other non-residential land uses are identified as part of the allocation.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 4.15	South Farrington Gurney	Somer Valley	Residential	The allocation provides for around 500 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 30% of the homes would be provided as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy. In addition to residential development, the allocation would deliver a new one-form entry primary school, together with contributions towards early years provision, SEND provision, healthcare facilities, and highway improvements to provide safe access to local schools. Supporting infrastructure would also include an on-site travel hub, extensive green infrastructure and public open space, sustainable drainage, utilities infrastructure, and walking, cycling, public transport and highway improvements. The proposed land use is therefore predominantly residential, supported by education, healthcare, transport and green infrastructure provision, with no employment, retail or other non-residential land uses identified as part of the allocation.	Yes	Within GH Zone B, therefore there is potential for LSE upon bat SACs designated for GH. The Site Allocation is screened in.
Policy 4.9	Thicket Mead	Somer Valley	Residential	The allocation provides for around 130 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 30% of the homes would be provided as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy. The proposed land use is primarily residential, supported by associated infrastructure including contributions towards early years and SEND provision, green infrastructure, sustainable drainage, and active travel improvements. The development would provide connections to the Norton Radstock Greenway, safeguard the former railway corridor for potential future active travel use, provide direct pedestrian and cycle	Yes	Within GH Zone B, therefore there is potential for LSE upon bat SACs designated for GH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				access to the adjoining supermarket site, and contribute towards the Thicket Mead roundabout mobility hub. No employment, retail or other non-residential land uses are identified as part of the allocation.		
Policy 4.7	Westfield Industrial Estate	Somer Valley	Economic	The allocation provides for 63,000 sq m of employment floorspace, making it a strategically significant employment-led development. While the policy does not currently specify individual use classes, the allocation is focused on employment-generating uses within the existing industrial estate context and would not deliver residential development. The proposed land use is therefore entirely employment-based, supported by associated infrastructure including green infrastructure, sustainable drainage, utilities infrastructure, walking, cycling and access improvements, and ecological mitigation measures. Development would also deliver biodiversity enhancements, landscape buffering, public rights of way integration, and environmental improvements associated with the Waterside Brook corridor. No housing, retail, community or other non-employment land uses are identified within the allocation as currently drafted.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 4.1	South Peasedown	Somer Valley	Residential	The allocation provides for a major residential-led urban extension delivering approximately 860 dwellings, including a mix of housing types and sizes that respond to identified local housing needs. 30% affordable housing will be provided on-site in accordance with Local Plan policy requirements. Development will be supported by a local centre incorporating retail, healthcare and community uses, helping to create a sustainable neighbourhood supported by local services and facilities. Development should be landscape-led, responding to the site's prominent ridge-top location and wider views across the Somer Valley. Extensive structural woodland planting and landscape mitigation will be required to ensure development is assimilated into the landscape and does not adversely affect important views or skyline characteristics.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 4.2	Land Adjacent to Bath Business Park	Somer Valley	Economic	The allocation provides for a major employment-led development delivering approximately 56,175 sq m of employment floorspace, including office, industrial and warehousing uses. The site will strengthen the economic role of the Somer Valley, supporting business growth, investment and employment generation through the provision of modern accommodation for a range of Class E(g), B2 and B8 uses. Development will be supported by strategic infrastructure including a multi-modal travel hub, extensive green infrastructure, sustainable drainage systems and upgraded transport connections. The allocation requires extensive structural landscape mitigation to integrate development into the wider countryside and reduce visual impacts from surrounding areas. Significant woodland belts, avenue tree planting, landscape buffers and green infrastructure corridors will be established and delivered in advance of development to ensure the site is successfully assimilated into the landscape.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 4.5	Writhlington	Somer Valley	Residential	The allocation provides for around 1,020 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 30% of the homes would be provided as affordable housing on-site, with the tenure split determined by the relevant affordable housing policy. In addition to residential development, the allocation would deliver a local centre incorporating small-scale retail and community facilities, designed to serve both existing and new residents and reduce the need to travel. The development would support significant education infrastructure, including contributions towards the expansion of St Mary's Primary School, provision for early years education, expansion of Writhlington School, and SEND provision, together with safe walking and cycling routes to local schools.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				Supporting infrastructure would also include contributions towards healthcare facilities, extensive public open space and green infrastructure, sustainable drainage, enhanced bus infrastructure, active travel connections, and improvements to the local highway network. The proposed land use is therefore predominantly residential, complemented by a local centre with retail and community uses, together with education, healthcare, transport and green infrastructure provision.		
SSV11	St Peter Factory Site	Somer Valley	Residential	The allocation provides for a residential-led redevelopment of the former St Peter's Factory Site, delivering approximately 80 dwellings within a sustainable location close to existing services and facilities. Development should provide a mix of housing types and sizes that contribute to local housing needs whilst making effective use of previously developed land. Development must respond positively to the site's landscape setting, particularly along its southern edge adjoining the Waterside Valley. New housing should be arranged to respect the open countryside character of the valley, with development set back from the plateau edge and designed to minimise visual impacts. Vehicular access will be provided from Cobblers Way, with pedestrian and cycle connections from Lincombe Road and enhanced links to the wider public rights of way network.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
SSV18	Somer Valley Campus	Somer Valley	Education	The allocation supports the continued development of Somer Valley Campus as an education-led mixed-use site that provides modern education, training and skills facilities alongside complementary employment uses. Development will strengthen the role of the campus as a key educational and economic asset within the Somer Valley, supporting learning, skills development, business engagement and local employment opportunities. Development must respond sensitively to the site's historic and landscape context, enhancing the setting of nearby heritage assets, including the Conservation Area and adjacent listed buildings. New buildings should be of an appropriate scale, height and massing that respect both the local character and wider landscape setting, ensuring that development does not intrude into important long-distance views.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 4.10	Midsomer Norton Town Centre Master Plan	Somer Valley	Mixed Use	The allocation supports the comprehensive regeneration and enhancement of Midsomer Norton Town Centre in accordance with the principles of the Midsomer Norton Town Centre Masterplan. Development will reinforce the role of the town centre as the principal focus for retail, leisure, commercial and community activity, whilst supporting the long-term vitality and viability of the High Street and surrounding town centre area. The allocation will facilitate the redevelopment and productive reuse of underutilised and vacant sites and buildings, including opportunities for mixed-use development comprising residential accommodation, office space, creative workspace and other town centre uses. Supporting infrastructure will include public realm improvements, sustainable transport enhancements, green infrastructure, leisure facilities, employment space and town centre regeneration projects.	Yes	Within GH Zone C and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
SSV1	Central High Street Core Site	Somer Valley	Mixed Use	The allocation supports the comprehensive mixed-use regeneration of a key town centre site within the heart of Midsomer Norton. Development will provide a range of main town centre uses, including retail, leisure, commercial, community and residential uses where appropriate, with active frontages focused on the High Street to strengthen the vitality and viability of the town centre and support increased activity throughout the day and evening. The site contains important heritage assets, including the former Brewery building and former Palladium cinema, which make a significant contribution to the character and appearance of the Conservation Area. Development must be heritage-led, securing	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				the retention, reuse and enhancement of these buildings whilst improving the relationship between the High Street, South Road and adjoining town centre spaces.		
SSV3	Midsomer Norton Town Park	Somer Valley	Open Space/ Residential	The allocation supports the delivery of Midsomer Norton Town Park as a major recreational, landscape and green infrastructure asset serving the town and wider Somer Valley. The Town Park will provide a multifunctional network of open spaces, recreational routes, ecological habitats and community facilities, building upon the site's existing character whilst creating a significant destination for leisure, informal recreation and community activity. Limited residential development of approximately 35 dwellings will be accommodated on the eastern part of the site, accessed from Wheelers Road. The River Somer corridor will form a central feature of the Town Park, with habitat creation, ecological enhancement and recreational routes integrated into a strategic green infrastructure network. The park should be designed as an evolving landscape framework that supports recreation, biodiversity, health and wellbeing, whilst celebrating the site's industrial heritage and landscape character.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
SSV4	Former Welton Manufacturing Site	Somer Valley	Mixed Use	The allocation supports the comprehensive mixed-use regeneration of the Former Welton Manufacturing Site, transforming a prominent brownfield site into a sustainable extension of Midsomer Norton town centre. Development will deliver a mix of residential, employment, community and retail uses, including at least 100 dwellings and a medium-scale retail provision of up to approximately 1,300 sq m, alongside employment floorspace and community facilities. Retail development should be located in the southern part of the site and designed to encourage linked trips to the High Street, supporting rather than competing with the existing town centre. A key element of the allocation is the restoration and enhancement of the Wellow Brook corridor. Development must de-culvert sections of the brook where feasible, create and enhance habitats, establish a strategic green infrastructure corridor through the site and improve biodiversity and recreational connectivity. Existing bat commuting routes and other ecological features must be protected and enhanced through appropriate mitigation and sensitive lighting design.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
SSV21	Silver Street	Somer Valley	Residential	The allocation provides for a small-scale residential development of approximately 10 to 12 dwellings, delivering a sensitively designed extension to the existing built-up area of Midsomer Norton. Development should provide a mix of dwelling sizes and types arranged in a courtyard-style layout that responds positively to the character of the surrounding area and the site's relationship with nearby heritage and landscape features. The allocation will capitalise on its proximity to recently delivered and planned residential development, schools and active travel infrastructure, creating a sustainable residential environment with strong pedestrian and cycle connectivity to Midsomer Norton town centre and local facilities. Development should provide direct links to the surrounding active travel network and contribute towards wider walking and cycling improvements identified within the Local Cycling and Walking Infrastructure Plan.	Yes	Within GH Zone B and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 4.14	Paulton Mendip Close	Somer Valley	Residential	The allocation provides for a residential development of around 20 dwellings, including a mix of housing types and sizes that respond to identified local housing needs. 30% affordable housing will be provided on-site in accordance with Local Plan policy requirements. The development will contribute towards local education infrastructure, including early years, primary, secondary and Special Educational Needs and Disabilities (SEND) provision where required to mitigate the impacts of growth.	Yes	Within GH Zone B and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				Particular attention must be given to the site's location within SAC bat consultation zones through the protection and enhancement of commuting and foraging habitat and the careful design of lighting and landscape features.		
SSV9	Old Mills Industrial Estate (incorporating Somer Valley Enterprise Zone)	Somer Valley	Economic	The allocation supports the expansion and regeneration of the Old Mills Industrial Estate and Somer Valley Enterprise Zone as a strategic employment location serving the Somer Valley. Development will provide a substantial supply of employment land and floorspace for a range of commercial, industrial, warehousing and trade-related uses, including Class E(g), B2 and B8 uses, builders' merchants and vehicle showroom uses. The allocation will support economic growth, job creation and business investment, whilst providing opportunities for existing employers to expand or relocate within the local area. The development must deliver significant ecological enhancement alongside economic growth. Existing hedgerows, watercourses, public rights of way and wildlife habitats should be retained and strengthened wherever possible, with biodiversity net gain, habitat creation and ecological connectivity forming an integral part of the design. Sensitive lighting solutions, dark corridors for bats, habitat buffering, river corridor enhancements and flood mitigation measures will be required to protect and enhance biodiversity interests across both allocation areas.	Yes	Within GH Zone B and LH Zone C, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
SSV22	Former Paulton Printworks	Somer Valley	Mixed Use	The allocation supports the completion of the regeneration of the former Paulton Printworks site through a mixed-use development comprising residential, education and employment uses across the remaining undeveloped land parcels. Development will deliver approximately 80 new homes across land parcels 1 and 2, supported by an early years facility on land parcel 3 and light industrial employment uses on land parcels 4 and 5. The allocation will address local housing needs whilst providing education infrastructure and employment opportunities that contribute to the sustainability of the wider community.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 5.1	Bathford Nurseries, Bathford	Rural Areas	Residential	The allocation provides for around 20 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 40% of the homes would be delivered as affordable housing on-site in accordance with Policy DM11. The proposed land use is solely residential, supported by associated infrastructure including sustainable drainage, utilities provision, pedestrian and vehicular access improvements, sustainable transport contributions, and biodiversity and landscape enhancements. No employment, retail, community or other non-residential land uses are proposed as part of the allocation.	Yes	The Site Allocation is located approximately 0.8 km north-west of Bath & Bradford on Avon Bats SAC. Additionally, the Site Allocation is located within GH Zone A, LH Zone B, and Bs Zone C, therefore there is potential for LSE upon bat SACs designated for GH, LH and Bs. The Site Allocation is screened in.
Policy 5.14	West Bishop Sutton, Bishop Sutton	Rural Areas	Residential	The allocations provides for around 90 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 40% of the homes would be delivered as affordable housing on-site in accordance with Policy DM11. The proposed land use is primarily residential, supported by associated infrastructure including public open space, green infrastructure, children's play provision, sustainable drainage, utilities infrastructure, active travel and transport improvements, and ecological enhancement areas. No employment, retail or other non-residential land uses are proposed as part of the allocation.	Yes	The Site Allocation is located approximately 0.11 km south-east of Chew Valley Lake SPA. Additionally, the Site Allocation is located within LH Zone B and Bs Zone B, therefore there is potential for LSE upon bat SACs designated for LH and Bs. The Site Allocation is screened in.
Policy 5.2	Box Road, Bathford	Rural Areas	Economic	The allocation provides for employment development. The land use is focused on delivering a high-quality employment site that supports rural enterprise and local economic growth, while responding appropriately to its location within the Green Belt and Cotswold National Landscape. Development would be supported by associated infrastructure, including vehicular access from Box Road, sustainable travel measures, landscaping, green infrastructure, biodiversity net gain, and ecological and water quality protection measures. No housing, affordable housing or other non-employment uses are specified as part of the allocation.	Yes	The Site Allocation is located approximately 0.83 north of Bath & Bradford on Avon Bats SAC. Additionally, the Site Allocation is located within GH Zone A, LH Zone B, Bs Zone B, therefore there is potential for LSE upon bat SACs designated for GH, LH, and Bs. The Site Allocation is screened in.

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
Policy 5.7	East Timsbury, Timsbury	Rural Areas	Residential	The allocation provides for around 54 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs, including affordable housing provision in accordance with Policy DM11. The proposed land use is primarily residential, supported by associated infrastructure including public open space, natural play provision, green infrastructure, community growing space (including a community orchard or equivalent food-growing opportunities), sustainable drainage, utilities infrastructure, and contributions towards education provision (early years, primary, secondary and SEND) and sustainable transport measures. No employment, retail or other non-residential land uses are identified as part of the allocation.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 5.13	Hedgehogs, Chew Stoke	Rural Areas	Residential	The allocation provides for around 100 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 40% of the homes would be delivered as affordable housing on-site in accordance with Policy DM11. The proposed land use is primarily residential, supported by associated infrastructure including public open space, green infrastructure, children's play provision, improvements to community and recreational facilities (including the cricket club), sustainable drainage, utilities infrastructure, and contributions towards education provision (early years, primary, secondary and SEND) and sustainable transport measures. No employment, retail or other non-residential land uses are identified as part of the allocation.	Yes	The Site Allocation is located approximately 0.88 km north-west of Chew Valley Lake SPA. Additionally, the Site Allocation is within GH Zone C and LH Zone A, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 5.10	Maypole Close, Clutton	Rural Areas	Residential	The allocation provides for around 30 dwellings, including affordable housing provision in accordance with Policy DM11, and a mix of dwelling types and sizes to meet local needs. In addition to residential development, the allocation would provide land, recreation facilities and associated infrastructure to support Clutton Primary School, together with publicly accessible open space, natural greenspace and informal recreation opportunities. Supporting infrastructure would also include contributions towards education, healthcare, transport and community facilities, sustainable drainage, utilities infrastructure and active travel improvements. The proposed land use is therefore predominantly residential, with associated educational, recreational and green infrastructure provision, and no employment, retail or other commercial uses are identified as part of the allocation.	Yes	Within LH Zone B and Bs Zone C, therefore there is potential for LSE upon bat SACs designated for LH and Bs. The Site Allocation is screened in.
Policy 5.8	North of Fox Fields, Hallatrow	Rural Areas	Residential	The allocation provides for around 45 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 40% of the homes would be delivered as affordable housing on-site in accordance with Policy DM11. The proposed land use is primarily residential, supported by associated infrastructure including contributions towards early years and SEND provision, safe walking and cycling routes to High Littleton C of E Primary School, green infrastructure, sustainable drainage, utilities infrastructure, and sustainable transport improvements. No employment, retail or other non-residential land uses are identified as part of the allocation.	Yes	Within GH Zone C and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 5.12	Old Tennis Courts	Rural Areas	Residential	The allocation provides for around 20 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 40% of the homes would be delivered as affordable housing on-site in accordance with Policy DM11. The proposed land use is primarily residential, supported by associated infrastructure including contributions towards early years and SEND provision, safe walking and cycling routes to Chew Magna Primary School, green infrastructure, sustainable drainage, utilities infrastructure, and sustainable transport improvements. No employment, retail, community or other non-residential land uses are identified as part of the allocation.	Yes	Within GH Zone C and LH Zone A, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.

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Policy 5.3	Ashley Road	Rural Areas	Residential	The allocation provides for residential-led development of around 10 homes, comprising a mix of dwelling types and sizes that respond to the identified needs set out in the Local Housing Needs Assessment. Of these dwellings, 40% would be delivered as affordable housing on-site in accordance with Policy DM11.	Yes	The Site Allocation is located approximately 0.37 km north of Bath & Bradford on Avon Bats SAC. Additionally, the Site Allocation is located within GH Zone A, LH Zone B, Bs Zone A, therefore there is potential for LSE upon bat SACs designated for GH, LH, and Bs. The Site Allocation is screened in.
Policy 5.5	Timsbury Road, Farmborough Phase 1	Rural Areas	Residential	The allocation provides for around 100 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 40% of the homes would be delivered as affordable housing on-site in accordance with Policy DM11. The proposed land use is primarily residential, supported by associated infrastructure including public open space, green infrastructure, children's play provision, and green spaces designed to complement and support the village hall and community shop. The development would also provide contributions towards early years, primary school and SEND provision, together with sustainable drainage, utilities infrastructure, and sustainable transport improvements. No employment, retail or other non-residential land uses are identified as part of the allocation. There is potential for further phases at the Timsbury Road site depending on infrastructure capacity.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 5.9	West of Clutton	Rural Areas	Residential	The allocation provides for around 300 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. Affordable housing would be provided in accordance with Policy DM11, although the proportion is not specified within the policy. In addition to residential development, the allocation would deliver land and infrastructure for a new primary school, together with early years provision, community facilities, healthcare provision and/or contributions towards healthcare infrastructure, and contributions towards secondary education and SEND provision. The development would also support the delivery of the permitted farm shop and complementary local services where appropriate. Supporting infrastructure would include public open space, green infrastructure, food-growing space, children's play provision, recreational facilities, sustainable drainage infrastructure, utilities infrastructure, and active travel and public transport improvements. The proposed land use is therefore predominantly residential, complemented by education, community, healthcare, recreational and supporting local service provision, with no allocated employment uses identified within the policy.	Yes	Within LH Zone B and Bs Zone A, therefore there is potential for LSE upon bat SACs designated for LH and Bs. The Site Allocation is screened in.
Policy 5.6	West of Timsbury	Rural Areas	Residential	The allocation provides for around 170 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs, including affordable housing provision in accordance with Policy DM11. The proposed land use is primarily residential, supported by associated infrastructure including public open space, green infrastructure, children's play provision, youth recreation facilities, informal recreation opportunities, and community growing spaces such as orchards or allotments where feasible. The development would also provide contributions towards early years, primary, secondary and SEND provision, healthcare services, community infrastructure (including potential cemetery provision), sustainable drainage infrastructure, utilities infrastructure, and sustainable transport improvements. No employment, retail or other non-residential land uses are identified as part of the allocation	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 5.15	Westway Farm Extension	Rural Areas	Economic	The allocation provides for an extension to Westway Farm Business Park for employment uses, supporting the growth of existing businesses and providing opportunities for new rural enterprises. The policy does not specify a particular floorspace quantum, but the proposed land use is entirely employment-based,	Yes	The Site is located immediately adjacent to the south-east of Chew Valley Lake SPA. Additionally, the Site Allocation is located within LH Zone B and Bs Zone B, therefore there is potential for LSE

Policy reference	Site Name	Plan Sub-Area	Development Type	Description	Potential for LSE (Yes/ No)	Screening Assessment
				comprising high-quality business and employment accommodation compatible with both the existing business park and the surrounding rural setting. Supporting infrastructure would include landscaping and green infrastructure, biodiversity net gain, sustainable drainage infrastructure (SuDS), utilities infrastructure, and appropriate parking, servicing and access arrangements. The development would also enhance pedestrian and cycle connections to Bishop Sutton and the surrounding area while protecting ecological connectivity, landscape character and water quality. No residential, retail or other non-employment uses are identified as part of the allocation.		upon bat SACs designated for LH and Bs. The Site Allocation is screened in.
Policy 5.4	Land West of Corston Lane, Corston	Rural Areas	Residential	The allocation provides for around 60 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. 40% of the homes would be delivered as affordable housing on-site in accordance with Policy DM11. The proposed land use is primarily residential, supported by associated infrastructure including sustainable drainage, utilities provision, public open space and green infrastructure, education contributions (including early years and SEND provision), and pedestrian, cycle and sustainable transport improvements. No employment, retail or other non-residential land uses are identified as part of the allocation.	Yes	Within GH Zone B and LH Zone B, therefore there is potential for LSE upon bat SACs designated for GH and LH. The Site Allocation is screened in.
Policy 5.11	North of Temple Cloud, Temple Cloud	Rural Areas	Residential	The allocation provides for around 130 dwellings, comprising a mix of house types and sizes that respond to identified local housing needs. Affordable housing would be provided in accordance with Policy DM11, although the proportion is not specified within the policy. The proposed land use is primarily residential, supported by associated infrastructure including public open space, green infrastructure, children's play provision, food-growing opportunities, sustainable drainage, and utilities infrastructure. The development would also contribute towards primary and secondary education, SEND provision, healthcare facilities and other infrastructure, together with active travel, public transport and highway improvements. No employment, retail or other non-residential land uses are identified as part of the allocation.	Yes	Within LH Zone B, therefore there is potential for LSE upon bat SACs designated for LH. The Site Allocation is screened in.

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