South Gloucestershire Council

South Gloucestershire Local Plan 2026-2041

Sustainability Appraisal Report

Final report
Prepared by LUC
February 2025



South Gloucestershire Council

South Gloucestershire Local Plan 2026-2041
Sustainability Appraisal Report

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Chapter 1
Introduction

1.1 This Sustainability Appraisal Report has been prepared by LUC on behalf of South Gloucestershire Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the new South Gloucestershire Local Plan 2026-2041.

1.2 This report relates to, and should be read in conjunction with, the Publication (Regulation 19) consultation document (February 2025). LUC previously prepared integrated SA/SEA Reports for the Phase 1: Issues and Approaches consultation document in November 2020, the Phase 2: Urban, Rural and Key Issues consultation document in February 2022 and the Phase 3 consultation document 'Towards a Preferred Strategy' in December 2023. An SA document was also prepared in relation to the July 2024 consultation on the Local Plan Topic Paper for housing land supply and Bristol's unmet need. This report builds on that earlier SA work.

Geographical Context for the South Gloucestershire Local Plan

1.3 South Gloucestershire is located adjacent to the Severn Estuary and to the north east of Bristol City. Bristol is accessible from the South Gloucestershire via the M5, M32 and A38 as well as by rail and bus. South Gloucestershire has strong links to Bristol City given its proximity and considering that the north and east fringes of the Bristol urban area lie within South Gloucestershire. To the north, South Gloucestershire is bordered by Stroud and Cotswold Districts, while Wiltshire and Bath and North East Somerset lie to the east and south east respectively. Residents in the north and east of South Gloucestershire have functional links with places in Wiltshire and Bath and North East Somerset as well as Gloucestershire and South Wales.

1.4 South Gloucestershire covers a total area of 49,694.56ha, with a population of 290,424, giving a population density of 584 people per square kilometre[1]. Almost two thirds (62.3%) of the South Gloucestershire's population is of working age; of this 84.9% are economically active, which is above the national and regional averages (78.4% and 80.7% respectively).[2] The largest group (29.4%) of people are in professional occupations, and just over half (54.9%) of the

[1] South Gloucestershire Council (2023) Key facts and figures about the area. Available: https://beta.southglos.gov.uk/key-facts-and-figures-about-the-area

[2] Office for National Statistics (2022) Labour Market Profile - South Gloucestershire. Available: https://www.nomisweb.co.uk/reports/lmp/la/1946157354/report.aspx#tabrespop

population are within Major Employment Groups 1-3 (Managers, Directors and Senior Officials; Professional Occupations; and Associate Professional and Technical)[3].

1.5 The eastern side of South Gloucestershire lies within the Cotswolds National Landscape, which has been designated in recognition of its rich, diverse and high-quality landscape. There are 22 Sites of Special Scientific Interest (SSSIs) within South Gloucestershire, including the Severn Estuary and Bishop's Hill Wood. The Severn Estuary is also a designated Ramsar Site, Special Area of Conservation (SAC), and Special Protection Area (SPA). South Gloucestershire also contains numerous non-statutory designations which contribute to local biodiversity, including 294 Sites of Nature Conservation Importance (SNCIs).

1.6 South Gloucestershire has historic ties to coal mining and industrial manufacturing. It is also home to relics of a number of medieval settlements. This provides the basis for a rich character as well as interestingly textured landscape interspersed with heritage and cultural assets, such as historic buildings, settlements, parks and gardens, and archaeological features. There are 30 Conservation Areas in South Gloucestershire, designated for their special architectural or historic interest. South Gloucestershire also contains 38 Scheduled Monuments, eight Registered Historic Parks and Gardens, one Registered Battlefield (part) and 2,089 Listed Buildings (2% are Grade I, 6% are Grade II* and 92% are Grade II).

1.7 Oldbury Nuclear Power Station is located adjacent to the Severn Estuary in the north west of South Gloucestershire. The station ceased generation in 2012 and is currently being decommissioned. An ongoing programme of decommissioning will continue through and beyond the Local Plan period. Transport infrastructure through South Gloucestershire allows for access between England and Wales. The Severn Rail Tunnel, the Severn Bridge, and the Second Severn Crossing are all located on the eastern bank of the River Severn within South Gloucestershire and allow for rail and motorway access (via the M4 and M48 respectively) into Wales. South Gloucestershire is home to a number of major aircraft works in British Aerospace and Rolls-Royce, which are located in Filton.

Outline of the South Gloucestershire Local Plan

1.8 The South Gloucestershire Local Plan is a development plan document (DPD) that will relate to the whole administrative area of South Gloucestershire and cover the period from 2026 to 2041. The plan will eventually replace most of the adopted planning policies in the Core Strategy 2006 – 2027 (adopted in 2013) and the Policies, Sites and Places Plan (adopted in 2017). However, a number of policies from those plans will be 'saved'.

1.9 Once adopted, the new Local Plan will set out a growth strategy for South Gloucestershire, describing where and how many new homes, jobs and infrastructure are to be provided as well as identifying areas for protection over the plan period. As part of this, the Local Plan will identify sites and locations where the housing and employment growth and supporting infrastructure required in the area should be located. It will also need to reflect the environmental sensitivities of the plan area and include an appropriate response to the declared climate emergency for South Gloucestershire.

1.10 The Local Plan 2020[4] Phase 1 consultation document was published between November 2020 and March 2021 and was the Council's first stage of presenting the issues and priorities for South Gloucestershire. It set out a number of potential approaches that the Local Plan could take to addressing these issues and contained a number of strategic policy and spatial 'options' that were appraised in the accompanying SA Report, prepared by LUC.

1.11 In the Phase 2 consultation document, which was published between February and April 2022, the Council sought to begin a more detailed discussion on where growth, change and protection might take place. Those elements of the document that were appropriate for appraisal were subject to SA by LUC and the findings were presented in the SA Report which was published alongside the Phase 2 document during the consultation period.

1.12 In the Phase 3 document, the Council consulted on the Local Plan objectives, the scale and type of development to be planned for, potential allocations, the emerging preferred strategy (and the alternative 'lenses' considered) as well as infrastructure requirements. The Phase 3 document also included proposed policy wording in relation to topics including climate change, affordable homes, the economy and town centres.

1.13 In July 2024, the Council undertook consultation on a Topic Paper addressing its own housing land supply and the question of whether it could assist with meeting Bristol City Council's unmet housing need. Although not a formal iteration of the Local Plan, this consultation addressed issues of fundamental importance to the preparation of the Local Plan.

[3] Office for National Statistics (2022) Labour Market Profile - South Gloucestershire. Available: https://www.nomisweb.co.uk/reports/lmp/la/1946157354/report.aspx#tabrespop

[4] At the time, the new Local Plan was referred to as the Local Plan 2020.

1.14 Building on these previous consultation stages, the Council has now prepared the Publication (Regulation 19) Local Plan. In this document the Council is consulting on the Local Plan as proposed to be submitted for Examination. The Local Plan includes a Vision and Strategic Objectives as well as policies addressing the following:

- Where homes and jobs will go
- Homes for all
- Delivering jobs and prosperity
- Thriving town centres, leisure and cultural facilities
- Helping you get around
- Responding to climate change
- Enhancing our natural environment
- Creating well designed spaces
- Minerals, resources and waste

1.15 In addition, the Local Plan includes a section on monitoring arrangements and is supported by a Policies Map.

Sustainability Appraisal and Strategic Environmental Assessment

1.16 Under the amended Planning and Compulsory Purchase Act 2004[5], SA is mandatory for Development Plan Documents. For these documents it is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment (SEA) Regulations (as amended)[6]. The SEA Regulations remain in force post-Brexit and it is a legal requirement for the South Gloucestershire Local Plan to be subject to SA and SEA throughout its preparation.

1.17 The Levelling Up and Regeneration Act (2023) received royal assent in October 2023 and sets out the direction for planning, making provisions to support the levelling-up agenda. As part of this, it seeks to streamline the planning process, including through a reform of existing EU-generated systems of SA/SEA, Habitats Regulations Assessment (HRA) and Environmental Impact Assessment (EIA), which will eventually be replaced by a simpler process known as 'Environmental Outcomes Reports'. However, secondary legislation is required to introduce the new regime and at present the requirement to undertake SEA remains in force.

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

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

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.
- Stage B: Developing and refining options and assessing effects.
- Stage C: Preparing the Sustainability Appraisal Report.
- Stage D: Consulting on the Local Plan and the SA Report.
- Stage E: Monitoring the significant effects of implementing the Local Plan.

Meeting the Requirements of the SEA Regulations

1.20 **Table 1.1** below signposts the relevant sections of this SA Report that are considered to meet the SEA Regulations requirements.

Table 1.1: Meeting the requirements of the SEA Regulations

SEA Regulations Requirement	Covered in this SA Report?
Environmental Report	

[5] The Planning and Compulsory Purchase Act 2004 was amended under the Environmental Assessments and Miscellaneous Planning (EU Exit) Regulations 2018

[6] The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004 No. 1633) as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232) and The Environmental Assessment of Plans and Programmes (Amendment) Regulations 2020 (SI 2020/1531).

SEA Regulations Requirement	Covered in this SA Report?
Where an environmental assessment is required by any provision of Part 2 of these Regulations, the responsible Authority shall prepare, or secure the preparation of, an environmental report in accordance with paragraphs (2) and (3) of this regulation. The report shall identify, describe and evaluate the likely significant effects on the environment of: ■ Implementing the plan or programme; and ■ Reasonable alternatives taking into account the objectives and geographical scope of the plan or programme. (Regulation 12(1) and (2) and Schedule 2)	Addressed throughout this report.
An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	Chapter 1, Chapter 3 and Appendix B.
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Chapter 3 and Appendix C.
The environmental characteristics of areas likely to be significantly affected.	Chapter 3 and Appendix C.
Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC on the conservation of wild birds and the Habitats Directive.	Chapter 3 and Appendix C.
The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.	Chapter 3 and Appendix B.
The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive effects, and secondary, cumulative and synergistic effects, on issues such as: a. biodiversity; b. population; c. human health; d. fauna; e. flora; f. soil; g. water; h. air; i. climatic factors; j. material assets; k. cultural heritage, including architectural and archaeological heritage; l. landscape; and m. the interrelationship between the issues referred to in sub-paragraphs (a) to (l).	Chapter 4, Chapter 5 and Chapter 6.
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Chapter 4, Chapter 5 and Chapter 6.
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Chapter 2.

SEA Regulations Requirement	Covered in this SA Report?
A description of the measures envisaged concerning monitoring in accordance with regulation 17.	Chapter 7.
A non-technical summary of the information provided under paragraphs 1 to 9.	A separate non-technical summary document has been prepared to accompany this Environmental Report.
The report shall include such of the information referred to in Schedule 2 to these Regulations as may reasonably be required, taking account of: ■ Current knowledge and methods of assessment; ■ The contents and level of detail in the plan or programme; ■ The stage of the plan or programme in the decision-making process; and ■ The extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment. (Regulation 12 (3))	Addressed throughout this SA report.
Consultation	
When deciding on the scope and level of detail of the information that must be included in the environmental report, the responsible Authority shall consult the consultation bodies. (Regulation 12(5))	Focussed consultation on the scope and level of detail of the SA carried out with the Environment Agency, Historic England, and Natural England for five weeks between 8th October and 12th November 2020.
Every draft plan or programme for which an environmental report has been prepared in accordance with regulation 12 and its accompanying report ("the relevant documents") shall be made available for the purposes of consultation in accordance with the following provisions of this regulation. As soon as reasonably practical after the preparation of the relevant documents, the responsible Authority shall: ■ Send a copy of those documents to each consultation body; ■ Take such steps as it considers appropriate to bring the preparation of the relevant documents to the attention of the persons who, in the Authority's opinion, are affected or likely to be affected by, or have an interest in the decisions involved in the assessment and adoption of the plan or programme concerned, required under the Environmental assessment of Plans and Programmes Directive ("the public consultees"); and ■ Inform the public consultees of: – (i) The address of the website at which the relevant documents may be viewed and downloaded free of charge; – (ii) The fact that a copy of the relevant documents may be obtained by email from the responsible authority; – (iii) The fact that a copy of the relevant documents may be obtained by post from the responsible authority, provided that it is reasonably practicable for the authority to provide a copy by post;	Consultation on the Publication (Regulation 19) Local Plan is taking place between January and March 2025. The consultation document is accompanied by this SA Report. Consultation on the Local Plan Phase 3 document took place between December 2023 and February 2024. The consultation document was accompanied by the December 2023 SA Report prepared by LUC on behalf of the Council. Consultation on the Local Plan 2020 Phase 2 document took place between February and April 2022. The consultation documents were accompanied by the

SEA Regulations Requirement	Covered in this SA Report?
– (iv) The address, email address and telephone number for the purpose of requesting a copy of the relevant documents either by email or by post; – (v) Whether a charge will be made for copies of the relevant documents provided by post and the amount of any charge; and – (vi) The telephone number which can be used to contact the responsible authority for enquiries in relation to the relevant documents. The period referred to in paragraph (2) (d) must be of such length as will ensure that the consultation bodies and the public consultees are given an effective opportunity to express their opinion on the relevant documents. (Regulation 13 (1), (2), and (3))	February 2022 SA Report prepared by LUC on behalf of the Council. Consultation on the Local Plan 2020 Phase 1 document took place between November 2020 and March 2021. The consultation documents were accompanied by the November 2020 SA Report prepared by LUC on behalf of the Council.
Where a responsible Authority, other than the Secretary of State, is of the opinion that a plan or programme for which it is the responsible Authority is likely to have significant effects on the environment of a Member State, it shall, as soon as reasonably practicable after forming that opinion: ■ Notify the Secretary of State of its opinion and of the reasons for it; and ■ Supply the Secretary of State with a copy of the plan or programme concerned, and of the accompanying environmental report. (Regulation 14 (1))	N/A.
Taking the environmental report and the results of the consultations into account in decision-making (relevant extracts of Regulation 16)	
As soon as reasonably practicable after the adoption of a plan or programme for which an environmental assessment has been carried out under these Regulations, the responsible Authority shall: ■ Publish the plan or programme, as adopted, its accompanying environmental report and a statement containing the particulars specified in paragraph (4) ("the relevant adoption documents") on a public website at which the documents may be viewed and downloaded free of charge; ■ Provide a copy of the relevant adoption documents by email to any person who requests a copy, as soon as reasonably practicable after receipt of that person's request; ■ Provide one copy of the relevant adoption documents by post to any person who requests a copy, as soon as reasonably practicable after receipt of that person's request, unless it is not reasonably practicable to provide a copy by post for reasons connected to the effects of coronavirus, including restrictions on movement; and ■ Make available a telephone number for the public to make enquiries in relation to the relevant adoption documents. (Regulation 16(1))	Requirement will be met after adoption of the Local Plan.
As soon as reasonably practicable after the adoption of a plan or programme: ■ The responsible Authority shall inform (i) the consultation bodies; (ii) the persons who, in relation to the plan or programme, were public consultees for the purposes of regulation 13; and (iii) where the responsible Authority is not the Secretary of state, the Secretary of State, that the plan or programme has been adopted, and a statement containing the following particulars: – How environmental considerations have been integrated into the plan or programme; – How the environmental report has been taken into account;	Requirement will be met after adoption of the Local Plan.

SEA Regulations Requirement	Covered in this SA Report?
– How opinions expressed in response to: (i) the invitation in regulation 13(2)(d); (ii) action taken by the responsible Authority in accordance with regulation 13(4), have been taken into account; – How the results of any consultations entered into under regulation 14(4) have been taken into account; – The reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and – The measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.	
Monitoring	
The responsible Authority shall monitor the significant effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action. (Regulation 17(1))	Requirement will be met after adoption of the Local Plan. Chapter 7 proposes monitoring indicators.

Structure of this Report

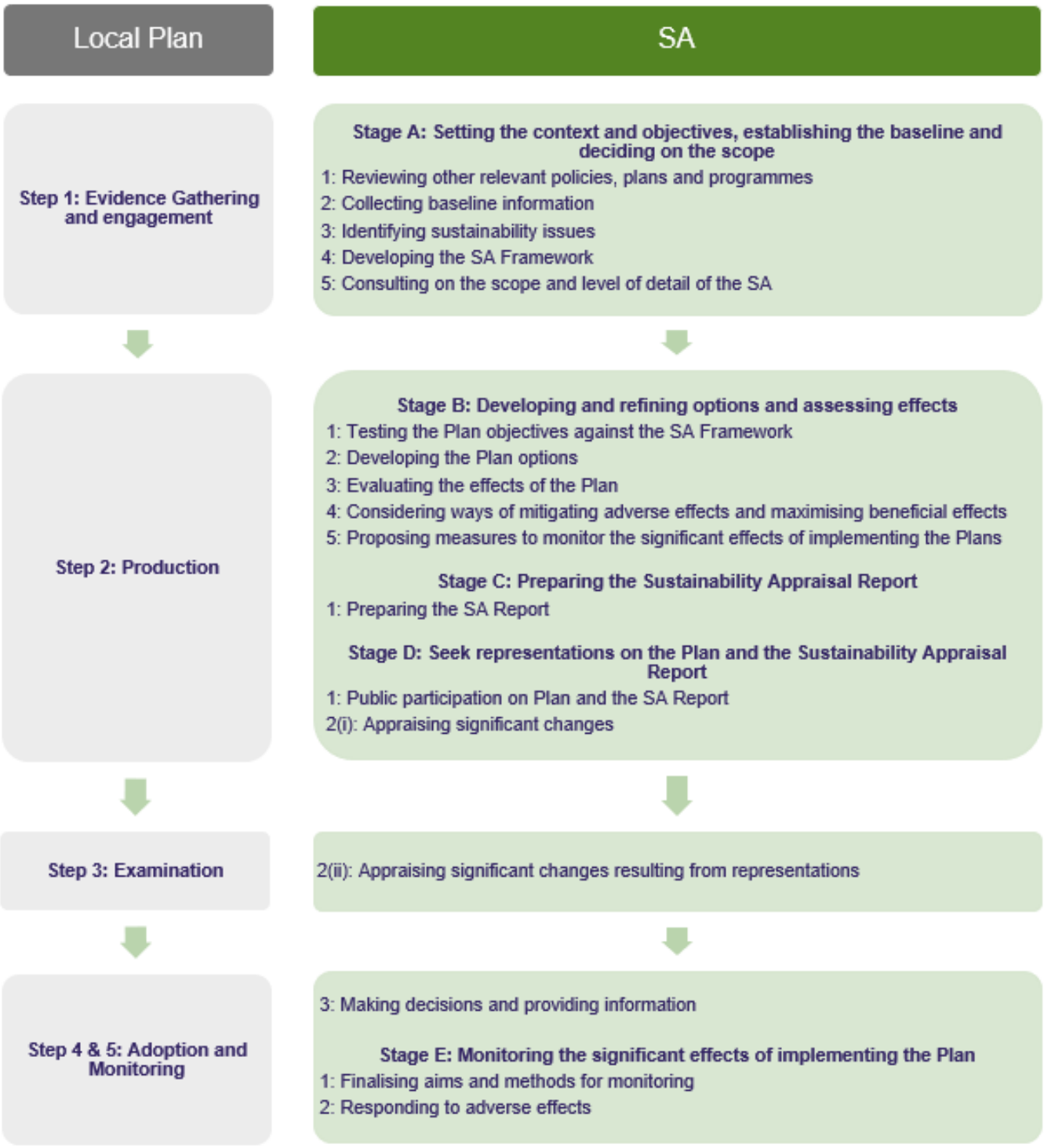
1.21 This section has introduced the SA process for the new South Gloucestershire Local Plan. The remainder of the report is structured into the following sections:

- **Chapter 2: Methodology** describes the approach that is being taken to the SA of the new Local Plan.
- **Chapter 3: Sustainability Context for Development in South Gloucestershire** describes the relationship between the new South Gloucestershire Local Plan and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of South Gloucestershire and identifies the key sustainability issues.
- **Chapter 4: SA Findings for the Growth Lenses** summarises the SA findings for the alternative growth lenses which have been considered by the Council.
- **Chapter 5: SA Findings for the Site Options** summarises the SA findings for the reasonable alternative development site options that have been considered for allocation in the Local Plan.
- **Chapter 6: SA Findings for the Publication Local Plan** presents the appraisal of the policies and site allocations in the current consultation document. The cumulative effects of the Local Plan are also explored in this chapter.
- **Chapter 7: Monitoring** describes the approach that should be taken to monitoring the likely significant effects of the new Local Plan and proposes monitoring indicators.
- **Chapter 8: Conclusions** summarises the key findings from the SA of the Publication Local Plan and describes the next steps to be undertaken.
- **Appendix A** – Presents the consultation comments that were received in relation to the SA Scoping Report, the Phase 1 SA Report, the Phase 2 SA Report, the Phase 3 SA Report and the Topic Paper SA document and explains how each one has been addressed.
- **Appendix B** – Presents the review of relevant plans, policies and programmes.
- **Appendix C** – Presents the baseline information for South Gloucestershire.
- **Appendix D** – Presents the effects criteria that have informed the site appraisal work.
- **Appendix E** – presents the Council's reasons for selecting or rejecting each of the reasonable alternative site options considered for allocation in the Local Plan.

Chapter 2
Methodology

2.1 In addition to complying with legal requirements, the approach being taken for the SA of the South Gloucestershire Local Plan is based on current best practice and the guidance on SA/SEA set out in the National Planning Practice Guidance, which involves carrying out SA as an integral part of the plan-making process. **Figure 2.1** overleaf sets out the main stages of the plan-making process and shows how these correspond to the SA process.

Figure 2.1: Corresponding stages in plan-making and SA



2.2 The sections below describe the approach that has been taken to the SA of the South Gloucestershire Local Plan.

Stage A: Scoping

2.3 The SA process began in October 2020 with the production by the Council of a Scoping Report for the new Local Plan.

2.4 The Scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues. The Scoping Report presented the outputs of the following tasks:

- Policies, plans and programmes of relevance to the new Local Plan were identified and the relationships between them and the new Local Plan and the SA were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
- Baseline information was collected on environmental, social and economic issues in South Gloucestershire. This baseline information provides the basis for predicting and monitoring the likely effects of options for policies and site allocations and helps to identify alternative ways of dealing with any adverse effects identified. The SEA Regulations require assessment of effects in relation to the following 'SEA topics': biodiversity, population, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage (including architectural and archaeological heritage), landscape, and the inter-relationship between these. Baseline information was therefore collected in relation to the SEA topics and additional sustainability topics were also addressed, covering broader socio-economic issues such as housing, access to services and facilities, deprivation and inequality, education and economic development.
- Key sustainability issues for South Gloucestershire were identified, drawing from the analysis of the baseline information collected. The likely evolution of these issues without the Local Plan was also presented.
- A Sustainability Appraisal framework was prepared, setting out the SA objectives against which options and subsequently policies would be appraised. The SA framework that had been used for the SA of South Gloucestershire's current Local Plan provided the starting point for the development the SA objectives for the Local Plan. Those SA objectives were reviewed in light of the review of the policies, plans and programmes and baseline information for the plan area. The SA framework provides a way in which the sustainability impacts of implementing a plan can be described, analysed and compared. The SA objectives define the long-term aspirations of the Council with regard to social, economic and environmental considerations. During the SA, the performances of the plan options (and later, policies) are assessed against these SA objectives.

2.5 Public and stakeholder participation is an important part of the SA and wider plan-making processes. It helps to ensure that the SA Report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development. Furthermore, the SEA Regulations require the statutory consultation bodies (the Environment Agency, Historic England, and Natural England) to be consulted "when deciding on the scope and level of detail of the information that must be included" in the SA report. The SA Scoping Report was published in October 2020 for a five-week consultation period with the three statutory consultees (Natural England, the Environment Agency and Historic England).

2.6 Appendix A of this SA Report lists the comments that were received during the Scoping consultation and describes how each one has been addressed. In light of the comments received some amendments were made to the review of plans, policies and programmes, the baseline information and the key sustainability issues. These changes were originally made in the SA Report for the Phase 1 Local Plan (November 2020), which also presented the consultation responses table, and have been carried through into the SA reports prepared since then.

2.7 The most recent versions of the review of plans, policies and programmes and the baseline information are presented in **Chapter 3** and **Appendices B and C** of this SA Report. The review of plans, policies and programmes and the baseline information have been updated during the preparation of this report to ensure that they remain current. The SA framework is presented in **Table 3.2** in **Chapter 3**.

SA Stage B: Developing and Refining Options and Assessing Effects

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

2.9 Regulation 12 (2) of the SEA Regulations requires that:

> *"The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—*
>
> - *(a) implementing the plan or programme; and*

- *(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme."*

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

- *"(h) an outline of the reasons for selecting the alternatives dealt with."*

2.11 Any alternatives considered for the plan need to be 'reasonable'. This implies that alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.

2.12 The SA findings are not the only factors taken into account when selecting options to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified for each option, such that it is not possible to 'rank' them based on sustainability performance in order to select an option. Factors such as public opinion, deliverability, wider corporate objectives for the Council and conformity with national policy will also be taken into account by plan-makers when selecting options for their plan. The Councils' reasons for decision-making regarding proposed site allocations are set out in **Appendix E.**

Strategic options

2.13 The Regulation 19 consultation document builds on the Phase 3 consultation which in turn built on the earlier Phase 1 and 2 consultations. The Phase 1 document highlighted the issues, challenges and opportunities presented in planning the future of the plan area. It acted as the beginning of the process to consult on whether the correct issues and priorities had been identified for the new Local Plan to address.

2.14 The Phase 2 document summarised some of the outcomes of the Phase 1 consultation and set out further information about how the Council intends to deliver growth within South Gloucestershire over the Plan period. It identified potential site allocations in urban areas as well as draft policies addressing a number of topics. The consultation document also introduced the Council's proposed approach to planning for other topics, with further detail intended at that time to be set out in the next iteration of the Local Plan.

2.15 The Phase 3 document set out the Local Plan objectives, the scale and type of development to be planned for, potential site allocations, the emerging preferred strategy (and the alternative 'lenses' considered) as well as infrastructure requirements. The Phase 3 document also included proposed policy wording in relation to topics including climate change, affordable homes, the economy and town centres.

Growth Lenses

2.16 The site options that had been identified at that time were each assessed through the Housing and Economic Land Availability Assessment (HELAA) process to understand the site's potential capacity and suitability for potential allocation through the Local Plan. Sites that were assessed as unsuitable, unavailable, and unachievable were considered to be undeliverable/ undevelopable and were not considered at the next stage to inform generation of reasonable alternatives. The sites that passed the HELAA were then considered against emerging objectives to inform the three strategic scale reasonable alternatives (lenses). Three lenses were investigated which considered national planning objectives and local council objectives, all of which were appraised in the December 2023 SA Report for the Phase 3 Local Plan.

2.17 As explained in the Topic Paper consultation, some additional sites had by this stage been added to each lens and as such the previous SA work was updated to take this into account. The updated appraisal of the lenses also reflected the latest SA findings for those sites where boundaries had changed since the last stage of the SA.

2.18 Eighteen of the new site options passed the pre-lens assessment and were then apportioned to one or more of the lenses. Out of the new and revised sites appraised in the Topic Paper SA, 14 sites had been amended or added to Lens 1, 25 sites to Lens 2 and 20 sites to Lens 3. Sites were apportioned in line with the process set out in the Topic Paper and used previously to create the lenses.

2.19 The three growth lenses were as follows:

- 1: No Green Belt loss – The focus of this lens is to maintain the current extent of the Green Belt by allocating development within and around the Market Towns, rural villages and through new settlements.
- 2: Urban edge – The focus of this lens is to allocate new jobs and homes within areas that surround the main urban areas, namely, the north and east fringes of Bristol and the Severnside employment area.
- 3: Transport corridors and rail hubs – The focus of this lens is to allocate the majority of new homes along established key public transport routes and hubs.

2.20 The SA findings for the growth lenses were presented in the Topic Paper SA and are repeated in **Chapter 4**.

Site options

2.21 The Council undertook a Call for Sites exercise between July and October 2020 and the sites submitted through this exercise within the existing urban areas, Thornbury and Yate were assessed in the SA report that accompanied the Phase 2 document. There were 24 proposed site allocations included in the Phase 2 consultation document. Following the Local Plan Phase 2 consultation, a number of potential sites were excluded for a variety of reasons. The HELAA was used to understand a site's potential capacity and whether it could be delivered. The number of site options identified by the Council increased significantly at Phase 3, with 447 site options being considered. All of the sites were assessed through the Housing and Economic Land Availability Assessment (HELAA) process to understand a site's potential capacity and suitability for potential allocation through the Local Plan. South Gloucestershire Council then prepared a Topic Paper to ensure adequacy of its own housing land supply and to consider whether it can assist with Bristol City Council's unmet housing need. The Topic Paper resulted in further SA work being required, as follows:

- SA of new site options that had been identified since the Phase 3 consultation, as well as existing site options where the boundaries had changed.
- Updated SA of the growth lenses presented in the Phase 3 Local Plan, to reflect the updated set of site options associated with each.

2.22 The new site options that were identified since the Phase 3 SA Report (December 2023), as well as existing sites where the site boundaries changed since the Phase 3 SA Report were appraised in the SA of the Topic Paper (July 2024). During the Phase 3 Local Plan consultation between 6th December 2023 and 16th February 2024, 56 new sites were submitted. In addition, 68 of the previously appraised site options were subject to boundary revisions and the appraisals of those sites were then updated to reflect the new boundaries.

2.23 This SA report appraises all of the site options identified in the Regulation 19 Plan in **Chapter 5**.

SA Stage C: Preparing the Sustainability Appraisal Report

2.24 This SA Report describes the process that has been undertaken to date in carrying out the SA of the South Gloucestershire Local Plan.

2.25 It sets out the findings of the appraisal of the Publication (Regulation 19) Local Plan, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects). Recommendations for improvements and clarifications that may help to maximise the benefits and mitigate negative effects of the Local Plan have been made where appropriate.

SA Stage D: Consultation on the South Gloucestershire Local Plan and this SA Report

2.26 Information about consultation on the SA that has already taken place at earlier stages of plan-making has been provided above.

2.27 South Gloucestershire Council is inviting comments on the Publication (Regulation 19) Local Plan and this SA Report. Both documents are being published on the Council's website for consultation between February and April 2025. Consultation comments on this SA Report will be reviewed prior to the Local Plan being submitted for Examination.

SA Stage E: Monitoring Implementation of the New Local Plan

2.28 Suggestions for monitoring indicators that could be used to monitor the likely significant social, environmental and economic effects of implementing the South Gloucestershire Local Plan are presented in **Chapter 7**.

Appraisal Methodology

2.29 The reasonable alternative Local Plan options and policies have been appraised against the SA objectives in the SA framework (see **Table 3.2** in **Chapter 3**), with symbols being attributed to each option or policy to indicate its likely effects on each SA objective as follows:

Table 2.1: Key to symbols and colour coding used in the SA of the South Gloucestershire Local Plan

Symbol	Effect
++	Significant positive effect likely.
++/-	Mixed significant positive and minor negative effect likely.
+	Minor positive effect likely.
+/-	Mixed minor positive and minor negative effect likely.
-	Minor negative effect likely.
--/+	Mixed significant negative and minor positive effect likely.
--	Significant negative effect likely.

Symbol	Effect
0	Negligible effect likely.
?	Likely effect uncertain.

2.30 Where a potential positive or negative effect is uncertain, a question mark was added to the relevant symbol (e.g. +? or -?) and the symbol has been colour coded as per the potential positive, negligible or negative effect (e.g. green, yellow, orange, etc.).

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

2.32 Mixed effects have only been presented where directly opposing effects (i.e. positive and negative) have been identified through the appraisal (e.g. +/-, ++/-, --/+ and ++/--). For some SA objectives, it is possible that a policy or site might have a minor positive effect in relation to one aspect of the policy and a significant positive effect in relation to another aspect (giving a symbol of +/++). However, in these instances, only the most significant effect is shown in the appraisal tables. Similarly, if a policy or site could have a minor and significant negative effect (-/--) for the same SA objective, only the significant negative effect is shown in the appraisal tables. The justification text relating to the appraisal describes where the various elements of the policy or site being appraised might have potential to result in effects of differing magnitude.

Approach to appraisal of site options

2.33 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of the site options, for each of the SA objectives in the SA framework, a clear set of decision-making criteria and assumptions for determining significance of the effects was developed. These assumptions set out clear parameters within which certain SA effects would be identified, based on factors such as the distance of site options from sensitive environmental receptors (e.g. designated biodiversity sites or areas of high landscape sensitivity) or key services and facilities (e.g. public transport links). The criteria and assumptions, many of which were applied through the analysis of spatial data using a Geographical Information System (GIS), are presented in **Table D.1** in **Appendix D**.

2.34 Due to the large increase in the number of reasonable alternative site options to be subject to SA between Phase 2 and Phase 3, the decision was taken to develop a GIS-based approach to the site appraisals, as it would provide a more consistent and transparent approach than the manual assessment approach used at Phase 2.

2.35 When compiling the site assessment criteria, it was recognised that the Council did not have data showing access to high speed broadband. As such, it was determined that the site options would not be appraised against SA objective 3g as it would not be possible to differentiate between the sites.

2.36 When assessing site options in relation to the historic environment, the Council undertook its own assessment on the potential impact of development on the historic environment. The sites assessed by the Council were each given a red or green rating in terms of their heritage significance. The heritage considerations related to built heritage and archaeology.

2.37 It should be noted that, with regard to site options proposed for green infrastructure/biodiversity mitigation (SG845) and renewable energy (SG930, SG931 and SG932), the SA has not considered these sites in the same way as sites being considered for other forms of development. This is because distance-based criteria would not be useful in assessing either of these types of sites. Green infrastructure sites could benefit biodiversity and the landscape, build resilience to climate change and reduce the risk of flooding. However, these issues will not be influenced by the spatial location of the site. Similarly, sites being considered for renewable energy may affect the local landscape, heritage assets or biodiversity sites and features, but would help to mitigate climate change and provide local employment opportunities. However, these factors cannot be meaningfully assessed at this stage based on the spatial location of the sites and will instead be strongly influenced by the specific proposals that may come forward for the sites. It should be noted however these site options have not been taken forward in the Regulation 19 Local Plan.

Difficulties Encountered and Data Limitations

2.38 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process.

2.39 Because many effects of development are dependent on the exact location, layout and design of development, it may be possible to mitigate some of the effects highlighted in this SA. However, given the inherent uncertainties about these details at this strategic stage of planning and assessment, the SA focuses on identifying potential significant effects of the options considered, without making assumptions about detailed design or mitigation measures that might be implemented.

2.40 Appraisal findings relying on intersection with areas of environmental sensitivity such as flood zones were based on the proportion of the site intersecting with the sensitive area. However, when assessing environmental sensitivity such as areas of ecological value, a distance-based approach was utilised. Additionally, in assessing the likely accessibility of site options to key services and facilities, reference is made to various distances in the site assessment assumptions. The most sustainable and easily achievable mode of transport is walking and the distances therefore refer to walking distances to these services and facilities. These were based on the suggested acceptable walking distances presented in relevant guidance[7]. However, some distance thresholds were refined using professional judgment to reflect the fact that people are likely to be willing to walk longer distances to access higher order services (for example a secondary school rather than a primary school). It cannot be known which walking route future residents of a site will take and this is likely to vary depending on the exact starting point of each individual's journey within a site, especially where sites are large. Therefore, for consistency and to avoid spurious accuracy, these distance thresholds were applied using straight-line measurements from the boundary of a site option to the services and facilities in question.

2.41 It became apparent during the site appraisal work carried out in 2023 that a small number of site options were being shown by the GIS data as overlapping open space/s, whereas in reality they are adjacent. Minor inaccuracies within the GIS datasets lead to them showing as very slightly overlapping. The addition of a 5% buffer within the site appraisal criteria means that only sites where there is a genuine overlap are now shown as overlapping in the SA. This has resulted in some changes to the SA findings against SA Objective 2a for some site options that were already assessed at the first stage of the SA.

2.42 There was a need to appraise a large number of site options consistently. In order to address this issue, detailed assumptions relating to each of the SA objectives were developed and applied during the appraisal of site options (as described above and set out in **Appendix D**).

2.43 The number of strategies, plans, programmes, policy documents, advice and guidance produced by a range of statutory and non-statutory bodies means that it has not been possible to consider every potentially relevant document in detail (see **Chapter 3** and **Appendix B**). Instead, the key messages relevant to the preparation of the South Gloucestershire Local Plan and the SA have been drawn out.

[7] The Institution of Highways and Transportation (2000) Guidelines for Providing for Journeys on Foot

Chapter 3
Sustainability Context for Development in South Gloucestershire

3.1 Schedule 2 of the SEA Regulations requires:

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

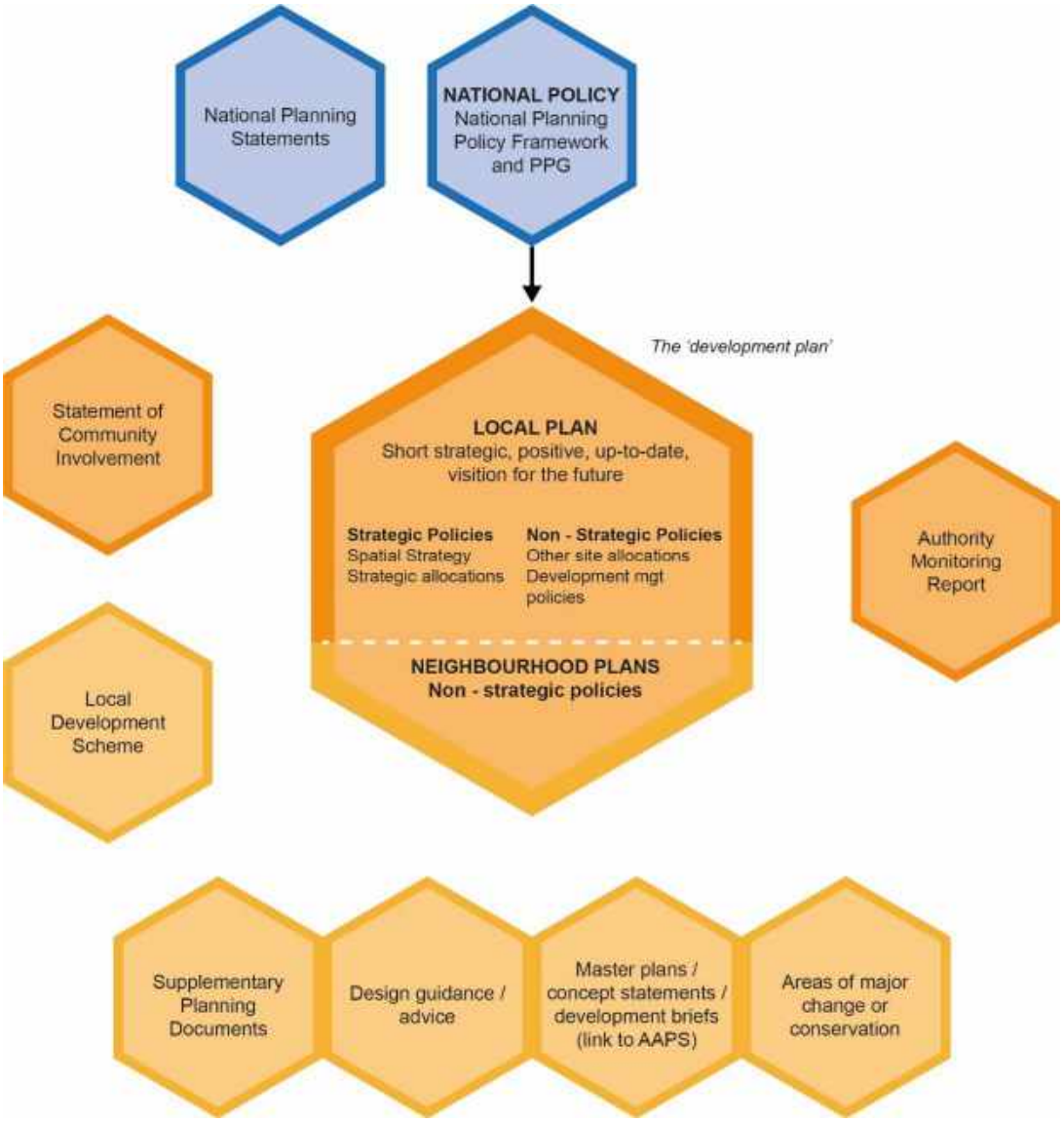
3.2 An outline of the South Gloucestershire Local Plan was provided in **Chapter 1**. The other reporting requirements are met in this chapter.

Relationship with Other Relevant Plans and Policies

3.3 The South Gloucestershire Local Plan is not prepared in isolation and must be in conformity with a range of international and national plans and programmes. In addition, the Local Plan comprises any 'made' Neighbourhood Plans within South Gloucestershire[8] and is supported by other documents such as the Statement of Community Involvement, Local Development Scheme (referred to locally as the Local Plan Delivery Programme), Authority Monitoring Report and Supplementary Planning Documents. These are illustrated in **Figure 3.1** overleaf.

[8] Presently the only made Neighbourhood Plan in South Gloucestershire is that for Charfield although the Thornbury and Oldbury on Severn Neighbourhood Plans are at a late stage in the Examination process.

Figure 3.1: Relationship between the South Gloucestershire Local Plan and other relevant plans or programmes



Policy Context

3.4 This section sets out the policy context and environmental and sustainability objectives within which the Local Plan must operate in relation to the various sustainability themes covered by the SA. This context informs consideration of what constitute reasonable alternative policy options for the Local Plan as well as the framework of sustainability objectives against which the plan has been appraised. A more detailed review of the relevant documents is provided by topic heading in **Appendix B**.

3.5 It should be noted that the policy context is inherently uncertain as the current framework outlined here is likely to change in response to a number of key factors:

- **New Government –** the new Labour Government elected in July 2024 is implementing sweeping changes to planning policy. Following consultation during Spring 2024, an updated version of the National Planning Policy Framework was published in December 2024. Some of the key reforms include a new standard method for assessing housing needs, release of grey belt land, improvements to developers' contributions, supporting the green energy sector and changes to planning application fees.

- **Levelling-up and Regeneration Act 2023 –** The Act sets out various planning reforms including the replacement of the SA/SEA regime with 'Environmental Outcomes Reports'; replacement of the CIL process and much of the section 106 payments system with a new national infrastructure levy; a shared framework of National Development Management Policies, removing much of this detail from Local Plans; replacement of supplementary planning documents (SPD) with Supplementary Plans that carry more weight and but would be subject to examination; repeal of the Duty to Cooperate; a duty on public bodies and infrastructure providers to assist the local plan-making process; a speeded up plan-making process (plans to be prepared and adopted within 30 months); a strengthened role for the 'national model design code'; replacement of Neighbourhood Plans with Neighbourhood Priorities Statements; removal of the current NPPF requirement to demonstrate a rolling five-year supply of housing land, provided that the local plan is up to date; removal of the 'soundness test' for local plans to be 'justified'.
- **Slow economic growth in the UK economy –** The UK experienced a technical recession in the second half of 2023, and the Organisation for Economic Co-operation and Development has predicted that the UK will be one of the slowest growing economies in the G20 in 2024 and 2025. However, since April 2024 the UK economy has started to grow slowly with small levels of growth over the summer months, which represented the strongest rate of quarterly growth since the end of 2021.
- **Brexit –** Following the UK's departure from the European Union on 31 January 2020, it entered a transition period which ended on 31 December 2020. From January 2021, directly applicable EU law no longer applies to the UK and the UK is free to repeal EU law that has been transposed into UK law. Relevant EU legislation has still been referred to in this report.
- **Planning and Infrastructure Bill –** The Bill is to be published in early 2025, aiming to accelerate the delivery of high-quality infrastructure and housing.

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

International Policy Context

3.7 At the international level, there is a wide range of plans and programmes which act to inform and shape national level legislation. Planning policy in England at a national and local level (i.e. the NPPF and Local Plan) should be aware of and in conformity with the relevant legislation.

National Policy Context

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

The National Planning Policy Framework and Planning Practice Guidance

3.9 The NPPF is the overarching planning framework which provides national planning policy and principles for the planning system in England. The NPPF was originally published in March 2012 and has been updated several times since with the most recent update being published in December 2024. This latest update makes a number of significant changes, including the mandatory requirement to use the Government's revised standard method for assessing local housing need. **However, as the South Gloucestershire Local Plan is being prepared under the December 2023 NPPF, it is that version which is referred to throughout this report.**

3.10 Since the updates that were made in 2021, the December 2023 NPPF places an increased focus on design quality. This includes for sites as well as for places as a whole. The terminology included in the Framework on protecting and enhancing the environment and promoting a sustainable pattern of development has been revised. Furthermore, revisions are included in relation to policies which address opting out of permitted development, the use of masterplans and design codes and the important contribution of trees in new developments. The revisions made in September 2023 focus on policy relating to onshore wind.

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

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

3.12 The PPG[9] provides guidance for how the Government's planning policies for England are expected to be applied. Sitting alongside the NPPF, it provides an online resource that is updated on a regular basis for the benefit of planning practitioners.

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

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

3.15 Although Local Plans can no longer require levels of the Code for Sustainable Homes, they can promote the Home Quality Mark to support residents in understanding the quality and performance of new build homes and can also set targets for developers to provide for a given percentage of energy used by a new development to come from on-site renewable or low carbon technologies. Local Plan policies can further support the development of renewable energy technologies where appropriate, in line with climate change mitigation strategies and targets.

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

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

3.18 One of the core planning principles is to "take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community". It is identified in the document that "a network of high quality open spaces and opportunities for sport and recreation is important for the health and well-being of communities". Furthermore, the retention and enhancement of local services and community facilities in villages, such as local shops, meeting places, sports, cultural venues and places of worship is supported. Importantly, Local plans should also "contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible". Additionally, larger scale developments such as new settlements or significant extensions to existing villages and towns are required by the NPPF to be guided by policies set within a vision that looks at least 30 years ahead[10]. The need for policies to be reflective of this longer time period is to take account of the likely timescale for delivery.

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

3.20 The NPPF sets out the approach Local Plans should have in relation to **biodiversity** states that Plans should "identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation". Plans should also promote conservation, restoration and enhancement of priority habitats and species, ecological networks and measurable net gains

[9] Department for Levelling Up, Housing and Communities (2023) Planning Practice Guidance

[10] The updated PPG clarifies that this requirement of the NPPF is to be applied *"where most of the development arising from larger scale developments proposed in the plan will be delivered well beyond the plan period, and where delivery of those developments extends 30 years or longer from the start of the plan period".* Furthermore, where this requirement applies *"the authority will need to ensure that their vision reflects the long-term nature of their strategy for the plan or those larger scale developments. It is not anticipated that such visions would require evidence in addition to that already produced to support the plan".*

for biodiversity. A strategic approach to maintaining and enhancing networks of habitats and green infrastructure is to be supported through planning policies.

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

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

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

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

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

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

3.27 The Local Plan presents an opportunity to consider incorporating targets for water efficiency and the level of water consumption and grey water recycling in any new development. The Local Plan also can ensure that development is sited away from areas of high flood probability and that appropriate water drainage is in place in line with flood risk strategies. The SA process should seek to identify and address potential negative effects on the water environment, including implications relating to wastewater.

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

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

3.30 The Framework sets out that in terms of **economic growth** the role of the planning system is to contribute towards building a "strong, responsive and competitive economy" by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation. There is also a requirement for the planning system to identify and coordinate the provision of infrastructure. Furthermore, planning policies should address the specific locational requirements of different sectors.

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

3.32 The Local Plan should seek to maximise the potential benefits of nearby strategic growth, whilst at the same time ensuring the vitality and viability of smaller localised economies, through the review of the spatial strategy. Ensuring that local town centres and services and facilities at settlements in the plan area are maintained and enhanced is also important and will also provide support for local communities. The SA process can support the development of the Local Plan to ensure that its policies are considerate of impacts on the economy in South Gloucestershire. The process can also be used to demonstrate that impacts on the viability of town centres in the area and surrounding areas have been considered.

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

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

Other National Policies, Plans and Programmes

3.35 Numerous other policies, plans and programmes at the national level are of relevance to preparation of the Local Plan and the SA. Unlike the NPPF, most of the documents focus on a specific topic area which the SA will consider. There will be some overlap between SA topics covered by these plans and programmes where those documents contain more overarching objectives. However, the plans and programmes considered to be of most relevance for the SA have been grouped by the topics they most directly seek to address, and green boxes below each topic heading summarise the implications of the national PPPs (including the NPPF) for the Local Plan and SA.

Climate Change Adaption and Mitigation, Energy Efficiency and Waste Minimisation

3.36 The relevant international and national PPPs under this topic are:

- Green Infrastructure Framework (2023).
- The National Adaptation Programme and the Fourth Strategy for Climate Adaptation Reporting (2023).
- The Biomass Strategy 2023.
- Department for Energy Security and Net Zero, The Carbon Budget Delivery Plan (2023).
- Department for Energy Security and Net Zero, Powering up Britain (2023).
- Department for Energy Security and Net Zero, The Energy Security Plan (2023).
- Department for Energy Security and Net Zero, The Net Zero Growth Plan (2023).
- The Environment Improvement Plan 2023.
- Ministry of Housing, Communities and Local Government, The British Energy Security Strategy (2022).
- HM Government, The Environment Act (2021).
- Department for Business, Energy and Industrial Strategy, The Net Zero Strategy: Build Back Greener (2021).
- Department for Business, Energy & Industrial Strategy, The UK Hydrogen Strategy (2021).
- Department for Business, Energy & Industrial Strategy, The Industrial Decarbonisation Strategy (2021).
- Department for Business, Energy & Industrial Strategy, The Heat and Buildings Strategy (2021).
- HM Government, The Energy Performance of Buildings Regulations (2021).
- Department for Transport, Decarbonising Transport: Setting the Challenge (2020).
- Department for Business, Energy & Industrial Strategy, The Energy White Paper: Powering our Net Zero Future (2020).
- HM Government, Flood and Coastal Erosion Risk Management: Policy Statement (2020).
- HM Government, The 25 Year Environment Plan (2018).
- HM Government, UK Climate Change Risk Assessment 2017 (2017).
- HM Government, The Clean Growth Strategy (2017).

- United Nations Paris Climate Change Agreement (2015).
- The 2030 Agenda for Sustainable Development (2015).
- Ministry of Housing, Communities and Local Government, National Planning Policy for Waste (NPPW) (2014).
- Defra, Waste Management Plan for England (2013).
- Department of Energy & Climate Change, The Energy Efficiency Strategy (2012).
- Defra and the Environment Agency, Understanding the risks, empowering communities, building resilience: The National Flood and Coastal Erosion Risk Management Strategy for England (2011).
- HM Government, The UK Low Carbon Transition Plan: National Strategy for Climate and Energy (2009).
- HM Government, The UK Renewable Energy Strategy (2009).
- HM Government, The Climate Change Act (2008).
- HM Government, Planning and Energy Act (2008).

Implications for the Local Plan and SA

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

The SA can test policy options in relation to the contributions they make towards these aims. It should also appraise the contribution individual sites can make to limiting carbon emissions (including through the uptake of more sustainable sources of energy). Sites should also be considered in terms of the impact they will have in terms of promoting climate change adaptation as well as reducing flood risk and the amount of waste that goes to landfill.

Health and Well-being

3.37 The relevant international and national PPPs under this topic are:

- Levelling-up and Regeneration Act 2023.
- Department for Levelling Up, Housing and Communities, A fairer private rented sector White Paper (2022).
- Department for Levelling Up, Housing and Communities, The Levelling Up the United Kingdom White Paper (2022).
- Department of Health and Social Care, Build Back Better: Our Plan for Health and Social Care (2021).
- Department for Health and Social Care and Cabinet Office, COVID-19 Mental Health and Wellbeing Recovery Action Plan (2021).
- Public Health England, Using the planning system to promote healthy weight environments (addendum) (2021).
- Ministry of Housing, Community and Local Government, The Charter for Social Housing Residents: Social Housing White Paper (2020).
- Public Health England, PHE Strategy 2020-25.
- The 2030 Agenda for Sustainable Development (2015).
- Ministry of Housing, Communities and Local Government, Planning Policy for Traveller Sites (2015).
- HM Government, Laying the foundations: housing strategy for England (2011).
- The United Nations Declaration on Sustainable Development (Johannesburg Declaration) (2002).
- United Nations Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters (the 'Aarhus Convention') (1998).

Implications for the Local Plan and SA

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

considerate of local needs with regards to housing size, tenure and type, including the needs of Travellers.

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

Environment (biodiversity/geodiversity, landscape and soils)

3.38 The relevant international and national PPPs under this topic are:

- Green Infrastructure Framework (2023).
- The Environment Improvement Plan 2023.
- Nature Recovery Network (2022).
- Establishing the Best Available Techniques for the UK (UK BAT) 2022.
- The Environment Act (2021).
- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations (2019).
- The Conservation of Habitats and Species Regulations 2017 (SI 2017/1012), as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579).
- Defra, A Green Future: Our 25 Year Plan to Improve the Environment (2018).
- The 2030 Agenda for Sustainable Development (2015).
- United Nations Declaration on Forests (New York Declaration) (2014).
- Defra, Biodiversity offsetting in England Green Paper (2013).
- Defra, Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011).
- The Countryside and Rights of Way Act 2010.
- Defra, Safeguarding our Soils – A Strategy for England (2009).
- England Biodiversity Strategy Climate Change Adaptation Principles (2008).
- The Natural Environment and Rural Communities Act (2006).
- European Landscape Convention (2002).
- The European Landscape Convention (2000).
- International Convention on Wetlands (Ramsar Convention) (1976).
- International Convention on Biological Diversity (1992).
- European Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) (1979).
- European Convention on the Conservation of European Wildlife and Natural Habitats (1979).
- International Convention on Wetlands (Ramsar Convention) (1976).
- National Parks and Access to the Countryside Act 1949.

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

Implications for the Local Plan and SA

The Local Plan should be prepared to limit the potential for adverse impacts on biodiversity and geodiversity as well as important landscapes (including those that are designated) and higher value soils. The Plan area includes part of the Cotswolds National Landscape and is bordered by or contains a number of internationally and nationally important biodiversity sites. These will need to be protected through planning policy. The Plan should also take into account non-designated landscapes identified to be particularly sensitive to development and non-designated habitats which form part of wider ecological network. The plan also presents opportunities to promote the achievement of net gain in biodiversity. It can also be used to encourage the re-use of brownfield land and protect more valuable agricultural soils from development. Benefits may be achieved by directing development to less sensitive locations. The allocation of new sites for development and updated planning policy can also be used to achieve habitat connectivity through the provision of new green infrastructure.

It will be role of the SA to test the policy options in terms of the effect they will have on biodiversity sites and habitats as well as valuable landscapes. The effects of these options in relation to promoting the development of brownfield land and limiting the loss of valuable agricultural soils should also be appraised. When

identifying site options, these should be considered in relation to these issues also, making use of the findings of the HRA and landscape character assessment work where appropriate.

Historic Environment

3.40 The relevant international and national PPPs under this topic are:

- Historic England Corporate Plan 2022-23.
- HM Government, The Environment Act (2021).
- The Heritage Alliance, Heritage 2020.
- Department for Digital, Culture Media and Sport, The Heritage Statement (2017).
- Historic England, Sustainability Appraisal and Strategy Environmental Assessment: Historic England Advice Note 8 (2016).
- HM Government, The Government's Statement on the Historic Environment for England (2010)
- Valletta Treaty, formerly the European Convention on the Protection of Archaeological Heritage (1992)
- HM Government, Planning (Listed Buildings & Conservation Areas) Act 1990
- European Convention for the Protection of the Architectural Heritage of Europe (1985)
- HM Government, Ancient Monuments & Archaeological Areas Act 1979
- The United Nations (UNESCO) World Heritage Convention (1972)
- United Nations (UNESCO) World Heritage Convention (1972).
- HM Government, Historic Buildings and Ancient Monuments Act 1953

Implications for the Local Plan and SA

The potential impact of new development on the historic environment, including local character as well as designated and non-designated heritage assets and their respective settings should also inform the preparation of the Local Plan. Particular regard may be given to protecting heritage assets which have been identified as being 'at risk' (both at the national and local level). Policies should be included to address these issues and site options should be considered with regard to the potential for related issues.

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

Water and Air

3.41 The relevant international and national PPPs under this topic are:

- HM Government, The Environment Act 2021.
- Defra, Clean Air Strategy 2019.
- HM Government, The Road to Zero (2018).
- HM Government, 25 Year Environment Plan (2018).
- HM Government, The Water Environment Regulations (2017).
- HM Government, The UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations (2017).
- Environment Agency, Managing Water Abstraction (2016).
- HM Government, The Water Supply (Water Quality) Regulations (2016).
- HM Government, The Environmental Permitting Regulations (2016).
- HM Government, The Air Quality Standards Regulations (2016).
- The 2030 Agenda for Sustainable Development (2015).
- HM Government, National Policy Statement for Waste Water (2012).
- Defra, Water White Paper (2012).
- HM Government, Future Water: The Government's Water Strategy for England (2008).
- Defra, The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007).
- HM Government, Environmental Protection Act 1990.

Implications for the Local Plan and SA

The Local Plan should consider setting out policies to promote the efficient use of water and limit all types of pollution including water and air pollution. It should also seek to limit pressure on the wastewater treatment (WwT) infrastructure and water supply. When considered, the allocation of sites for development should take account of areas which have highest

sensitivity in relation to these issues, including Source Protection Zones (SPZ) and Air Quality Management Areas (AQMA). To limit the potential for air quality issues to be intensified as development is delivered over the plan period the Local Plan should also factor in the contribution specific site options can make to achieving modal shift and limiting the need for residents to travel.

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

Economic Growth

3.42 The relevant international and national PPPs under this topic are:

- Levelling-up and Regeneration Act 2023
- Department for Levelling Up, Housing and Communities, The Levelling Up the United Kingdom White Paper (2022).
- HM Treasury, Build Back Better: Our Plan for Growth (2021).
- Defra, Agricultural Transition Plan 2021 to 2024.
- UK Parliament, Agriculture Act 2020.
- HM Government, Industrial Strategy: building a Britain fit for the future (2018).
- LEP Network, LEP Network response to the Industrial Strategy Green Paper Consultation (2017).
- Infrastructure and Projects Authority, National Infrastructure Delivery Plan 2016-2021.
- The 2030 Agenda for Sustainable Development (2015).

Implications for the Local Plan and SA

The Local Plan should allocate land to support the projected level of economic growth required over the Plan period. Local Plan policies should be included to help promote sustainable economic and employment growth to benefit all members of the community as to reduce disparity in the plan area. This should include support for the infrastructure required for the economy to function successfully. Local economic growth should be considered in the light of wider economic growth of the West of England. When considered, employment sites should be located to enable local people to be able to access the new employment opportunities. Local Plan policies may also seek to promote the viability of town centres.

The SA can test individual site and policy options in relation to the contribution they can make to achieving these aims. When considered, employment site options should be appraised in terms of the contribution they can make to meeting the employment land requirements of South Gloucestershire as well as the access residents would have to the employment opportunities delivered.

Transport and Accessibility

3.43 The relevant international and national PPPs under this topic are:

- Future of Transport: supporting rural transport innovation (2023).
- Department for Levelling Up, Housing and Communities, The Levelling Up the United Kingdom White Paper (2022).
- Secretary for Transport, The Cycling and Walking Investment Strategy Report to Parliament (2022)
- HM Government, The Environment Act 2021.
- Department for Transport, Decarbonising Transport: A Better, Greener Britain (2021).
- Department for Transport, Decarbonising Transport: Setting the Challenge (2020).
- Department for Transport, Transport Investment Strategy (2017).
- Highways England, Sustainable Development Strategy and Action Plan (2017).
- HM Government, The Road to Zero.
- The 2030 Agenda for Sustainable Development (2015).
- Department for Transport, Door to Door: A strategy for improving sustainable transport integration.

Implications for the Local Plan and SA

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

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

Sub-national Policy Context

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

Surrounding Development Plans

3.45 Development in South Gloucestershire will not be delivered in isolation from those areas around it. Given the interconnection between South Gloucestershire and the surrounding areas there is potential for cross-boundary and in-combination effects where development is proposed through development plans in neighbouring authorities. The presence of the Severn Estuary means that South Gloucestershire is only directly adjoined by other local planning authority areas to the north, south and east.

3.46 A summary of the following plans for local authority areas and marine plan areas which border South Gloucestershire are also provided in **Appendix B**:

- Bath and North East Somerset Core Strategy (Adopted 2014), Placemaking Plan (Adopted 2017) and Core Strategy Partial Update (Adopted January 2023). The Council is currently working on a new Local Plan, and an Options consultation was undertaken in Spring 2024.
- Bristol Core Strategy (Adopted June 2011). The Council is also working on its review of the Local Plan and submitted the Local Plan publication version to the Secretary of State on 25 April 2024. Examination hearing sessions are scheduled to commence in late February 2025.
- Cotswold District Local Plan 2011-2031 (Adopted August 2018). The District Council is in the process of partially updating its Local Plan and an Options consultation took place from February to April 2024.
- South West Inshore and South West Offshore Marine Plan (Adopted June 2021).
- Stroud District Local Plan (Adopted 2015). The new Stroud Local Plan was submitted for Examination on 25th October 2021 and at the time of writing, the Examination process is ongoing.
- Wiltshire Core Strategy (Adopted 2015). The Council is currently preparing the Local Plan Review and submitted the Local Plan to the Secretary of State on 28 November 2024. Wiltshire's Gypsies and Travellers Development Plan Document (DPD) forms part of the Local Plan and was submitted to the Secretary of State alongside the Local Plan. Once adopted, it will replace Core Policy 47 in the Wiltshire Core Strategy.

Baseline Information

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

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

- *"(2) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.*
- *(3) The environmental characteristics of areas likely to be significantly affected."*

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

3.50 Information on existing environmental, social and economic conditions in the Plan area provides the baseline against which the plan's effects can be assessed in the SA and monitored during the Plan's implementation. Baseline information can also be combined with an understanding of drivers of change that are likely to persist regardless of the Local Plan to understand the likely future sustainability conditions in the absence of the Local Plan.

3.51 The baseline information for South Gloucestershire is presented in **Appendix C**.

Key Sustainability Issues

3.52 Key sustainability issues for South Gloucestershire were originally identified in light of the policy review and baseline information included in the SA Scoping Report (October 2020). These issues were updated to reflect responses received during consultation on the Scoping Report. The key issues identified through the analysis of the baseline, policy context and the consultation process are summarised in **Table 3.1**.

3.53 It is also a requirement of the SEA Regulations that consideration is given to the likely evolution of the environment in the plan area (in this case South Gloucestershire) if the new Local Plan was not to be implemented. This analysis is also presented in the second column of **Table 3.1** in relation to each of the key sustainability issues.

3.54 The information in the table shows that, in general, the current trends in relation to the various social, economic and environmental issues affecting South Gloucestershire would be more likely to continue without the implementation of the new Local Plan, although the policies in the adopted South Gloucestershire Local Plan would still go some way towards addressing many of the issues. In most cases, the new Local Plan offers opportunities to directly and strongly affect existing trends in a positive way, through an up-to-date plan which reflects the requirements of the NPPF and Planning Policy for Traveller Sites (PPTS).

Table 3.1: Key sustainability issues for South Gloucestershire

Key Sustainability Issue for South Gloucestershire	Opportunities Presented by the Local Plan
Climate Change is likely to affect biodiversity, increase hazards from fluvial flooding and also affect the social and economic aspects of life. The diverse character of South Gloucestershire (in that it neighbours Bristol City and the draw this creates for jobs, tourism, accommodation etc. is in stark contrast to the rural areas that are dispersed) means that there are likely to be difficulties with regards to the reductions in greenhouse gas emissions.	Climate change is likely to have on-going effects regardless of the Local Plan. The effects of climate change are resulting in extreme weather events becoming more common and more intense. Flood risk is of particular significance in this regard, alongside heatwaves and drought. The adopted Local Plan already includes policies seeking to address this issue, and these would continue to apply in the absence of the new Local Plan through the NPPF. The new Local Plan presents an opportunity to build on these overarching policies through more specific policies and site allocations that act positively with respect to climate change, especially those that limit the need to travel through the appropriate siting and design of new development or consider flood risk. The Local Plan also offers the opportunity to: ■ Increase the requirement for zero carbon, energy efficient building design and construction in new development, and support retrofitting to decarbonise heating. ■ Promote green infrastructure to deliver flood retention, shading/ cooling, air quality improvements and safe havens for vulnerable species. ■ Increase renewable and low carbon energy generation. ■ Minimise the need to travel and decarbonise travel where it is needed. Having declared a Climate Emergency within the authority, inclusion in the Local Plan helps strengthen the ability to reduce the impacts of climate change.
New development in South Gloucestershire will mean there will be increasing demands for **energy provision** in the future.	The delivery of new homes and other development over the plan period could increase demand for energy consumption in South Gloucestershire. At present, the adopted Local Plan includes policies seeking to address this issue, and these could continue to apply in the absence a new Local Plan. The Local Plan offers the opportunity to update these policies to encourage improved energy efficiency across the plan area and increase the proportion of energy which is supplied by renewable sources.
South Gloucestershire contains many areas of **high ecological value** including sites of international and national importance. These and undesignated areas are under threat from urbanising pressures (pollution of soils, water, air and light as well as noise pollution), as well as disturbance and damage from recreational use and also invasive non-native species.	Pressures on the natural environment in the authority are likely to continue regardless of the new Local Plan. It will be important to consider the potential for effects on designated biodiversity sites as well as on wider ecological networks. Effects will be influenced by climate change, and there is potential for effects from new development as a result in of direct habitat loss, damage and fragmentation. The adopted Core Strategy and Policies, Sites and Places Plan already includes policies seeking to address these pressures, and these could continue to apply in the absence a new Local Plan. However, without the site allocations to be made through the Local Plan, further development may not come forward in the most appropriate locations and impacts on biodiversity could be amplified. The Local Plan also offers the opportunity to update planning policy in relation to the protection of areas which are of importance in terms of their biodiversity and geodiversity with consideration for the future evolution of development in South Gloucestershire. The Local Plan should also help to promote biodiversity net gain and good and effective biosecurity practices. The SA for the new Local Plan will incorporate the findings of other technical work

Key Sustainability Issue for South Gloucestershire	Opportunities Presented by the Local Plan
	undertaken, including the Habitats Regulations Assessment, which will provide further insight into biodiversity impacts and present opportunities to limit adverse impacts at such locations.
The **countryside** is under pressure from urbanising influences which are driven by a need for new housing provision and economic growth and infrastructure improvements to support new growth.	Pressures on the countryside are likely to continue regardless of the implementation of a new Local Plan, although the adopted Core Strategy sets out the areas of growth and locations of development (including Green Belt) mainly within or adjacent to existing urban areas and market towns. The Local Plan presents an opportunity to update and expand on these policies and further mitigate pressures on the countryside through more specific policies and site allocations that take into account their impacts on South Gloucestershire's landscape. The Local Plan will be able to prevent development coming forward in inappropriate locations, and tailor policy to the area's landscape setting. The Local Plan also mentions developing other options for protecting area of open countryside which communities cherish and help develop Strategic Green Infrastructure corridors as an issue relating to Green Belt in South Gloucestershire.
The reliance on the private car for commuting has resulted in areas within South Gloucestershire with **poor air quality** and Air Quality Management Areas (AQMAs) being designated. This is compounded due to the authority's position in relation to the M4, M5 and M32, multiple A Roads and a wide range of industrial activity in the authority.	It is anticipated that traffic congestion and air and noise pollution will continue to increase with the rising population and car dependency will continue to be high. The adopted Core Strategy already contains policy that seeks to provide strategic transport infrastructure, that would remain in place without the new Local Plan. The Local Plan presents the opportunity to update and expand on the existing policy and minimise the need to travel and decarbonise travel where it is needed. Having declared a climate emergency within the authority, inclusion in the Local Plan helps strengthen the ability to minimise development's impact. The Local Plan could further identify how poor air quality has a direct effect on health, and traffic related pollution is another big issue.
South Gloucestershire has a varied and distinctive **landscape character** from the nationally designated Cotswolds National Landscape to more local hillsides, valleys and features, which are under pressure from new development.	Without intervention, development could happen in an unplanned and ad hoc manner, which has the potential to impact on landscape character within South Gloucestershire. This includes the potential for detrimental development to occur within the National Landscape and its wider setting. The adopted Local Plan already includes policies to protect and enhance the landscape, including those that ensure development proposals are only deemed acceptable where they conserve and where appropriate, enhance the quality, amenity, distinctiveness and special character of the landscape. The Local Plan offers the opportunity to update the current policy position in response to the evolution of the area, and development pressures it faces through more specific development management policies and site allocations that are selected following consideration of their impacts on landscape character through the SA.
South Gloucestershire includes a number of **historic assets** of designated importance which are under pressure from new development.	Without intervention, development could happen in an unplanned and ad hoc manner, which has the potential to impact on heritage assets within South Gloucestershire. The adopted Local Plan includes policies that seek to protect and enhance the historic environment which would continue to apply in the absence of a new Local Plan. The new Local Plan provides the opportunity for development to be located in areas which are less sensitive in terms of their impact on heritage assets (with consideration for other sustainability issues) through the SA process applied to potential site allocations. The

Key Sustainability Issue for South Gloucestershire	Opportunities Presented by the Local Plan
	Local Plan provides a way of updating the policy position the Council has taken with regards the protection of heritage assets and their setting through appropriate development policies.
There are areas of high flood risk, particularly around the Severn Estuary and main river corridors. Parts of South Gloucestershire are liable to **flooding**.	Without intervention, development could happen in an unplanned and ad hoc manner, which has the potential to impact on flooding within South Gloucestershire. The adopted Local Plan already includes policies that seek to reduce flood risk through the appropriate siting of development, supporting the provision of SuDS and other proposals which would reduce vulnerability to flood risk. These policies would continue to apply in the absence of a new Local Plan. The Local Plan offers the opportunity to locate development in locations which present the lowest flood risk, as well as encourage flood resilient development. The also plan provides an opportunity to encourage Natural Flood Management measures which can provide benefits in terms of reduced flood risk and support for local biodiversity, including green infrastructure and SuDS.
Parts of the authority fall within a nitrate vulnerable zone, which indicates that some water bodies are exposed to significant levels of nitrates, with a potential impact on local **water quality**. In addition, phosphates are one of the main reasons water bodies fail their Water Framework Directive status. New development puts pressure on both ground and surface waters, in terms of both quality and quantity.	Without intervention, development could happen in an unplanned and ad hoc manner, which has the potential to impact on water quality and quantity within South Gloucestershire. The adopted Local Plan includes policies to protect and enhance water quality which would continue to apply in the absence of a new Local Plan. The Local Plan presents the opportunity to allocate new development at sites which are less likely to have adverse impacts in terms of their local water quality following their consideration through the SA process. There is also the opportunity to include new development management policies thereby updating the planning policy provision in protecting the quality of water including ground and surface waters. All new development should be encouraged to be nutrient neutral in terms of phosphates and nitrates. While the Environment Agency notes that wastewater infrastructure should also include practical inclusion of appropriate phosphate / nitrate / nutrient stripping facilities, this is not something that can be addressed by the Local Plan. New Local Plan policies also present an opportunity to help to limit adverse impacts resulting in terms of water quantity (e.g. through encouraging water efficiency techniques within new developments).
Demography of the area – An increasing number of people live in South Gloucestershire and our population is increasing in age. An ageing population will require careful consideration of the adaptability and accessibility of new homes, infrastructure, services and facilities.	The ageing population is likely to continue regardless of the implementation of a new Local Plan. The adopted Local Plan includes policies that seek to encourage new developments that contribute to the provision of sustainable and inclusive communities that would continue to apply in the absence of a new Local Plan. The Local Plan offers the opportunity to build on this policy approach through development management and site allocation policies which will help to meet the requirements of the future age structure of South Gloucestershire. In addition to development management policies which promote the provision of homes suitable for all sections of the community this will include the consideration of sites in terms of access to existing services centres and services and facilities through the SA process.
Inequalities and Deprivation – Despite being a relatively affluent authority there are inequalities relating to access to employment, educational attainment and health, which are focused in certain	It is expected that areas of inequalities and deprivation will be maintained or worsened without intervention. Although not explicit in the adopted Local Plans, opportunities to consider access to healthcare, open spaces and other recreational facilities would have been considered during identification and allocation of sites.

Key Sustainability Issue for South Gloucestershire	Opportunities Presented by the Local Plan
areas which are designated as priority neighbourhoods. There are pockets in the authority that are recognised areas of deprivation and where evidence from a range of measures show that residents experience social deprivation and lower life expectancy.	The Local Plan presents further opportunities to allocate new housing development sites at locations which are in close proximity to existing healthcare facilities, open spaces and other facilities which might encourage healthier lifestyle choices including increased levels of physical activity. The new Local Plan might also be used to protect existing assets from development, and to include policy direction regarding housing types, mix, size, design and inclusion of private outdoor space.
There is a need to ensure that there are **employment sites** available to accommodate businesses of all sizes, including key local sectors in a rapidly changing economic and retail environment. Employment sites across the urban areas have been lost to other uses, particularly housing.	Without the implementation of new site allocations to be included in the new Local Plan there may be less certainty about the delivery of employment land and necessary transport infrastructure and therefore any potential for economic stagnation would be less likely to be addressed. The Local Plan presents the opportunity to protect employment sites that are important for the local economy over the plan period, setting out land for new sites. It also presents the opportunity to assess existing safeguarded employment sites for their suitability to be redeveloped to incorporate more flexible and adaptable uses (where possible), to ensure that the needs of businesses are met for the plan period.
Ensuring there is a **balanced range of safeguarded employment land** across South Gloucestershire, so that all communities have access to job opportunities that are accessible by walking, cycling and effective public transport in order to create and maintain sustainable communities. Employment land is being lost throughout South Gloucestershire due to pressure for housing. Areas in the East Fringe have a lower job to population ratio, consequently commuting patterns are higher. The loss of safeguarded employment land has been particularly noticeable in the East Fringe – with the loss of nearly 17ha of land from employment uses.	It is expected that employment land could continue to be lost to housing development within South Gloucestershire. The adopted Local Plan provides guidance for where development should go across the authority, as well as preventing the loss of employment land which would continue to apply in the absence of a new Local Plan. The Local Plan provides the opportunity to amend and strengthen the policies surrounding the loss of employment land alongside limiting the loss of employment land and allocating land in key areas to rebalance the jobs to resident ratio. The Local Plan further presents the opportunity to ensure that there are sufficient jobs in local areas, to minimise the impacts of commuting on the environment and to allow existing and new businesses to invest and grow within South Gloucestershire.
Town Centres and High Streets face evolving pressures in terms of outside retail offers and the continued importance of e-retailing and the provision of services online. This has led to an increase in vacancies in the town centres.	In line with national trends, it is expected that town centre vacancies are expected to increase within South Gloucestershire. There are a number of policies in the Local Plan that seek to protect and enhance the vitality and viability of the town centres which would continue to apply in the absence of a new Local Plan. The Local Plan provides the opportunity to incorporate updated policies to protect the evolving role of the town centres.

Key Sustainability Issue for South Gloucestershire	Opportunities Presented by the Local Plan
Promoting Healthy Lifestyles – residents in South Gloucestershire are generally healthier and have a better life expectancy than the national average. However, there is an upward trend in chronic diseases, which reflects increases in the elderly population and the prevalence of child and adult obesity. Poor air quality also has a direct effect on health in parts of the plan area given the prevalence of high volumes of traffic.	It is likely that without intervention, development in the plan area could be located so that issues of air quality deteriorate and sensitive uses are provided in areas which are most affected by this issue. The provision of new development in a manner which does not provide good access to essential services and facilities and does not allow for the incorporation of infrastructure to support active travel is also less likely to encourage active lifestyles in South Gloucestershire. There are policies in the adopted Policies, Sites and Places Plan that promote health and wellbeing and active travel which would continue to apply in the absence of a new Local Plan. The Local Plan provides the opportunity to incorporate updated policies to distribute new development as to encourage travel by active modes and enhanced Active Travel Routes. It can also ensure access to services and facilities which support local public health including the requirement to make new provisions of this type to ensure that existing services do not become overburdened.
Providing enough new homes for the growing and changing population of South Gloucestershire (including affordable and to meet the needs of different groups) is a key issue. This directly impacts the ability of the authority to ensure it meets the government planning requirements to have a 5 year supply of deliverable housing land.	It is expected that a sufficient supply of housing may not be provided to meet the growing and changing population within South Gloucestershire. The adopted Core Strategy seeks to increase the number of houses in South Gloucestershire by providing a minimum of 28,355 new homes of a diverse and affordable range. The majority of this housing is provided through strategic allocations (such as North Yate New Neighbourhood, and Cribbs Patchway New Neighbourhood). However, alongside the need to increase housing provision in the future for all communities including the travelling communities, there is the need to improve the diversity and affordability of stock being delivered. The Local Plan presents the opportunity to build on the strengths of the Core Strategy, and can seek to allocate land that is sustainable, adaptable and affordable. Without the Local Plan, housing supply issues will intensify, and house prices will continue to rise unsustainably. Without the implementation of the site allocations to be included as part of the Local Plan there may be less certainty about the delivery of affordable housing.
Lack of suitable land remaining within existing settlement limits for development causes additional growth pressures in urban areas. This needs to be balanced with achieving a high quality of life and safeguarding our built and natural assets in urban locations.	It is expected that pressure on urban areas will continue within South Gloucestershire. The adopted Local Plan has allocated land that was deemed the most sustainably suitable for development, however, there is increasing pressure for land outside of existing settlements to be developed. The Local Plan presents the opportunity to refresh the settlement boundaries where appropriate to protect the countryside from inappropriate development resulting from growth pressure.
There has been an increase in **growth pressures for rural areas**, and an increased amount of speculative development, particularly outside the Green Belt. This has negatively impacted the unique character, natural and built assets in rural South Gloucestershire.	It is expected that pressure on rural areas will continue within South Gloucestershire. Given the housing requirements for the region, there is a risk of speculative and ad-hoc development in the absence of a new Local Plan. The Local Plan presents the opportunity for well-planned rural growth which can assist in providing new homes, affordable housing and support rural services, facilities and long-term sustainability.

Key Sustainability Issue for South Gloucestershire	Opportunities Presented by the Local Plan
Need to **safeguard land for infrastructure needed** to support growth, from cycle routes, public transport routes, roads, community, education and health facilities.	In order to achieve sustainable communities, it is important to ensure that sufficient land is available to enable the provision of infrastructure. The Local Plan presents an opportunity to ensure that land is adequately safeguarded for infrastructure provision and to ensure that speculative developments do not sterilise future infrastructure aspirations.
The need to ensure a steady and adequate supply of **minerals**, and avoid the needless sterilisation of mineral resources.	Without intervention, it is expected that insufficient provision will be made for minerals to be worked, and that essential mineral resources will become sterilised through inappropriate development, causing detrimental effects on the aggregates industry in South Gloucestershire and more widely. The Local Plan presents an opportunity to ensure that a steady and adequate supply of minerals is maintained. It also presents an opportunity to ensure minerals are extracted in a sustainable way and that the restoration of former mineral extraction areas within South Gloucestershire is progressed over the coming years.

The SA Framework

3.55 As described in **Chapter 2**, the relevant objectives established via the review of plans, policies, and programmes and the key sustainability issues identified by the baseline review informed development of a framework of sustainability objectives, the SA framework, against which the emerging Local Plan is being assessed.

3.56 Table 3.2 overleaf presents the SA framework for South Gloucestershire. It includes 28 SA objectives which fall within six themes. The table also shows how all of the 'SEA topics' (as listed in Schedule 2 of the SEA Regulations) have been covered by the SA objectives in the SA framework. This reflects the fact that an integrated approach is being taken to the SA and SEA of the South Gloucestershire Local Plan. A small number of changes have been made to the SA framework since it was presented in the Scoping Report, in response to comments received during the Scoping and Phase 2 consultations – these changes are presented as underlined or crossed through text in the table overleaf. They are also detailed in **Appendix A**. One change of note is the removal of SA objective 7a. Green Belt - this has been actioned as Green Belt is a policy designation and not an environmental or sustainability designation.

Table 3.2: SA framework for the South Gloucestershire Local Plan

Theme	Sustainability Objective	SEA Topic
1. Climate change	**1a. To minimise South Gloucestershire's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.** ■ Promote energy efficient and water efficient design. ■ Encourage the provision and use of renewable energy infrastructure. NB: Greenhouse gas emissions associated with travel were covered under another SA objectives.	Air Climatic factors Material assets
	1b. To support South Gloucestershire's adaptation to unavoidable climate change. ■ Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)? ■ Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?	Air Climatic factors Material assets
2. Improve the health, safety and wellbeing of all	**2a. Achieve reasonable access to public open space** (Designated Open Spaces, Town and Village Greens) **and Public Rights of Way**, taking into account quality and quantity. Reasonable distance – In line with Institute of Highways and Transportation (IHT) categories.	Landscape Human health Population
	2b. Minimise the impact of noise on sensitive receptors. Sensitive uses = residential, schools. Relevant distance – Within 100m to noise generating uses.	Human health Population
	2c. Minimise impacts on air quality and locate sensitive development away from areas of poor air quality. Sensitive uses = residential, schools, children's facilities, nursery's, elderly people accommodation.	Air Climatic factors Human health Population
	2d. Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists).	Material assets Human health

Theme	Sustainability Objective	SEA Topic
		Population
3. Support communities that meet people's needs	**3a. Deliver a suitable quantum of high quality affordable housing for South Gloucestershire.**	Material assets Population
	3b. Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire.	Material assets Population
	3c. Achieve reasonable sustainable access to community facilities (Post Office, Dedicated Community Centre, Public House, Library).	Material assets Human health Population
	3d. Achieve reasonable sustainable access to educational facilities (primary schools, secondary schools).	Material assets Population
	3e. Achieve reasonable sustainable access to retail and food buying services and facilities (Town and District Centres or local comparison stores, supermarkets and local convenience stores).	Material assets Population
	3f. Reduce the need to travel and encourage sustainable and active alternatives to motorised vehicles to reduce congestion.	Air Climatic factors Human health
	3g. Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate.	Material assets Population
	3h. Improve access to high speed broadband.	Population
	4a. Deliver a reasonable quantum of employment floorspace.	Material assets Population

Theme	Sustainability Objective	SEA Topic
4. Develop a diverse and thriving economy that meets people's needs	**4b. Achieve reasonable sustainable access to major employment areas.**	Material assets Population Air Climatic factors
5. Maintain and improve environmental quality and assets	**5a. Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings.**	Cultural heritage
	5b. Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings.	Cultural heritage
	5c. ~~Minimise impact on and where possible enhance habitats and species~~ Taking into account the effects of climate change, protect and enhance biodiversity and the nature network, including protected sites and species, to achieve a measurable net gain and greater natural resilience.	Biodiversity Climatic factors Fauna & flora
	5d. Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds National Landscape and its setting).	Cultural heritage Landscape
	5e. Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI.	Biodiversity Climatic factors Fauna & flora Landscape Soil Water
	5f. Promote the conservation and wise use of land, maximising the re-use of previously developed land.	Fauna & flora Landscape Soil

Theme	Sustainability Objective	SEA Topic
	5g. Minimise the loss of productive land, especially best and most versatile agricultural land.	Landscape Soil
	5h. Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere.	Climatic factors Water
	5i. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere.	Climatic factors Water
	5j. Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability.	Water
6. *Use of natural resources*	**6a. Reduce waste.**	Material assets
	6b. Minimise consumption and extraction of minerals.	Material assets

Chapter 4
SA Findings for the Growth Lenses

4.1 This chapter presents an appraisal of the growth lenses that have been considered during the preparation of the Local Plan. The growth lenses were originally developed by South Gloucestershire Council and presented in the Phase 3 Local Plan and were subject to SA in the December 2023 SA Report. The three lenses looked at alternative ways of meeting the housing needs for South Gloucestershire as established by the government's standard method over the period 2025 to 2040. Each of the growth lenses contained a set of sites that could be developed under each lens.

4.2 The site options that had been identified at that time were each assessed through the Housing and Economic Land Availability Assessment (HELAA) process to understand the site's potential capacity and suitability for potential allocation through the Local Plan. Sites that were assessed as unsuitable, unavailable, and unachievable were considered to be undeliverable/ undevelopable and were not considered at the next stage to inform generation of reasonable alternatives. The sites that passed the HELAA were then considered against emerging objectives to inform the three strategic scale reasonable alternatives (lenses). Three lenses were investigated which considered national planning objectives and local council objectives, all of which were appraised in the December 2023 SA Report.

4.3 As explained in the Topic Paper consultation, some additional sites had at this stage been added to each lens and as such the previous SA work was updated to take this into account. The updated appraisal of the lenses also reflected the latest SA findings for those sites where boundaries had changed since the last stage of the SA.

4.4 Eighteen of the new site options passed the pre-lens assessment and were then apportioned to one or more of the lenses. Out of the new and revised sites appraised in the Topic Paper SA, 14 sites had been amended or added to Lens 1, 25 sites to Lens 2 and 20 sites to Lens 3. Sites were apportioned in line with the process set out in the Topic Paper and used previously to create the lenses.

4.5 The three growth lenses were as follows:

- 1: No Green Belt loss – The focus of this lens is to maintain the current extent of the Green Belt by allocating development within and around the Market Towns, rural villages and through new settlements.

- 2: Urban edge – The focus of this lens is to allocate new jobs and homes within areas that surround the main urban areas, namely, the north and east fringes of Bristol and the Severnside employment area.
- 3: Transport corridors and rail hubs – The focus of this lens is to allocate the majority of new homes along established key public transport routes and hubs.

4.6 The SA findings for the growth lenses were presented in the Topic Paper SA and are repeated below. **Table 4.1** summarises the likely effects of the lenses and the SA findings for the sites included in each lens are presented in **Tables 4.2, 4.3 and 4.4**.

Table 4.1: Summary of SA findings for the Growth Lenses

SA Objectives	Growth Lens 1: No Green Belt Loss	Growth Lens 2: Urban Edge	Growth Lens 3: Transport Corridors
1a. Contributing to climate change	?	?	?
1b. Adaptation to climate change	?	?	?
2a. Public open space	+/-?	+/-	+/-?
2b. Noise	-?	--?	-?
2c. Air quality	--/+	++/-	+/-
2d. Access to healthcare services	-	++	+
3a/3b. Housing	+/-	++	++
3c/3d/3e. Access to community facilities, education and retail	-	++	+
3f. Sustainable travel	--/+	++/-	+/-
3g. Deprivation	++?	++?	++?
3h. Digital connectivity	++	+/-	+
4a. New employment floorspace	+/-	+	+/-
4b. Access to major employment areas	+/-	+	+/-
5a/5b. Historic environment	-?	-?	-?
5c. Biodiversity	-?	+/-?	-?
5d. Landscape	-?	-?	-?
5e. Green infrastructure	-?	-?	-?
5f/5g. Land use	--?	--?	--?
5h/5i. Flood risk	-?	--?	-?
5j. Water resources	-?	-?	-?
6a/6b. Waste and resources	0	0	0

Table 4.2: Lens 1 sites

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG019	Land off Charfield Hill, Charfield	?	?	++	0	0	+	+	+	+	+	-	+	0	0	0	--	--	--	?--	--	--	?--	0	--	0	0	0
SG021	Land at Longcross Farm, Cromhall	?	?	++	0	0	+	+	+	+	+	-	+	0	0	0	--	--	-	0	0	--	?--	0	--	0	0	-
SG022	Land between France Lane and Park Street, Hawkesbury Upton	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	-	?--	--	--	?--	0	--	-	0	-
SG025	Land to West of Sodbury Road	?	?	++	0	0	+	++	++	+	--	--	+	0	0	0	--	--	-	-	0	--	?--	0	-	0	0	-
SG036	Land at Windmill Farm, Sodbury Road, Wickwar	?	?	++	0	0	+	+	+	+	--	--	+	0	0	+	0	0	-	-	0	--	?--	0	--	0	0	0
SG055	Land alongside the B4061 (Old Gloucester Road) and the A38 at Whitfield/Falfield	?	?	+	--	0	+	++	++	--	--	--	+	0	0	0	--	--	--	?--	--	--	?--	0	-	0	0	0
SG057	Land at Bristol Road, Cromhall	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	0	0	--	-	--	--	?--	0	--	0	0	-
SG059	Land to rear of Ducie Close, Cromhall, GL12 8AH	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	0	0	--	-	--	--	?--	0	--	0	0	-
SG060	Woodend Farm, Woodend Lane, Cromhall	?	?	+	0	0	+	+	+	--	--	--	+	0	++	0	--	--	--	?--	0	++	?--	0	--	0	?+	-
SG065	Land at Barnhill, Chipping Sodbury	?	?	?--	--	0	+	++	++	+	--	-	+	0	0	+	0	0	--	-	0	++	?--	0	--	0	?+	-
SG098	Land north of Wotton Road, Charfield	?	?	++	0	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	--	?--	0	--	0	0	0
SG107	Land off Park Road	?	?	++	0	0	+	++	++	+	--	--	+	0	0	--	0	0	--	?--	--	--	?--	0	--	0	0	-
SG108	The Ridings, Wickwar Road, Chipping Sodbury	?	?	?--	0	0	+	++	++	--	--	--	+	0	0	+	0	0	--	-	0	--	?--	0	-	0	0	-
SG113	Land to the south of Charfield	?	?	++	0	0	+	++	++	+	+	-	+	0	0	+	--	--	--	--	--	--	?--	0	-	0	0	0
SG115	Buckover Garden Village	?	?	++	--	0	+	++	++	+	--	--	+	0	0	0	--	--	--	?--	--	--	--	0	-	0	0	0
SG121	Land at, Cromhall, South Gloucestershire	?	?	++	0	0	+	+	+	+	--	-	+	0	0	0	--	--	--	-	0	--	?--	0	--	0	0	-
SG158	Land adjacent, Westways, Wotton Road, Rangeworthy	?	?	++	0	0	+	+	+	+	+	--	+	0	0	--	--	--	--	-	0	--	?--	0	--	0	0	-
SG179	Land adjacent, The Bungalow, Cutts Heath	?	?	++	0	0	--	+	+	--	--	--	+	0	0	--	0	0	-	?--	--	+	?--	0	--	0	?+	0
SG228	Land off, Wotton Road, Rangeworthy	?	?	++	0	0	+	++	++	+	+	--	+	0	0	--	0	0	--	-	--	--	?--	0	--	0	0	-
SG323	Stable Folly, Stowell Hill Road, Tytherington	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	--	+	?--	0	--	0	?+	-
SG328	Land to the East of Badminton Road, North of Lockington Road	?	?	++	0	0	+	+	+	+	+	-	+	0	0	0	--	--	--	?--	0	--	?--	0	--	0	0	-
SG405	Land at Pool Farm, Whitfield, Wotton Under Edge	?	?	+	--	0	+	+	+	--	--	--	+	0	0	--	0	0	--	?--	--	--	?--	0	-	0	0	0
SG409	Land to the west of Stowell Hill Road, Tytherington	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	--	--	?--	0	-	0	0	-
SG419	Land at 404 North Road, Yate	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	-	0	--	-	0	--	0	0	-
SG601	Land at Brook Farm Junction 14	?	?	++	--	0	--	+	+	+	--	-	--	0	0	0	0	0	--	-	--	--	?--	0	-	0	0	0
SG620	Land to west of Park Farm	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	-	0	--	--	0	--	0	0	0
SG705	Land to the north of The Old Rectory, Charfield	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	--	--	?--	0	--	0	0	0

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG714	Land at Heneage Lane and The Gables, Falfield	?	?	++	--	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	--	?--	0	-	0	0	0
SG717	Land off Midland Way, Thornbury	?	?	++	0	0	+	+	+	--	--	--	+	0	0	+	0	0	-	?--	--	--	--	0	--	0	0	0
SG731	Land at Townwell, Cromhall	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	0	--	?--	0	--	0	0	-
SG732	Land to rear of 450 North Road, Yate	?	?	+	0	0	+	+	+	--	--	--	+	0	0	--	0	0	--	-	0	+	-	0	--	0	?+	-
SG739	Land at Talbots End, Cromhall	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	?--	0	--	?--	0	-	0	0	-
SG740	Land at Talbots End, Cromhall	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	-	0	0	--	?--	0	--	0	0	-
SG741	Land to North of New Street, Charfield	?	?	++	0	0	+	+	+	+	--	-	+	0	0	+	--	--	--	0	--	--	?--	0	-	0	0	0
SG742	Land adjacent to north of Heath End Garage	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	-	0	--	?--	0	--	0	0	-
SG756	Land west of Sodbury Road	?	?	++	0	0	+	+	+	+	+	--	+	0	0	+	--	--	-	0	--	--	?--	0	--	0	0	0
SG757	Land south of Wickwar Road, Rangeworthy	?	?	++	0	0	+	++	++	+	--	--	+	0	0	--	--	--	--	-	-	--	?--	0	--	0	0	-
SG765	Dunkirk Barn	?	?	+	--	0	+	+	+	--	--	--	+	0	++	0	--	--	--	?--	--	++	?--	0	--	-	?+	-
SG772	The Old Windmill, Falfield (Parcel A)	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	--	--	?--	0	--	0	0	0
SG773	The Old Windmill, Falfield (Parcel B)	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	--	--	?--	0	-	0	0	0
SG776	Land at Rushmoor Dairy, Badminton	?	?	++	0	0	+	+	+	+	--	-	+	0	+	0	--	--	-	?--	0	+	?--	0	--	-	0	-
SG777	Buffer Depot, Acton Turville	?	?	++	0	0	+	+	+	+	--	-	+	0	0	0	--	--	--	?--	0	+	--	0	0	-	?+	0
SG787	Land adjoining Spring Farm	?	?	++	0	0	+	++	++	+	+	--	+	0	0	0	--	--	--	-	0	--	--	0	--	0	0	0
SG801	Land off North Road, Yate BS37 7LJ	?	?	++	0	0	+	+	+	+	--	--	+	0	0	-	0	0	--	-	0	--	?--	0	-	0	0	-
SG817	Land to west of Wotton Road	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	-	-	0	--	--	0	--	0	0	-
SG823	Field to south of Rock View, Engine Common Lane	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	0	0	--	-	0	--	?--	0	--	0	0	-
SG829	Land east of Inglestone Road / Alexander Hosea School, Wickwar, South Gloucestershire	?	?	?--	0	0	+	++	++	+	+	--	+	0	0	+	--	--	--	-	--	--	?--	0	-	0	0	0
SG841	Land to the rear of Home Farm	?	?	?--	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	-	-	--	?--	0	-	0	0	-
SG842	Land at Berrows Mead	?	?	++	0	0	+	+	+	+	--	--	+	0	0	0	0	0	--	0	--	--	?--	0	-	0	0	-
SG851	Land to the west of Wotton Road	?	?	++	0	0	+	+	+	+	+	--	+	0	0	--	0	0	-	0	0	--	?--	0	--	0	0	-
SG853	Land North of Moorslade Lane	?	?	++	--	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	-	--	?--	0	--	0	0	0
SG864	Land South of Luckington Road	?	?	?--	0	0	+	++	++	+	+	-	+	0	0	0	--	--	-	?--	0	--	--	0	--	0	0	0
SG871	Tytherington Quarry, Tytherington Road	?	?	++	--	0	+	+	+	+	--	--	+	0	++	0	--	--	--	?--	--	++	?--	0	--	0	?+	-
SG886	Land to north of New Road, Rangeworthy	?	?	?--	0	0	+	++	++	+	+	--	+	0	0	0	--	--	--	-	--	--	?--	0	--	0	0	-
SG894	Land at Gloucestershire Road	?	?	+	0	0	+	++	++	--	--	--	+	0	0	--	0	0	--	?--	--	--	?--	0	-	0	0	0
SG912	Land east of Chipping Sodbury	?	?	?--	0	0	+	++	++	+	--	+	+	0	0	+	--	--	--	0	--	--	?--	0	-	0	0	0

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG914	Land at Tanhouse Meadows Yate	?	?	++	0	0	+	++	++	--	--	--	+	0	0	0	--	--	--	-	--	--	?--	0	--	0	0	-
SG917	Land at Tytherington	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	0	-	--	--	0	--	0	0	-
SG981	Land to the South of the Bristol Road	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	?	?	--	-	0	--	?--	0	--	0	?+	-

Table 4.3: Lens 2 sites

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG002	Land at, Marsh Farm, East Pucklechurch	?	?	++	0	0	++	++	++	+	+	-	+	0	0	+	--	--	--	-	--	--	?--	0	-	0	0	0
SG004	Land South of Gloucester Road, Almondsbury	?	?	?/--	--	0	++	++	++	+	--	-	+	0	0	+	--	--	--	?/--	--	++	?/--	0	0	0	?/+	-
SG005	Land to the north of Warmley, East Fringe	?	?	?--	--	0	+	++	++	+	+	-	+	0	0	0	--	--	--	?--	--	--	?--	0	-	0	0	-
SG008	West Pucklechurch	?	?	++	--	0	++	++	++	+	+	-	+	0	0	0	--	--	--	?--	--	++	?--	0	0	0	?+	0
SG032	Land at Castle Farm Road, Hanham	?	?	?--	0	0	+	++	++	+	+	-	+	0	0	--	--	--	--	?--	--	--	--	0	-	0	0	-
SG047	Land to the rear of Park Farm, Barry Road, Oldland Common	?	?	?--	--	0	++	++	++	+	++	-	+	0	0	0	--	--	-	?--	--	--	?--	0	-	0	0	-
SG070	Land east of Abson Road, Pucklechurch	?	?	++	0	0	++	++	++	+	--	-	+	0	0	+	--	--	-	-	0	+	?--	0	0	0	?+	0
SG088	Land at, Shrubbery Farm, Shortwood	?	?	++	0	0	+	++	++	--	--	--	+	0	0	0	0	0	-	?--	--	++	?--	0	0	0	?+	0
SG104	Land at Bromley Heath Road, Bromley Heath	?	?	++	--	0	++	++	++	+	--	-	+	0	0	0	--	--	--	-	--	--	--	0	--	0	0	-
SG114	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlands Garden Village)	?	?	?--	--	0	+	++	++	+	++	-	+	0	0	+	--	--	--	?--	-	++	?--	0	0	0	?+	0
SG131	Land at, Cossham Street, Mangotsfield	?	?	?--	0	0	+	++	++	+	++	-	+	0	0	-	--	--	--	?--	--	--	-	0	--	0	0	-
SG209	Land at, Shortwood	?	?	?--	--	0	+	++	++	+	+	+	+	0	0	-	0	0	--	?--	--	--	?--	0	--	0	0	-
SG280	Land south of the B4055, Easter Compton	?	?	?--	--	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	--	?--	--	-	0	0	0
SG346	Land south of Shortwood Hill, Mangotsfield, BS16 9PF	?	?	++	0	0	+	++	++	+	--	--	+	0	0	0	--	--	--	?--	--	--	?--	0	-	0	0	-
SG372	The Sawmiils, Bath Road, Bridge Yate	?	?	?--	--	0	++	++	++	+	--	-	+	0	0	++	--	--	--	?--	--	++	?--	--	--	0	?+	-
SG387	Land at Shortwood	?	?	?--	--	0	+	+	+	+	+	-	+	0	0	--	--	--	--	?--	--	--	--	0	--	0	0	-
SG399	Land at Hambrook Business Park, The Stream, Hambrook	?	?	++	--	0	+	+	+	+	--	-	++	0	0	-	--	--	--	0	--	+	--	--	--	0	?+	-
SG401	Land Between Over Lane and the B4055, Easter Compton	?	?	++	0	0	+	++	++	+	--	--	+	0	0	-	0	0	--	?--	--	--	?--	0	-	0	0	0
SG448	Land at Church Farm, Moorhouse Lane, Hallen	?	?	++	--	0	+	+	+	+	--	--	+	0	0	--	--	--	--	?--	-	+	?--	0	--	0	?+	0
SG459	Land at Westerleigh	?	?	++	--	0	+	++	++	+	--	--	+	0	0	0	0	0	--	?--	--	++	?--	0	--	0	?+	-
SG465	15 and 17a, London Road, Warmley	?	?	++	--	--	+	+	+	+	+	-	+	0	0	++	--	--	--	?--	--	--	?--	0	-	0	0	-
SG481	Land to the east of the B4055, Pilning Station	?	?	++	--	0	++	0	0	+	0	-	+	0	++	0	--	--	--	-	--	--	?--	0	-	0	0	0
SG701	Meadow Lodge Farm, The Hollows, Coalpit Heath, BS36 2UX	?	?	++	--	0	+	++	++	+	--	--	+	0	0	+	--	--	--	?--	--	--	?--	0	-	0	0	-
SG708	Hallen Wood Yard, Berwick Lane, Hallen, Bristol, BS10 7RR	?	?	++	--	0	+	+	+	+	--	--	+	0	0	--	--	--	--	?--	--	+	?--	0	--	0	?+	0
SG719	The Meads, Common Mead Lane, Hambrook	?	?	++	--	0	+	+	+	-	--	-	++	0	0	++	--	--	--	?--	--	+	--	0	--	0	?+	0

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG727	Land on the South Side of Gaunts Earthcott Lane	?	?	?--	0	0	--	++	++	--	--	--	+	0	0	--	--	--	-	?--	0	--	?--	0	-	0	0	0
SG733	South side of 122 Westerleigh Road, Pucklechurch	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	-	0	--	?--	0	--	0	0	0
SG737	Land at 12, The Park, Willsbridge BS30 6EE	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	0	0	--	?--	--	+	?--	0	0	0	?+	0
SG738	Jarretts Garden Centre, Bath Road	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	0	0	--	?--	--	+	--	0	0	0	?+	0
SG747	Land between Hallen Road and Moorhouse Lane, Hallen	?	?	++	--	0	+	++	++	+	--	--	+	0	0	--	--	--	--	?--	-	--	?--	0	-	0	0	0
SG749	The Oaks, Filton Road, Hambrook	?	?	?--	--	0	+	++	++	+	--	-	++	0	0	++	--	--	--	?--	--	++	?--	0	0	0	?+	0
SG755	Swanmoor Stoke	?	?	?--	--	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	++	?--	--	--	0	?+	-
SG760	Land south of Abbots Road	?	?	++	0	0	+	++	++	+	+	-	+	0	0	--	--	--	--	?--	--	--	--	0	-	0	0	-
SG779	Land at Castle Inn Farm	?	?	?--	0	0	--	++	++	+	+	-	+	0	0	--	--	--	--	?--	--	--	--	0	-	0	0	-
SG786	Land off Gaunts Earthcott Lane	?	?	?--	0	0	--	++	++	--	--	--	+	0	0	--	--	--	-	?--	0	--	?--	0	-	0	0	0
SG821	Recreation Ground Oaklands Drive, Almondsbury	?	?	++	--	0	++	+	+	+	+	-	+	0	0	+	--	--	--	0	--	+	?--	0	0	0	?/+	0
SG825	Land off Blackhorse Hill	?	?	?--	--	0	+	++	++	+	--	--	+	0	0	-	--	--	--	?--	--	--	?--	0	-	0	0	0
SG834	Willsbridge Nursery, off Keynsham Road (A4175), Willsbridge	?	?	?--	--	0	+	++	0	+	--	-	+	0	0	++	--	--	--	?--	--	+	--	0	0	0	?+	0
SG840	Land to rear of 60 Westerleigh Road, Pucklechurch, Bristol	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	-	0	--	?--	0	--	0	0	0
SG861	Bolbrek Filton Road	?	?	++	--	0	+	+	+	++	--	+	++	0	0	++	--	--	--	?--	0	--	?--	0	--	0	0	0
SG868	Lower Shortwood	?	?	?--	--	0	+	++	++	+	+	--	+	0	0	0	--	--	--	?--	--	++	?--	0	0	0	?+	-
SG873	Land east of Webbs Heath	?	?	?--	--	0	+	++	++	+	--	--	+	0	0	++	--	--	--	?--	--	--	?--	0	-	0	0	-
SG890	Land at The Paddock	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	--	?--	--	--	?--	0	-	0	0	0
SG896	Glenfern and Land to East of Carsons Road	?	?	++	0	0	+	+	+	+	--	--	+	0	++	0	0	0	--	?--	--	++	-	0	0	0	?+	-
SG897	Land north of A420 and south if Goose Green	?	?	?--	--	--	+	++	++	+	+	-	+	0	0	0	0	0	--	?--	--	--	?--	0	-	0	0	-
SG901	Abson Road Pucklechurch	?	?	++	0	0	++	+	+	+	--	-	+	0	0	+	0	0	--	-	0	--	?--	0	--	0	0	0
SG910	Homeapple Close	?	?	++	--	0	+	0	0	+	0	--	+	0	++	0	--	--	-	?--	--	--	?--	0	--	0	0	-
SG924	Land off Tockington Lane	?	?	++	0	0	++	+	+	+	+	-	+	0	0	--	--	--	--	0	--	+	?/--	0	--	0	?/+	0
SG934	West of Carsons Road	?	?	?--	--	0	+	0	0	+	0	-	+	0	++	0	?	?	--	?--	--	--	-	0	-	0	0	-
SG942	Land to south of Trench Lane, Winterbourne	?	?	++	--	0	++	++	++	+	++	++	+	0	0	0	?	?	--	?--	0	--	?--	0	-	0	0	0
SG946	Pomphrey Hill, Mangotsfield	?	?	?--	0	0	+	+	+	+	+	-	+	0	0	--	?	?	--	?--	--	--	--	0	--	0	0	-
SG956	Frenchay Christmas Tree Farm, Old Gloucester Road, Frenchay	?	?	++	--	0	++	++	++	+	--	-	++	0	0	-	?	?	--	-	--	--	--	0	--	0	0	-

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG980	Land adjacent to Bitton Sports and Social club	?	?	?--	--	0	+	+	+	+	--	-	+	0	0	++	?	?	--	-	--	--	?--	0	0	0	?+	0

Table 4.4: Lens 3 sites

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG004	Land South of Gloucester Road, Almondsbury	?	?	?/--	--	0	++	++	++	+	--	-	+	0	0	+	--	--	--	?/--	--	--	?/--	0	-	0	0	-
SG017	Hicks Common Livery Stables and associated Land	?	?	++	--	0	++	++	++	++	--	+	+	0	0	0	--	--	--	0	0	--	?--	0	--	0	0	-
SG019	Land off Charfield Hill, Charfield	?	?	++	0	0	+	+	+	+	+	-	+	0	0	0	--	--	--	?--	--	--	?--	0	--	0	0	0
SG065	Land at Barnhill, Chipping Sodbury	?	?	?--	--	0	+	++	++	+	--	-	+	0	0	+	0	0	--	-	0	++	?--	0	--	0	?+	-
SG068	Land East of Coalpit Heath	?	?	++	--	0	++	++	++	+	--	+	+	0	0	+	--	--	--	0	0	--	?--	0	--	0	0	-
SG083	Land at Rudgeway	?	?	?--	--	0	+	++	++	+	+	--	+	0	0	--	--	--	--	?--	-	--	?--	0	-	0	0	-
SG084	Corner of Forty Acre Lane, Alveston, BS35 3QU	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	--	--	--	-	-	+	?--	0	0	0	?+	-
SG096	Land at Vattingstone Lane Alveston	?	?	++	0	0	+	++	++	+	+	-	+	0	0	0	--	--	--	0	-	--	?--	0	-	0	0	-
SG098	Land north of Wotton Road, Charfield	?	?	++	0	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	--	?--	0	--	0	0	0
SG100	Land at Badminton Road, Yate	?	?	++	--	0	+	++	++	++	--	-	+	0	0	0	--	--	--	-	--	--	--	0	--	0	0	-
SG102	Land at Upper Hazel Farm, Strode Common, Alveston	?	?	++	0	0	+	++	++	+	+	--	+	0	0	--	--	--	--	?--	--	--	--	0	--	0	0	-
SG108	The Ridings, Wickwar Road, Chipping Sodbury	?	?	?--	0	0	+	++	++	--	--	--	+	0	0	+	0	0	--	-	0	--	?--	0	-	0	0	-
SG110	Land at Roundways Coalpit Heath	?	?	++	0	0	++	++	++	+	+	+	+	0	0	0	--	--	--	?--	-	--	?--	0	-	0	0	-
SG111	Land east and west of Westerleigh Road	?	?	++	0	0	+	++	++	+	--	-	+	0	0	0	0	0	-	-	0	--	?--	0	--	0	0	-
SG113	Land to the south of Charfield	?	?	++	0	0	+	++	++	+	+	-	+	0	0	+	--	--	--	?--	--	--	?--	0	-	0	0	0
SG134	Land to the South of Hardy Lane and West of Lower Tockington Road	?	?	++	0	0	+	++	++	+	--	--	+	0	0	--	--	--	--	-	-	--	?--	0	--	0	0	-
SG159	Land at, Wick Quarry, Wick	?	?	++	0	0	++	+	+	+	--	-	+	0	0	--	--	--	--	?--	--	--	?--	0	0	0	0	-
SG172	Land to the Rear of, London Road, Wick	?	?	++	--	0	++	+	+	+	--	-	+	0	0	--	0	0	--	?--	-	+	?--	0	--	0	?+	0
SG177	Land off, Alveston Hill, Thornbury	?	?	++	0	0	+	++	++	+	+	-	+	0	0	-	--	--	--	-	--	--	?--	0	--	0	0	-
SG181	Site W3, Land off, Bristol Road	?	?	++	0	0	++	+	+	++	++	+	+	0	0	--	--	--	-	0	0	--	--	0	--	0	0	-
SG182	Site W2, Land off, Bristol Road	?	?	?--	0	0	++	++	++	+	--	+	+	0	0	--	0	0	-	-	0	--	--	0	--	0	0	-
SG183	Site W1, Land off, Bristol Road	?	?	++	0	0	++	+	+	+	++	+	+	0	0	--	--	--	-	-	0	--	--	0	--	0	0	-
SG212	Land north of, London Road, Wick	?	?	++	--	0	++	+	+	--	--	-	+	0	0	--	0	0	--	?--	-	--	?--	0	-	0	0	0
SG246	Pitt Farm	?	?	?--	--	0	++	++	++	+	+	-	+	0	0	0	--	--	--	?--	--	--	?--	0	--	0	0	-
SG292	Land at Alveston Road, Old Down	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	0	0	--	?--	--	--	?--	0	--	0	0	-
SG295	Cloisters Road, Winterbourne, BS36 1LL	?	?	++	0	0	++	++	++	++	++	+	+	0	0	-	--	--	--	0	0	--	--	0	--	0	0	-
SG320	Abbots Way, Gloucester Rd, Almondsbury	?	?	+	--	0	+	+	+	--	--	-	+	0	0	--	0	0	--	?--	--	--	?--	0	--	0	0	-

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG332	Land at Hortham Lane, Almondsbury, BS32 4JH	?	?	++	--	0	+	+	+	--	--	-	+	0	0	--	0	0	--	?--	--	--	?--	0	-	0	0	-
SG380	Land off Bristol Road	?	?	++	0	0	++	+	+	+	+	--	+	0	0	--	--	--	--	-	0	--	--	0	--	0	0	-
SG382	Land at Pool Lodge Farm, Dyers Lane, Iron Acton	?	?	++	0	0	+	++	++	+	--	-	+	0	0	++	--	--	--	-	0	--	?--	0	--	0	0	-
SG397	Land at 4 Harris Barton, Frampton Cotterell	?	?	++	0	0	++	+	+	+	--	--	+	0	0	--	--	--	--	-	--	+	?--	0	0	0	?+	-
SG402	Land at New Farm, 215 Bristol Road, Frampton Cotterell	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	0	0	--	-	0	+	--	0	--	0	?+	-
SG419	Land at 404 North Road, Yate	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	-	0	--	-	0	--	0	0	-
SG437	Land to the North of the Railway Line, Winterbourne	?	?	++	0	0	++	+	+	+	+	+	+	0	0	+	0	0	--	0	--	--	?--	0	-	0	0	-
SG446	Land at York Gardens, Winterbourne	?	?	?--	0	0	++	+	+	+	--	-	+	0	0	0	0	0	-	-	0	+	-	0	--	0	0	-
SG452	Land at Lower Woodhouse Farm, Fernhill, Almondsbury	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	--	-	--	--	?--	0	-	0	0	0
SG454	Land Adjoining 294 Badminton Road, Coalpit Heath	?	?	++	--	0	+	+	+	+	--	+	+	0	0	-	0	0	-	-	0	--	?--	--	--	0	0	-
SG470	Land at Beech Hill Farm, Westerleigh Road, Yate	?	?	++	--	0	++	++	++	+	--	-	+	0	0	++	--	--	-	0	0	++	?--	0	--	0	?+	-
SG477	Stover Bridge, Nibley Gardens, Bridge Road	?	?	++	0	0	+	+	+	+	--	-	+	0	0	++	0	0	--	-	0	--	?--	0	--	0	0	-
SG608	Land at Vilner Farm, Thornbury	?	?	?--	--	0	++	++	++	+	--	++	+	0	0	+	--	--	--	?--	--	--	--	0	--	0	0	0
SG613	Land on the north side of Badminton Road	?	?	+	--	0	+	++	++	+	--	--	+	0	0	++	--	--	-	-	--	++	?--	0	--	0	?+	-
SG703	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ	?	?	++	--	0	++	+	+	+	--	-	+	0	0	0	--	--	--	?--	--	+	?--	0	0	0	?+	0
SG704	Land south of Yate Road, Yate	?	?	++	0	0	+	++	++	+	--	-	+	0	0	++	--	--	--	-	--	--	?--	0	--	0	0	-
SG705	Land to the north of The Old Rectory, Charfield	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	--	--	?--	0	--	0	0	0
SG707	Land Next To Hill Crest, Nibley Lane, Nibley, Bristol, BS37 5JG	?	?	++	0	0	+	++	++	+	--	-	+	0	0	++	0	0	-	-	--	--	?--	0	--	0	0	-
SG711	Land at Grey Gables, Vicarage Lane, Olveston	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	-	--	+	--	0	--	0	?+	-
SG715	Land at Merry Heaven Farm, Alveston	?	?	?--	--	0	+	++	++	+	--	+	+	0	0	0	--	--	--	-	--	++	?--	0	--	0	?+	-
SG717	Land off Midland Way, Thornbury	?	?	++	0	0	+	+	+	--	--	--	+	0	0	+	0	0	-	?--	--	--	--	0	--	0	0	0
SG728	Land at North Road, Yate	?	?	++	--	0	+	+	+	+	++	--	+	0	0	++	0	0	--	0	0	+	-	0	0	0	?/+	-
SG729	Land to the east of Bristol Road	?	?	?--	0	0	++	++	++	+	+	--	+	0	0	--	0	0	--	-	--	--	--	0	--	0	0	-
SG732	Land to rear of 450 North Road, Yate	?	?	+	0	0	+	+	+	--	--	--	+	0	0	--	0	0	--	-	0	+	-	0	--	0	?+	-
SG741	Land to North of New Street, Charfield	?	?	++	0	0	+	+	+	+	--	-	+	0	0	+	--	--	--	0	--	--	?--	0	-	0	0	0
SG762	Land west of Winterbourne Hill	?	?	++	0	0	++	++	++	+	+	+	+	0	0	-	0	0	--	0	--	--	--	0	-	0	0	-
SG769	Land north of Haw Lane, Olveston	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	-	--	--	--	0	-	0	0	-

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG771	Land north of The Down, Old Down	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	0	0	--	?--	--	--	--	0	--	0	0	-
SG781	Land North of A38, Alveston	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	--	--	--	?--	--	--	?--	0	--	0	0	-
SG785	Woodhouse Park	?	?	++	--	0	+	++	++	--	--	-	+	0	0	--	--	--	--	?--	--	++	?--	0	0	0	?+	-
SG789	Land by Aust Road and Elberton Road, Olveston (2)	?	?	?--	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	-	--	--	?--	0	--	0	0	-
SG801	Land off North Road, Yate BS37 7LJ	?	?	++	0	0	+	+	+	+	--	--	+	0	0	-	0	0	--	-	0	--	?--	0	-	0	0	-
SG820	Nibley Road Bird Farm, Nibley Lane, Yate BS37 5JG	?	?	++	--	0	+	+	+	+	--	--	+	0	0	++	0	0	-	-	--	--	-	0	--	0	0	-
SG821	Recreation Ground Oaklands Drive, Almondsbury	?	?	++	--	0	++	0	0	+	0	-	+	0	++	0	--	--	--	0	--	--	?--	0	-	0	0	0
SG823	Field to south of Rock View, Engine Common Lane	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	0	0	--	-	0	--	?--	0	--	0	0	-
SG835	Former Silverhill School, Swan Lane, Winterbourne, Bristol BS36 1RL	?	?	++	0	0	++	+	+	++	++	+	+	0	0	--	--	--	-	0	0	+	--	0	--	0	?+	-
SG841	Land to the rear of Home Farm	?	?	?--	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	-	-	--	?--	0	-	0	0	-
SG850	Land west of B4061	?	?	?--	--	0	++	+	+	++	--	++	+	0	0	+	--	--	--	-	--	--	--	--	--	0	0	0
SG855	Land at Dyers Lane	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	--	--	--	-	0	--	?--	0	--	0	0	-
SG885	Site W2, Land off, Bristol Road	?	?	?--	0	0	++	++	++	+	--	+	+	0	0	0	--	--	--	-	0	--	--	0	--	0	0	-
SG892	Land at Hortham Lane, Almondsbury	?	?	?--	--	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	--	?--	0	-	0	0	-
SG906	Land Adjacent to 82 Gloucester Road Rudgeway BS35 3RS	?	?	++	--	0	+	+	+	+	--	--	+	0	0	--	--	--	--	?--	-	+	?--	0	--	0	?+	-
SG924	Land off Tockington Lane	?	?	++	0	0	++	+	+	+	+	-	+	0	0	--	--	--	--	0	--	--	?/--	0	--	0	0	0
SG926	The Quarters Colony Farm	?	?	?--	--	0	+	++	++	--	--	--	+	0	0	0	0	0	--	?--	--	+	?--	0	--	0	?+	0
SG927	The Old Vicarage	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	--	--	--	?--	--	+	?--	0	--	0	?+	-
SG928	Land to the North of Berkeley Vale Motors	?	?	?--	--	0	+	+	+	+	+	-	+	0	0	--	0	0	--	-	0	+	?--	0	--	0	?+	-
SG929	Land at Swan Lane	?	?	++	0	0	++	+	+	+	+	+	+	0	0	0	--	--	-	-	-	--	--	0	--	0	0	-
SG963	CEMEX Floors, London Road, Wick,	?	?	++	--	0	++	+	+	+	--	-	+	0	0	0	?	?	--	?--	--	+	?--	0	0	0	?+	-

Discussion of likely sustainability effects of the Growth Lenses

4.7 The text below summarises the likely sustainability effects of the three growth lenses. Note that this text was originally presented in the SA Report for the Housing Land Supply Topic Paper (July 2024) and no changes have been made since then (that itself comprised an updated version of the summary of SA findings for the growth lenses that was previously presented in the Phase 3 Local Plan SA Report).

4.8 New development in any location will generate new demands for energy and, consequently, this will lead to increased greenhouse gas emissions and increased contributions toward climate change. However, the extent of this is dependent on the proposed overall scale of growth and the design of individual developments and is unlikely to be significantly affected by the spatial strategy. Factors determining the impacts of development include the use of climate change mitigation and adaptation measures, such as appropriate building orientation, SuDS, energy efficient and water efficient design and renewable energy infrastructure. The extent to which the growth lenses would result in increased car use, in particular lenses 1 and 3 that may result in longer distance commuting by private car with associated emissions, is considered separately under SA objective 3f: Sustainable travel. All three lenses are therefore considered to have uncertain effects in relation to **SA objective 1a: Contributing to climate change** and **SA objective 1b: Adapting to climate change**.

4.9 Designated public open spaces tend to be more heavily concentrated in the urban areas where access to natural and semi-natural open space is more limited. As growth lens 2 focuses development in communities in close proximity to the existing urban area such as the North and East Fringes of Bristol and the Severnside employment area it is expected to have a mixed minor positive and minor negative effect in relation to **SA objective 2a: Public open space** as development would be located in areas with more readily accessible green space, however demand for development land may place pressure on these designated open spaces. This is reflected in the likely effects of the sites in that lens, including SG114, SG131, SG209, SG779 which fall under lens 2 and have been found to have potential but uncertain significant negative effects in relation to objective 2a.

4.10 Growth lenses 1 and 3 seek to distribute development in a more dispersed pattern, shifting growth away from the urban areas and focusing development across the more rural parts of the plan area. As such, these lenses may place less pressure on public open space in the market towns and rural villages prioritised under these lenses, including Chipping Sodbury, Thornbury and Yate. Development under these lenses does, however, risk placing more pressure on the public open spaces available, including rural Public Rights of Way, if they are not prioritised and protected within development, however this is uncertain at this stage. An uncertain mixed (minor positive and minor negative) effect is therefore identified for both lenses 1 and 3 in relation to SA **objective 2a: Public open space**.

4.11 All growth lenses are expected to have a negative effect in relation to **SA objective 2b: Noise** as some level of increased noise pollution is expected to result from any new form of development, particularly in the short term during the construction phase. The severity of any such noise pollution is dependent on the overall scale of growth and the design of individual developments, as well as the extent of sensitive receptors nearby. As lens 2 seeks to extend development through focussing growth in the greater Bristol urban area, it is likely that new development will be exposed to higher rates of noise pollution. A significant negative effect is therefore identified. This is reflected in the likely effects identified for the sites in lens 2, including SG596, SG708, SG719 and SG747, which have been found to have potential significant negative effects in relation to objective 2b. Although lens 1 includes a new settlement at Buckover, in general, lenses 1 and 3 involve a larger number of smaller site allocations, which reduces the reliance on large sites such as urban extensions and new settlements. Such small, more proportionate growth is less likely to generate significant noise pollution and as such, an uncertain minor negative is identified for both lenses.

4.12 The growth lenses could affect **SA objective 2c: Air quality** and **SA objective 3f: Sustainable travel** in terms of the extent to which they would result in private car use, as well as the extent to which they may result in development in or near to one of the Air Quality Management Areas (AQMAs) that have been declared in South Gloucestershire. Lens 1 proposes development beyond the Green Belt in the more rural areas of South Gloucestershire around Thornbury and Chipping Sodbury. As this lens has the potential to distribute new development further away from Bristol and the Severnside employment area, both of which provide a large number of services, facilities and job opportunities, it could lead to residents travelling longer distances and relying on the private vehicle. Allowing for a higher level of growth in rural villages including Cromhall, Rangeworthy and Falfield is likely to result in a higher proportion of new residents relying on private vehicle use on a day-to-day basis thereby increasing traffic congestion. As such, lens 1 is expected to have a mixed (minor positive and significant negative) effect on both SA objectives. Urban extensions as proposed under lens 2 have the potential to place pressure on key arterial routes into Bristol, including critical bottlenecks such as the Willy Wicket Roundabout (noting the A432 bridge is closed long term), along the A4174 ring road and also the M5 Junctions 16 and

17. This could increase congestion should residents choose to use private vehicles without adequate infrastructure in place. It is also noted that development under lens 2 would potentially impact both the Kingswood Warmley AQMA and Staple Hill AQMA, potentially worsening air quality within those areas and exposing new residents to areas of existing poor air quality. However, by focusing growth in close proximity to the urban edge this lens creates potential to encourage more sustainable travel habits by reducing the potential need for travel across the Green Belt and further afield to access jobs and services. It is unlikely that everyone will work in the greater Bristol urban area at the three main centres of employment in the city centre, Avonmouth/Severnside and the North Fringe area (within South Gloucestershire), however, these are still the main employment areas for the region and a significant number of people in South Gloucestershire already commute to them to access jobs. Therefore, it is assumed that this would continue to be the case. Additionally, this lens could provide easier access to sustainable travel links and thereby reduce the number and length of car journeys. New urban extensions may also offer good opportunities to incorporate sustainable transport links as part of the new development. As such lens 2 is expected to have a mixed (significant positive and minor negative) effect on both **SA objective 2c: Air quality** and **SA objective 3f: Sustainable travel**. As lens 3 centres development around sustainable transport hubs a positive effect is expected. However, development would be relatively dispersed compared to lens 2, which may mean that car use is more prevalent due to the distances being travelled. In addition, by focussing large amounts of development in and around villages and around transport corridors including the A38 (Woodhouse Down) and A432 (Coalpit Heath and Winterbourne), this may also encourage the use of the private vehicle and impact on the Strategic Road Network. As such, mixed (minor positive and minor negative) effects are expected in relation to lens 3 for both **SA objective 2c: Air quality** and **SA objective 3f: Sustainable travel**.

4.13 Due to continued pressure from many infrastructure providers to centralise services and facilities into fewer larger hubs, access to healthcare (**SA objective 2d: Access to healthcare services**), as well as access to community facilities, education and retail (**SA objective 3c/3d/3e: Access to community facilities, education and retail**) is more viable in urban areas. As such, focusing new development around the urban edge (lens 2) would likely achieve the greatest levels of access for residents to existing community facilities in more urban areas. This includes land adjacent to the urban north and eastern fringes of Bristol within South Gloucestershire, the employment area at Severnside, as well as a number of smaller villages in the Green Belt that are considered to be in close enough proximity to Bristol to benefit from the services, facilities and job opportunities. Any improvements delivered as part of new development or as a result of an increase in the local population would also be accessible to existing residents. However, it is possible that existing services and facilities could become overburdened by the additional development within the urban area. Under lens 2 rural villages are not prioritised for larger scales of growth, and as such, may face difficulty accessing essential healthcare and community facilities which are already often located in less accessible and urban locations. However, due to pressures to centralise services and facilities, development within the urban edges will likely enable as many people as possible to access existing and new services in as convenient a way as possible. As such, a significant positive effect is expected for lens 2. Focussing development at the market towns and more rural settlements (lens 1) would result in a wider distribution of development and so may mean that existing services and facilities, including healthcare facilities, are less likely to become overloaded. This lens would also include the delivery of a significant new settlement at Buckover (sites SG115 and SG055), with a large amount of new local services and facilities. More dispersed development under this lens would also mean that existing healthcare facilities in smaller and rural areas continue to be supported, often where access to healthcare is needed the most, including Charfield (sites SG113 and SG098). However, this lens would not be viable under the current challenges faced when planning for infrastructure. Due to the increasing centralised nature of community infrastructure, local services, and facilities within easy walking distances of more rural communities are not practically viable or achievable. Lens 3 may be able to support these facilities, by providing sustainable modes of transport to access centralised facilities more readily across the authority. As such, minor positive effects are expected for lens 3, whilst minor negative effects are expected for lens 1.

4.14 Each lens would provide a significant amount of new housing, and as such each lens is expected to have a positive effect in relation to **SA objective 3a/3b: Housing**. Effects vary however, depending on the number of projected homes the lens can provide and the need to consider the level of and reasonable prospect that the infrastructure required to make them sustainable can be delivered and funded in a timely way. It is against this that Lens 1 would deliver around 8,280 homes, the lowest projected number out of each lens due to the low scale of growth that the rural settlements are able to accommodate and the lens's restrictive Green Belt priorities. By increasing the level of growth to be delivered by villages and rural settlements, notably Charfield, Falfield and a new settlement (Buckover Garden Village) there is potential to deliver more affordable housing and better infrastructure at these locations. These places are in the north of the district and feature several potential sites that could deliver a large number of homes. This would also help to address the imbalances of housing provision across the rest of the

authority whilst reducing development pressures in urban areas. As such lens 1 is expected to have a mixed (minor positive and minor negative) effect. Lens 2 would deliver around 12,750 homes, with large potential sites at Pucklechurch West, north of Lyde Green, and Warmley offering the opportunity for larger urban extensions adjacent to the Bristol East Fringe as well as a number of areas for smaller growth adjacent to the East Fringe at Hanham, Willsbridge, Oldland and Bridgeyate. As such, a significant positive effect is expected in relation to lens 2. Lens 3 would deliver around 11,890 homes. This lens would go a long way in providing an appropriate mix of housing across South Gloucestershire's urban and rural areas, including areas along the A432 corridor and transport hubs of Yate and Chipping Sodbury, along Bristol Road and High Street connecting the North Fringe urban area to Winterbourne and Frampton Cotterell and along the key transport corridor of the A38 to Thornbury as well as Charfield and smaller site allocations in rural villages. As such, lens 3 is expected to have a significant positive effect.

4.15 Deprivation is measured across multiple dimensions, including education, employment, health and housing. The deprivation that exists in South Gloucestershire is spread across the authority's urban areas, market towns and rural settlements. As such, each lens is expected to have a significant positive effect in relation **to SA objective 3g: Deprivation**, as all would deliver at least some new development in areas that are more deprived. This includes areas targeted under lenses 1 and 3 (Thornbury and Yate) and under lens 2 (Mangotsfield and Warmley). These effects are recorded as uncertain, however, as the effects of new development on levels of deprivation will depend on other factors as well as simply its provision, for example the provision of appropriate community facilities alongside housing to alleviate deprivation, and the design of individual developments.

4.16 Rural areas and more isolated settlements struggle with consistent digital connectivity more than urban areas, and as such lenses that prioritise development in more rural areas across the authority are more likely to provide inclusive access to communities with the greatest need. Improved digital connectivity in rural areas drive productivity growth, deliver safety benefits, and improve the quality of people's lives, and as such, lens 1 is likely to have a significant positive effect and lens 3 is likely to have a minor positive effect in relation to **SA objective 3h: Digital connectivity**. As lens 2 focuses development around the urban edge where digital connectivity is already higher, it is likely to have a mixed (minor positive and minor negative) effect as this may draw the benefits of new development away from more rural areas where improved digital connectivity is potentially required the most.

4.17 In South Gloucestershire, areas that are safeguarded for economic development and designated enterprise areas tend to be centred around the urban edge. In total, lens 2 would deliver the greatest area of new employment land (44.5ha). By focussing development around larger settlements, particularly Severnside employment area, lens 2 would see greater opportunities for employment in areas that can accommodate higher levels of growth, benefitting residents in proximity to these employment areas. Additionally, this lens could provide easier access to sustainable travel links and thereby reduce the number and length of car journeys. New urban extensions may also offer good opportunities to incorporate sustainable transport links as part of the new development. Conversely, the more dispersed nature of lens 1 would see greater employment opportunities across more rural areas, contributing towards the recognition of the small business sector and rural economy. In total, lens 1 would deliver a medium level of employment land (11ha). This lens may help independent businesses to thrive and boost job opportunities. Larger scale development in these areas may conflict with opportunities for agricultural development, however. Whilst development would be focussed on a broader range of smaller settlements which may offer good opportunities for people in those locations to access jobs in close proximity, where people need to travel further to and from those sites for work, journeys are more likely to be car dependent. This is less of a concern under lens 3 which, by focussing development along transport corridors, will ensure that more people are able to access jobs in the local area, including via sustainable modes of transport through the increased use of public transport. New residents may also have access to transport links in other locations to access employment opportunities elsewhere. However, lens 3 will deliver the lowest area of new employment land (6.6ha). For these reasons, lenses 1 and 3 are expected to have mixed (minor positive and minor negative) effects whist lens 2 is expected to have a minor positive effect in relation to **SA objective 4a: New employment floorspace** and **SA objective 4b: Access to major employment areas**.

4.18 All new development has the potential to have an impact on the historic environment, both directly affecting assets and indirectly affecting their setting. Some sites, such as SG912 on land east of Chipping Sodbury (under lens 1) and SG096 in Alveston or SG892 in Almondsbury (under lens 3), have been identified as likely to cause harm to several heritage assets which possibly cannot be mitigated sufficiently to outweigh the possible harm. However for most sites, specific effects, including the extent to which new development may enhance the historic environment, will be dependent on the design and layout of specific proposals. Therefore, there is uncertainty attached to the effects identified in relation to **SA objective 5a/5b: Historic environment** for all lenses. Development across South Gloucestershire could mean that heritage assets

in more urban areas of the authority may have the potential to be affected by new built development; however more evenly dispersed development may reduce the concentration of effects in particular areas. Delivering new development at the more isolated and rural settlements in the authority is likely to result in adverse impacts in terms of preserving established character and the setting of local heritage assets, however the amount and type of heritage across each settlement in the rural areas of South Gloucestershire varies, as demonstrated by the dispersed nature of designated Conservation Areas. For these reasons, each of the growth lenses are expected to have minor negative effects, however these are uncertain as it is noted that opportunities may exist for enhancing character and the setting of heritage assets, but this will be largely dependent on the design and layout of specific proposals.

4.19 All new development has potential to have an impact, positive or negative, on South Gloucestershire's biodiversity, green infrastructure and landscapes. However, specific impacts, including the extent to which new development may even enhance these, will be dependent on the design and layout of specific proposals. Therefore, there is particular uncertainty attached to the effects identified for all lenses in relation to **SA objective 5c: Biodiversity**, **SA objective 5d: Landscape** and **SA objective 5e: Green infrastructure**. Lenses 1 and 3 will lead to a more dispersed pattern of development across the authority, reducing the potential for cumulative adverse impacts on biodiversity, green infrastructure and the landscape. With more evenly distributed growth, this also creates the opportunity to achieve biodiversity net gain and green infrastructure implementation from all developments associated with these lenses. A wider distribution of development does potentially mean more areas are affected, however, especially since South Gloucestershire's rural areas contain many natural assets and landscape designations which may be affected. Notably, lenses 1 and 3 designate sites in the Cotswolds National Landscape, which may cause harm to the character and appearance of the area. Alternatively, it is noted that the priority afforded to the Green Belt under lens 1 may significantly limit the potential for negative landscape impacts, however the main aim of Green Belt is to prevent urban sprawl and keep land open, rather than to promote green infrastructure or biodiversity. For these reasons, lenses 1 and 3 are expected to have minor negative effects with uncertainty. Lens 2 would likely limit negative effects on biodiversity due to efficient land use associated with increased opportunities for brownfield development in urban areas. It is noted that there are also a number of opportunities along the East Fringe of the Bristol urban area (within South Gloucestershire) for development to create and enhance access from the urban area into the countryside by protecting and connecting existing green infrastructure assets such as woodland and common land. The potential sites at Pucklechurch, Shortwood and Warmley under lens 2 all have the potential to support with the connectivity of local biodiversity. However, denser development within urban areas could result in greater pressures on open green spaces. It is also noted that brownfield sites can still harbour valuable biodiversity that may be impacted due to development. This lens may therefore have a negative effect on the authority's urban green infrastructure network, landscape and biodiversity. As such, lens 2 is expected to have a mixed (minor positive and minor negative) effect with uncertainty.

4.20 Whilst the main built-up areas that would see development under lens 2 are largely classified as Urban under Agricultural Land Classification (ALC) criteria, there is a mixture of agricultural land surrounding the urban areas featured in this lens. Notably, most of the land immediately surrounding areas such as Mangotsfield is Grade 2, with smaller pockets of Grade 1 land towards the north of the area that may be affected by urban growth. This would likely lead to the loss of best and most versatile agricultural land, particularly because lens 2 would rely heavily on urban extension allocations to accommodate large scale growth. Similarly, development focussed at the market towns and more rural areas of the authority under lens 1 may result in a broader distribution of development across the authority when compared to lens 2, and so would therefore result in a greater use of land, although market town development may offer more opportunities for brownfield land use. Whilst more widely distributed development would reduce the pressure on large urban extension allocations, lens 1 would see large scale development in South Gloucestershire's rural areas, which would likely lead to the loss of agricultural land. Under lens 3, some of the highest quality agricultural land in the authority surrounding Winterbourne may be threatened by development along transport corridors. As such, a significant negative effect is expected in relation to **SA objective 5f/5g: Land use**.

4.21 The scale of development that would come forward under any of the growth lenses would result in an increased demand for water consumption; however it is possible that new development would be designed and built to high standards of efficiency. The broad location of development will not have significant impacts on water availability although more concentrated patterns of development may focus demand in smaller areas, exacerbating potential negative effects. Additionally, given the wider distribution of development that lenses 1 and 3 would involve, there is potential to distribute new development amongst a wider range of settlements, allowing selection from a wider range of sites, which may help to avoid the development of sites at high risk of flooding. These lenses do however direct development to areas at risk of flooding (Flood Zones 2 and 3), including the market towns of Yate, Thornbury and Chipping Sodbury, as such additional development in these areas could increase the risk of flooding

and impermeable surfaces. Additionally, all urban areas within South Gloucestershire are designated as areas susceptible to ground water flooding. Given the more concentrated nature of development that lens 2 would involve, it may be more difficult to focus development in areas with a lower risk of flooding. Lens 2 also focuses residential and economic development in areas that surround the main urban areas and are within the Severnside employment area, which is entirely located within Flood Zone 3. It is noted that the current Avonmouth and Severnside Enterprise Area (ASEA) Ecology Mitigation and Flood Defence Project is designed to provide the appropriate level of protection for less vulnerable uses such as employment; however, it is unclear how a deliverable and funded strategy for protecting new homes, classified as 'vulnerable' to flood risk events would be achieved here. This lens does create greater opportunity for the implementation of SuDs into development, however. Overall, uncertain significant negative effects are expected for growth lens 2, and uncertain minor negative effects are expected for lenses 1 and 3 for **SA objective 5h/5i: Flood risk** and **SA objective 5j: Water resources**. As noted, the effects of these lenses on flood risk and water resources will largely depend on the development's specific location, and as such these effects are uncertain.

4.22 New development as part of all growth lenses considered will result in the use of raw materials and the generation of waste, both in construction and operation; however this will not be influenced by the broad spatial distribution of development. Waste management practices are largely dependent on peoples' behaviour and the design of development and as such, all growth lenses would have a negligible effect on **SA objective 6a/6b: Waste and resources**.

Summary

4.23 The SA of the three growth lenses is high level, and as a result there are a lot of uncertainties attached to the judgements of potential effects. In overall terms, the SA of the growth lenses concluded that lens 2 is likely to prove more sustainable across a range of SA objectives as it would provide development in areas that surround the Bristol urban area (within South Gloucestershire) and the Severnside employment area. It generally provides good access to services, facilities, jobs and transport links, with shorter journeys making sustainable transport use more realistically likely. It would also reduce the need to develop the more rural areas of South Gloucestershire, these being generally of higher landscape and biodiversity value. However, it is worth noting that the sites that fall under each lens could perform well on their own.

4.24 This overall conclusion did not change as a result of the addition of some new sites to each lens since the December 2023 SA Report for the Phase 3 Local Plan was prepared.

Chapter 5
SA Findings for Site Options

5.1 This chapter presents the SA findings for the reasonable alternative site options that have been considered for allocation in the Local Plan. This includes the reasonable alternative options that were previously appraised in the Phase 3 Local Plan SA Report, the new and amended sites that were presented in the SA Report for the Topic Paper and any reasonable site option that has been sent to the Council since then. This site appraisal work therefore supersedes the site appraisal work that was carried out at the Phase 3 and Topic Paper stages.

5.2 There were 447 site options considered at Phase 3. All of the sites were assessed through the Housing and Economic Land Availability Assessment (HELAA) process to understand a site's potential capacity and suitability for potential allocation through the Local Plan. Sites that were assessed as unsuitable, unavailable, and unachievable were considered to be undeliverable/ undevelopable and were not considered at the next stage to inform generation of reasonable alternatives.

5.3 As explained in the Topic Paper consultation, new site options that had been identified since the Phase 3 SA Report (December 2023), as well as existing sites where the site boundaries changed since the Phase 3 SA Report, were appraised in the Topic Paper SA. During the Phase 3 Local Plan consultation between 6th December 2023 and 16th February 2024, 56 new sites were submitted. In addition, 68 of the previously appraised site options have been subject to boundary revisions. All of the reasonable alternative site options are now appraised in this chapter.

5.4 Tables 5.1, 5.2 and 5.3 overleaf show the summary of likely SA effects in relation to the residential, employment and mixed use options. The assessment criteria used to appraise the site options can be found in **Appendix D**. It should be noted that SA objective 3h has been scoped out as there is no way to differentiate between sites for this objective based only on the location of sites. **Appendix E** provides the Council's reasoning for selecting or rejecting each site option for allocation in the Publication Local Plan.

Table 5.1: Likely SA effects of the Residential Site Options

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG001	Land at Crossways, Thornbury	?	?	++	0	0	+	++	++	--	+	-	+	0	0	--	0	0	--	? --	--	--	--	--	-	0	0	0
SG002	Land at, Marsh Farm, East Pucklechurch	?	?	++	0	0	++	++	++	+	+	-	+	0	0	+	--	--	--	? -	--	--	? --	0	-	0	0	0
SG003	Land at The Griffin, Warmley	?	?	++	--	0	+	++	++	+	--	--	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	-
SG007	Field to west of Engine Common	?	?	++	0	0	+	++	++	+	--	--	+	0	0	--	--	--	--	? -	0	--	-	0	-	0	0	-
SG009	Land at Church Lane, Cromhall, GL12 8AL	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	0	--	--	--	0	--	0	0	-
SG010	Land North of Ladden Garden Village, Yate	?	?	++	0	0	--	++	++	--	--	-	+	0	0	--	0	0	--	0	--	--	-	0	-	0	0	-
SG011	Fields to West of Engine Common (Adjacent to 13 Engine Common)	?	?	++	0	0	+	++	++	+	+	--	+	0	0	-	--	--	--	? -	0	--	-	0	-	0	0	-
SG012	Woodland and Fields to the east of North Road	?	?	++	0	0	+	++	++	+	++	--	+	0	0	++	0	0	--	? -	0	--	-	0	-	0	0	-
SG014	Land to East of Engine Common	?	?	++	0	0	+	+	+	+	+	--	+	0	0	-	0	0	--	? -	0	--	-	0	-	0	0	-
SG021	Land at Longcross Farm, Cromhall	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	0	0	--	?--	0	--	0	0	-
SG022	Land between France Lane and Park Street, Hawkesbury Upton	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	-	? --	--	--	? --	0	--	-	0	-
SG023	Land to the rear of The Buthay, Wickwar	?	?	++	--	0	+	++	++	+	+	--	+	0	0	+	--	--	--	? -	--	--	? --	0	-	0	0	-
SG024	Land to the West of B4058 at Bagstone, between Court Orchard and The Old Plough	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	? --	-	--	? --	0	-	0	0	-
SG026	Part of France Lane Farm, Hawkesbury Upton	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	-	? --	--	--	? --	0	-	-	0	-
SG027	Land at Bristol Road, Hambrook	?	?	++	--	0	++	++	++	+	+	-	+	0	0	--	--	--	--	? -	--	--	? --	0	--	0	0	-

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG029	Land at Townsend Marshfield	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	--	--	-	? --	--	--	? --	0	--	0	0	-
SG030	Land south of Gloucester Road, Thornbury	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	? --	--	--	--	0	-	0	0	0
SG032	Land at Castle Farm Road, Hanham	?	?	++	0	0	+	++	++	+	+	-	+	0	0	--	--	--	--	? --	--	--	--	0	-	0	0	-
SG033	Land at Church Road, Severn Beach	?	?	++	--	0	+	++	++	+	+	-	+	0	0	++	--	--	--	0	--	--	? --	--	-	0	0	0
SG034	Land on the East side of Dyers Lane, Iron Acton	?	?	++	0	0	+	++	++	+	+	-	+	0	0	++	--	--	--	? -	0	--	? --	0	--	0	0	-
SG036	Land at Windmill Farm, Sodbury Road, Wickwar	?	?	++	0	0	+	+	+	+	--	--	+	0	0	+	0	0	-	? -	0	--	? --	0	--	0	0	0
SG037	Noades House, Old Hundred Lane, Tormarton	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	0	0	-	? --	0	--	? --	0	--	0	0	-
SG038	Garden of 7 Yate Rocks	?	?	++	0	0	--	+	+	--	--	--	+	0	0	--	0	0	--	? -	-	--	? --	0	--	0	0	-
SG039	Land at Ford Farm, Yate Rocks	?	?	++	0	0	--	++	++	--	--	--	+	0	0	--	--	--	--	? -	-	--	? --	0	--	0	0	-
SG043	Land to the south west of Lawnes Farm, Forty Acre Lane, Alveston	?	?	++	0	0	+	++	++	+	+	-	+	0	0	--	--	--	--	? --	0	--	? --	0	--	0	0	-
SG045	Land west of Sodbury Rd, Wickwar	?	?	++	0	0	+	+	+	+	--	--	+	0	0	+	--	--	-	? -	0	--	? --	0	--	0	0	0
SG050	Harvey Shopfitters Ltd, Warehouse & Premise adjacent to 19 Common Rd, Hanham	?	?	? --	0	0	+	+	+	+	++	-	+	0	0	-	0	0	--	? --	--	++	? --	0	0	0	? +	-
SG051	Land at Brewery Hill, Upton Cheyney, Bristol, BS30 6LY	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? --	--	--	? --	0	--	0	0	0
SG053	Lyde Green Road, Emersons Green	?	?	++	0	0	--	+	+	--	--	-	+	0	0	+	0	0	--	? --	-	--	? --	0	-	0	0	-
SG054	Crossways Business Park, Crossways Lane, Thornbury	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	0	0	--	? -	-	++	--	0	0	0	? +	0

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG056	Lansdown House, Whitewall Lane, Thornbury	?	?	++	0	0	--	+	+	+	--	--	+	0	0	--	0	0	-	? --	--	--	--	0	-	0	0	0
SG057	Land at Bristol Road, Cromhall	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	0	0	--	? -	--	--	? --	0	--	0	0	-
SG058	Land off Chase Lane, Wickwar	?	?	++	--	0	+	+	+	+	+	--	+	0	0	+	--	--	--	? -	--	--	? --	0	-	0	0	0
SG059	Land to rear of Ducie Close, Cromhall, GL12 8AH	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	0	0	--	? -	--	--	--	0	--	0	0	-
SG061	Land near Old Gloucester Road, Alveston	?	?	++	--	0	+	+	+	+	--	-	+	0	0	-	--	--	--	? -	--	++	? --	0	--	0	? +	-
SG063	Land adjacent to Falfield Village, Eastwood Park, Falfield	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	--	--	--	0	--	--	? --	0	--	0	0	0
SG065	Land at Barnhill, Chipping Sodbury	?	?	? --	--	0	+	++	++	+	--	-	+	0	0	+	0	0	--	? -	0	++	? --	0	--	0	? +	-
SG070	Land east of Abson Road, Pucklechurch	?	?	++	0	0	++	++	++	+	--	-	+	0	0	+	--	--	-	? -	0	--	? --	0	-	0	0	0
SG072	Fishers Farm, Hallen	?	?	++	--	0	+	++	++	+	--	--	+	0	0	-	--	--	--	? --	--	--	? --	0	-	0	0	0
SG075	Land and buildings at London Road, Warmley	?	?	++	--	--	+	+	+	+	+	-	+	0	0	++	--	--	--	? --	--	++	-	0	--	0	? +	-
SG077	Lucus Works, Kingswood	?	?	++	--	0	++	+	+	+	++	++	+	0	0	+	0	0	--	? --	0	++	-	0	0	0	? +	-
SG079	Land north of High Street, Iron Acton, South Gloucestershire	?	?	++	0	0	+	+	+	+	+	--	+	0	0	--	--	--	-	? --	--	--	? --	0	--	0	0	-
SG080	Land at Yew Tree Farm, Morton Street, Thornbury	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	--	? -	0	--	--	0	--	0	0	0
SG081	Land by Aust Road and Elberton Road, Olveston(3)	?	?	++	0	0	+	++	++	+	+	-	+	0	0	--	--	--	--	? -	--	--	? --	0	-	0	0	-
SG082	Land at Hanham Cricket Club	?	?	? --	0	0	++	++	++	+	++	-	+	0	0	--	0	0	--	? --	--	--	--	0	-	0	0	-
SG083	Land at Rudgeway	?	?	++	--	0	+	++	++	+	+	--	+	0	0	--	--	--	--	? --	-	--	? --	0	-	0	0	-
SG084	Corner of Forty Acre Lane,	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	--	--	--	? -	-	++	? --	0	0	0	? +	-

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
	Alveston, BS35 3QU																											
SG086	Land by Aust Road and Elberton Road, Olveston(1)	?	?	++	0	0	+	++	++	+	+	-	+	0	0	--	--	--	--	? -	--	--	? --	--	-	0	0	0
SG093	Land west of North Road - Engine Common (inc. Football Ground)	?	?	++	--	0	+	++	++	+	++	-	+	0	0	++	0	0	--	? -	0	--	? --	0	--	0	0	-
SG096	Land at Vattingstone Lane Alveston	?	?	++	0	0	+	++	++	+	+	-	+	0	0	--	--	--	--	0	-	--	? --	0	--	0	0	-
SG098	Land north of Wotton Road, Charfield	?	?	++	0	0	+	++	++	+	--	-	+	0	0	+	--	--	--	? --	--	--	? --	0	--	0	0	0
SG101	Land at Haw Lane, Olveston	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	? -	--	--	--	0	-	0	0	-
SG102	Land at Upper Hazel Farm, Strode Common, Alveston	?	?	++	0	0	+	++	++	+	+	--	+	0	0	--	--	--	--	? --	--	--	--	0	--	0	0	-
SG103	Glebe Field and Wood	?	?	++	0	0	+	+	+	+	++	-	+	0	0	--	--	--	--	? --	--	--	? --	0	-	0	0	-
SG105	Land to the north of Abbots Road/Court Farm Road	?	?	++	--	0	+	++	++	+	--	-	+	0	0	-	--	--	--	? --	--	--	--	0	-	0	0	-
SG106	Land South of, Forty Acre Lane, Alveston	?	?	++	0	0	+	++	++	+	+	--	+	0	0	--	--	--	--	? --	0	--	? --	0	-	0	0	-
SG107	Land off Park Road	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	0	0	--	? --	--	--	? --	0	--	0	0	-
SG108	The Ridings, Wickwar Road, Chipping Sodbury	?	?	++	0	0	+	++	++	--	--	--	+	0	0	+	0	0	--	? -	0	--	? --	0	-	0	0	-
SG112	Land east of Chipping Sodbury	?	?	++	--	0	+	++	++	+	--	+	+	0	0	+	--	--	--	? --	--	--	? --	0	--	0	0	0
SG113	Land to the south of Charfield	?	?	++	0	0	+	++	++	+	+	-	+	0	0	+	--	--	--	? --	--	--	? --	0	-	0	0	0
SG119	Land at, Hallen Field, Severn Road, Hallen	?	?	++	--	0	+	+	+	+	--	--	+	0	0	-	0	0	--	? --	--	--	? --	--	--	0	0	0
SG122	Glebe land, Falfield,	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	0	0	--	0	-	--	? --	0	-	0	0	0
SG129	Land off, Engine Common Lane, Yate	?	?	++	--	0	+	++	++	+	++	-	+	0	0	++	0	0	--	?-	0	--	-	0	-	0	0	-

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG131	Land at, Cossham Street, Mangotsfield	?	?	++	0	0	+	++	++	+	++	-	+	0	0	-	--	--	--	? --	--	--	-	0	--	0	0	-
SG133	Land adjoining Elm Tree Cottage, Hardy Lane, Tockington	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	0	-	++	? --	0	--	0	? +	-
SG134	Land to the South of Hardy Lane and West of Lower Tockington Road	?	?	++	0	0	+	++	++	+	--	--	+	0	0	--	--	--	--	? -	-	--	? --	0	--	0	0	-
SG135	Land to the west of, Ableton Lane, Severn Beach	?	?	++	--	0	+	++	++	+	+	-	+	0	0	++	--	--	--	0	--	--	-	--	-	0	0	0
SG136	Land at, Bank Road, Pilning	?	?	++	--	0	++	+	+	+	+	-	+	0	0	++	--	--	--	? -	--	--	? --	--	-	0	0	0
SG157	Land at, Post Farm, Thornbury	?	?	++	0	0	+	++	++	+	+	--	+	0	0	--	--	--	--	? -	0	--	--	0	--	0	0	0
SG158	Land adjacent, Westways, Wotton Road, Rangeworthy	?	?	++	0	0	+	+	+	+	+	--	+	0	0	--	--	--	--	? -	0	--	? --	0	--	0	0	-
SG159	Land at, Wick Quarry, Wick	?	?	++	0	0	++	+	+	+	--	-	+	0	0	--	--	--	--	? --	--	--	? --	0	-	0	0	-
SG163	Land to the rear of, Burma House and Bella Vista, Westerleigh Road, Westerleigh	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	-	0	0	--	-	0	--	0	0	-
SG169	Rowley Fields, Watery Lane	?	?	++	--	0	++	+	+	+	+	--	+	0	0	++	--	--	--	? -	0	--	-	--	--	0	0	-
SG170	Land at, Totteroak Farm, Little Sodbury	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	0	0	-	? --	-	++	? --	0	0	0	? +	0
SG171	Land to the East of, Kings Square, Bitton	?	?	++	--	0	+	+	+	+	+	-	+	0	0	-	--	--	--	0	--	--	? --	0	-	0	0	0
SG172	Land to the Rear of London Road, Wick	?	?	++	--	0	++	+	+	+	--	-	+	0	0	--	0	0	--	? --	-	--	? --	0	--	0	0	0
SG174	Land at Old Hundred House, Tormarton	?	?	++	--	0	--	++	++	+	--	--	+	0	0	--	--	--	--	? --	0	--	? --	0	-	0	0	-
SG177	Land off Alveston Hill, Thornbury	?	?	++	0	0	+	+	+	+	+	-	+	0	0	-	--	--	--	? -	--	--	? --	0	--	0	0	-
SG178	Land off, Beacon Lane, Winterbourne	?	?	++	0	0	++	+	+	+	+	+	+	0	0	--	--	--	-	0	0	++	--	0	0	0	? +	-

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG179	Land adjacent, The Bungalow, Cutts Heath	?	?	++	0	0	--	+	+	--	--	--	+	0	0	--	0	0	-	? --	--	++	? --	0	--	0	? +	0
SG181	Site W3, Land off, Bristol Road	?	?	++	0	0	++	+	+	++	++	+	+	0	0	--	--	--	-	0	0	--	--	0	--	0	0	-
SG182	Site W2, Land off, Bristol Road	?	?	++	0	0	++	++	++	+	--	+	+	0	0	--	0	0	-	? -	0	--	--	0	--	0	0	-
SG183	Site W1, Land off, Bristol Road	?	?	++	0	0	++	++	++	+	++	+	+	0	0	--	--	--	-	? -	0	--	--	0	--	0	0	-
SG189	Land adjacent, Church Farm, Acton Turville	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	? --	0	--	? --	0	--	0	0	0
SG193	Jarretts Nurseries, Barry Road, Oldland Common	?	?	++	--	0	++	+	+	+	++	-	+	0	0	-	--	--	-	? --	--	++	? --	0	0	0	? +	-
SG204	Land off, Tanners Lane, Marshfield	?	?	++	--	0	++	+	+	+	--	-	+	0	0	-	--	--	-	? --	--	++	? --	0	--	0	? +	-
SG212	Land North of London Road, Wick	?	?	++	--	0	++	+	+	--	--	-	+	0	0	--	0	0	--	? --	-	--	? --	0	-	0	0	0
SG213	Land at Severn Road, Severn Beach	?	?	++	--	0	+	++	++	+	+	-	+	0	0	++	--	--	--	? -	--	--	-	--	-	0	0	0
SG227	East of, Green Lane, Marshfield	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? --	--	--	? --	0	-	0	0	-
SG228	Land off, Wotton Road, Rangeworthy	?	?	++	0	0	+	++	++	+	+	--	+	0	0	--	0	0	--	? -	--	--	? --	0	--	0	0	-
SG230	Land at, Townsend Lane, Almondsbury	?	?	++	0	0	++	++	++	+	+	-	+	0	0	--	--	--	--	? -	--	--	? --	0	--	0	0	-
SG232	Land adjacent 375, Badminton Road, Yate	?	?	++	--	0	+	+	+	++	--	-	+	0	0	++	--	--	-	? -	--	++	-	0	--	0	? +	-
SG235	Land at, Bennetts Barn, Tormarton	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	-	? --	0	--	? --	0	--	0	0	-
SG242	Land off, Perrinpit Road, and Bristol Road	?	?	++	0	0	++	++	++	+	--	--	+	0	0	--	--	--	-	? -	0	--	--	0	--	0	0	-
SG246	Land owned by Pitt Farm, Marshfield	?	?	++	--	0	++	+	+	+	+	-	+	0	0	+	--	--	--	? --	--	--	? --	0	--	0	0	-
SG279	Westmarsh Lane, Oldbury on Severn,	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	? -	--	--	? --	0	--	0	0	0
SG280	Land south of the B4055, Easter Compton	?	?	++	0	0	+	++	++	+	--	-	+	0	0	++	--	--	--	? --	0	--	? --	0	-	0	0	0

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG285	Homeapple Hill, South of Bridgeyate Common	?	?	++	--	0	+	++	++	+	--	--	+	0	0	-	--	--	--	? --	--	++	? --	--	0	0	? +	-
SG289	Land adjacent to The Fosse, Crossways Lane, Thornbury	?	?	++	0	0	--	+	+	--	--	--	+	0	0	--	0	0	--	? -	--	--	--	0	-	0	0	0
SG292	Land at Alveston Road, Old Down	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	0	0	--	? --	--	--	? --	0	--	0	0	-
SG295	Cloisters Road, Winterbourne, BS36 1LL	?	?	++	0	0	++	++	++	++	++	+	+	0	0	-	--	--	--	0	0	--	--	0	--	0	0	-
SG304	Hill Farm, Westerleigh Hill, Westerleigh	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	-	? --	--	--	-	0	--	0	0	0
SG310	Land at Holly Hill Farm, Iron Acton	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	? --	-	+	? --	0	--	0	?+	-
SG311	Land at Holly Hill Lane, Iron Acton, BS37 9XZ	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	0	--	++	? --	0	--	0	? +	-
SG312	Land Behind 189 - 207 North Road Yate	?	?	++	--	0	+	+	+	+	++	--	+	0	0	++	0	0	--	0	0	--	? --	0	--	0	0	-
SG313	Paddock off the British, off North Road Yate	?	?	++	--	0	+	+	+	+	++	--	+	0	0	++	0	0	--	0	0	--	-	0	--	0	0	-
SG315	Land Off Station Road Iron Acton	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	--	? --	--	--	? --	0	--	0	0	-
SG316	Rear of:- 359 North Road, Yate	?	?	++	0	0	+	+	+	+	--	--	+	0	0	-	0	0	--	0	0	--	? --	0	--	0	0	-
SG320	Abbots Way, Gloucester Rd, Almondsbury	?	?	+	--	0	+	+	+	--	--	-	+	0	0	--	0	0	--	? --	--	--	? --	0	--	0	0	-
SG323	Stable Folly, Stowell Hill Road, Tytherington	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? -	--	++	? --	0	--	0	? +	-
SG327	Land at the Paddock Site	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	? --	0	--	--	0	-	0	0	-
SG330	Land at Over Lane, Almondsbury, BS32 4BT	?	?	++	0	0	+	+	+	+	--	--	+	0	0	+	--	--	--	? --	--	--	--	0	--	0	0	-
SG332	Land at Hortham Lane, Hortham, BS32 4JH	?	?	++	--	0	+	+	+	--	--	-	+	0	0	--	0	0	--	? --	--	--	? --	0	-	0	0	-

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG346	Land south of Shortwood Hill, Mangotsfield, BS16 9PF	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? --	--	--	? --	0	-	0	0	-
SG347	Lyde Green Farm, Emersons Green	?	?	++	--	0	--	++	++	--	--	-	+	0	0	+	0	0	--	? --	-	--	-	0	--	0	0	-
SG348	Land Adjacent to Tormarton	?	?	++	--	0	+	+	+	+	--	--	+	0	0	--	--	--	-	? --	0	--	? --	0	-	0	0	-
SG360	Land off High Street, Doynton next to Three Horseshoes	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	--	? --	--	--	? --	0	--	0	0	0
SG361	Land off High Street, Doynton Between The Acre & Brook House	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	--	? --	--	--	? --	0	--	0	0	0
SG363	Jarrets Yard, Oldland Common	?	?	++	--	0	++	++	++	+	++	-	+	0	0	++	--	--	--	? --	--	++	? --	0	0	0	? +	-
SG367	Villa Farm, Aust, BS35 4AX	?	?	++	0	0	+	+	+	+	--	--	+	0	0	+	--	--	--	? -	--	++	? --	--	0	0	? +	0
SG372	The Sawmiils, Bath Road, Bridge Yate	?	?	++	--	0	++	++	++	+	--	-	+	0	0	++	--	--	--	? --	--	++	? --	--	--	0	? +	-
SG380	Land off Bristol Road, Frampton Cotterell	?	?	++	0	0	++	++	++	+	+	-	+	0	0	--	--	--	--	? -	0	--	--	0	--	0	0	-
SG381	Land at Fieldgrove Lane, Bath Road, Bitton	?	?	++	--	0	+	++	++	+	+	-	+	0	0	++	--	--	--	? -	--	--	? --	0	--	0	0	0
SG382	Land at Pool Lodge Farm, Dyers Lane, Iron Acton	?	?	++	0	0	+	++	++	+	+	-	+	0	0	++	--	--	--	? -	0	--	? --	0	--	0	0	-
SG383	Land at Dyers Lane, Iron Acton	?	?	++	0	0	+	++	++	+	--	--	+	0	0	-	0	0	-	? -	0	--	? --	0	--	0	0	-
SG384	Land at Frome Mill Farm, Nibley Lane, Nibley	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	--	--	-	? -	--	--	? --	--	--	0	0	-
SG386	Land at Short Hill Road, Westerleigh	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	-	? -	-	--	-	0	-	0	0	-
SG387	Land at Shortwood, Mangotsfield	?	?	++	--	0	+	++	++	+	+	-	+	0	0	--	--	--	--	? --	--	--	--	0	--	0	0	-
SG392	Land at Field 1 Old Rectory, High Street, Iron Acton	?	?	++	0	0	+	+	+	+	+	--	+	0	0	--	--	--	-	? --	--	--	? --	0	--	0	0	-

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG393	Land at Field 2 Old Rectory, High Street, Iron Acton	?	?	++	0	0	+	+	+	+	+	--	+	0	0	--	--	--	--	? --	--	--	? --	--	--	0	0	-
SG394	Land on the West Side of Ram HIll, Coalpit Heath	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	0	0	--	? --	--	--	? --	0	--	0	0	-
SG397	Land at 4 Harris Barton, Frampton Cotterell	?	?	++	0	0	++	+	+	+	--	--	+	0	0	--	--	--	--	? -	--	++	? --	0	0	0	? +	-
SG399	Land at Hambrook Business Park, The Stream, Hambrook	?	?	++	--	0	+	+	+	+	--	-	++	0	0	-	--	--	--	0	--	+	--	--	--	0	? +	-
SG400	Land to the South of Minerva, 15 Gloucester Road, Rudgeway	?	?	++	--	0	+	+	+	+	--	--	+	0	0	--	--	--	--	? -	--	++	? --	0	0	0	? +	-
SG401	Land Between Over Lane and the B4055, Easter Compton	?	?	++	0	0	+	++	++	+	--	-	+	0	0	-	0	0	--	? --	--	--	? --	0	-	0	0	0
SG402	Land at New Farm, 215 Bristol Road, Frampton Cotterell	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	0	0	--	? -	0	++	--	0	--	0	? +	-
SG403	Land at Ryedown Lane, Bitton	?	?	++	0	0	+	+	+	-	--	--	+	0	0	++	0	0	--	? --	--	--	? --	0	-	0	0	-
SG404	Land at 9 Engine Common Lane, Yate	?	?	++	0	0	+	+	+	+	+	--	+	0	0	++	0	0	--	? -	0	++	-	0	0	0	? +	-
SG405	Land at Pool Farm, Whitfield, Wotton Under Edge	?	?	+	--	0	+	+	+	--	--	--	+	0	0	--	0	0	--	? --	--	--	? --	0	-	0	0	0
SG406	Land at Woodhouse Eaves	?	?	++	--	0	+	+	+	--	--	-	+	0	0	--	0	0	--	? --	--	++	? --	0	--	0	? +	-
SG407	Land Adjacent to The Homestead, Manor Road, Wick	?	?	++	--	0	++	+	+	+	--	-	+	0	0	--	0	0	--	? --	--	++	? --	0	--	0	? +	0
SG408	Land East of Trinity Lane, Chipping Sodbury	?	?	++	0	0	++	++	++	++	+	++	+	0	0	+	0	0	--	? -	--	--	? --	0	-	0	0	0
SG409	Land to the west of Stowell Hill Road, Tytherington	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? -	--	--	? --	0	-	0	0	-
SG410	Land at 2 Peters Cottages, Sodbury Road, Wickwar	?	?	+	0	0	+	+	+	--	--	--	+	0	0	--	0	0	-	? --	-	++	? --	0	--	0	? +	0

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SG414	Land Northeast of Old Gloucester Road, Hambrook	?	?	++	--	0	+	+	+	+	--	-	++	0	0	++	0	0	--	? --	--	--	? --	0	-	0	0	0
SG415	Land on the North West Side of Gloucester Road, Almondsbury	?	?	+	--	0	+	+	+	--	--	-	+	0	0	--	--	--	--	? -	--	--	? --	0	--	0	0	-
SG416	Land at West Street Farm, West Street, Tytherington	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	? -	--	--	--	0	--	0	0	-
SG417	Land on the West Side of Severndale, Severn Road, Hallen	?	?	++	--	0	+	+	+	+	--	--	+	0	0	--	0	0	--	? --	--	++	? --	--	--	0	0	? +	0
SG419	Land at 404 North Road, Yate	?	?	++	0	0	+	+	+	--	--	-	+	0	0	--	--	--	--	? -	0	--	-	0	--	0	0	-
SG425	Land on the North Side of Shaymoor Lane, Lyde Green	?	?	++	--	0	++	++	++	+	--	++	+	0	0	+	0	0	--	? --	--	--	? --	0	--	0	0	-
SG427	Land to the Rear of Almshouses, Marshfield	?	?	++	--	0	++	+	+	+	--	-	+	0	0	-	--	--	-	? --	--	--	? --	0	-	0	0	-
SG429	Land at Manor Farm, Tormarton	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	-	? --	0	++	? --	0	0	0	? +	-
SG430	Land at Bristol Road, Frampton Cotterell	?	?	++	0	0	++	+	+	+	--	--	+	0	0	--	0	0	-	? -	0	++	--	0	--	0	? +	-
SG431	Land at School Garden Nursery, Elberton Road, Olveston	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	0	0	--	? -	--	++	? --	0	--	0	? +	-
SG435	Land North of Perrinpit Road, Frampton Cotterell	?	?	++	0	0	++	+	+	+	--	--	+	0	0	--	0	0	--	? -	0	++	--	0	--	0	? +	-
SG436	Land at Filton 20 Business Park, Golf Course Lane, Filton	?	?	++	--	0	++	++	++	++	+	+	+	0	0	++	0	0	-	? --	0	++	-	0	0	0	? +	0
SG437	Land to the North of the Railway Line, Winterbourne	?	?	++	0	0	++	+	+	+	+	+	+	0	0	+	0	0	--	0	--	--	? --	0	-	0	0	-
SG438	Land at Iron Acton, Near Bristol Road (B4058)	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	-	? --	--	--	? --	0	--	0	0	-
SG445	Land at Tytherington	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	0	--	--	? --	--	--	0	0	-

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG446	Land at York Gardens, Winterbourne	?	?	? --	0	0	++	+	+	+	--	-	+	0	0	--	0	0	-	? -	0	--	-	0	--	0	0	-
SG447	Land at Springwater Farm, Brewery HIll, Bitton	?	?	++	--	0	+	++	++	+	--	-	+	0	0	-	--	--	--	? --	--	--	? --	0	-	0	0	0
SG448	Land at Church Farm, Moorhouse Lane, Hallen	?	?	++	--	0	+	+	+	+	--	--	+	0	0	--	--	--	--	? --	-	++	? --	0	--	0	? +	0
SG450	Land Adjacent to A38, Alveston	?	?	++	--	0	+	++	++	+	--	-	+	0	0	--	--	--	--	? -	-	--	? --	0	-	0	0	-
SG451	Land Rear of Acacia Avenue	?	?	? --	0	0	++	+	+	++	+	++	+	0	0	+	0	0	--	? --	0	--	-	0	--	0	0	-
SG452	Land at Lower Woodhouse Farm, Fernhill, Almondsbury	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	--	? -	--	--	? --	0	-	0	0	0
SG453	Land at Church Lane, East of Elberton Road, Elberton	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	--	? --	--	--	--	0	--	0	0	-
SG454	Land Adjoining 294 Badminton Road, Coalpit Heath	?	?	++	--	0	+	+	+	+	--	+	+	0	0	-	0	0	-	? -	0	--	? --	--	--	0	0	-
SG455	Land at Rockland, Dodmore Crossing, Westerleigh	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	-	? -	0	--	-	0	--	0	0	-
SG460	Land at The Grange, Elberton	?	?	+	0	0	+	+	+	+	--	--	+	0	0	--	0	0	--	? --	--	--	? --	0	--	0	0	-
SG462	Land at 65 Abbotts Road, Hanham Abbots	?	?	++	0	0	++	+	+	+	+	-	+	0	0	--	0	0	--	? --	--	--	--	0	-	0	0	-
SG463	Land on the West side of Churchend Lane, Charfield	?	?	++	0	0	--	++	++	+	--	-	+	0	0	--	--	--	-	? -	--	--	? --	0	--	0	0	-
SG465	15 and 17a, London Road, Warmley	?	?	++	--	--	+	+	+	+	+	-	+	0	0	++	--	--	--	? --	--	--	? --	0	-	0	0	-
SG470	Land at Beech Hill Farm, Westerleigh Road, Yate	?	?	++	--	0	++	++	++	+	--	-	+	0	0	++	--	--	-	0	0	++	? --	0	--	0	? +	-
SG471	Woodlands Farm, 103 Badminton Road, Coalpit Heath	?	?	++	--	0	+	++	++	+	--	--	+	0	0	--	--	--	--	? --	-	--	? --	0	--	0	0	-

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SG477	Stover Bridge, Nibley Gardens, Bridge Road	?	?	++	0	0	+	+	+	+	--	-	+	0	0	++	0	0	--	? -	0	--	? --	0	--	0	0	-
SG480	Grange Farm, Tormarton	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	-	? --	0	++	? --	0	--	0	? +	-
SG482	Land to West of North Road and South of Mission Road, Engine Common	?	?	++	0	0	+	+	+	+	++	--	+	0	0	++	--	--	--	? -	0	--	? --	0	--	0	0	-
SG483	Down Road Field	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	? -	--	--	? --	0	-	0	0	-
SG498	Oxbarton Mead Road	?	?	++	0	0	++	+	+	+	+	-	++	0	0	-	0	0	-	? --	0	--	? --	0	--	0	0	0
SG547	Highwood Road Cribbs Causeway	?	?	++	--	0	+	+	+	--	--	+	+	0	0	+	0	0	-	? --	0	++	? --	0	0	0	? +	0
SG569	Savages Wood Road, Land Off	?	?	++	0	0	++	+	+	++	++	+	++	0	0	+	0	0	-	? --	0	--	? --	0	-	0	0	0
SG603	Land at Cribbs Causeway	?	?	++	--	0	+	++	++	--	--	-	+	0	0	-	0	0	--	? --	--	--	? --	0	-	0	0	0
SG608	Land at Vilner Farm, Thornbury	?	?	++	--	0	++	++	++	+	--	++	+	0	0	+	--	--	--	? --	--	--	--	0	--	0	0	0
SG609	Land at Jeffries Hill Bottom, Hanham	?	?	++	0	0	++	+	+	++	+	+	+	0	0	+	0	0	--	? --	0	--	-	0	-	0	0	-
SG610	Land on the South Side of Court Farm, Longwell Green and South of Stratton Place, Court Farm Road	?	?	++	0	0	+	+	+	+	--	-	+	0	0	-	--	--	--	? --	--	--	? --	0	--	0	0	-
SG612	Henfield Paddock, Henfield Road, Coalpit Heath	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	0	0	--	? --	--	++	? --	0	0	0	? +	-
SG613	Land on the north side of Badminton Road	?	?	+	--	0	+	++	++	+	--	--	+	0	0	++	--	--	-	? -	--	++	? --	0	--	0	? +	-
SG615	Castle Farm, Poplar Lane, Wickwar, Wotton-Under-Edge, GL12 8NS	?	?	++	0	0	+	++	++	+	+	--	+	0	0	+	--	--	--	? --	--	--	? --	0	-	0	0	0
SG618	Land to the South of Church Lane, Winterbourne	?	?	++	0	0	++	+	+	++	+	+	+	0	0	--	--	--	-	? -	--	--	--	0	-	0	0	-
SG619	Land at Down Road and badminton Road	?	?	++	--	0	+	++	++	+	--	-	+	0	0	-	0	0	--	? -	--	--	? --	0	-	0	0	-

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SG620	Land to West of Park Farm	?	?	++	0	0	+	+	+	--	--	-	+	0	0	--	--	--	--	? -	0	--	--	0	--	0	0	0
SG621	Land East of North Road, Engine Common	?	?	++	0	0	+	+	+	+	++	--	+	0	0	++	0	0	--	0	0	--	-	0	-	0	0	-
SG700	Land to rear of 1 Cleeves Court Court Farm Road Longwell Green Bristol BS30 9AW	?	?	++	0	0	+	++	++	+	--	-	+	0	0	-	--	--	--	? --	--	--	? --	0	--	0	0	-
SG701	Meadow Lodge Farm, The Hollows, Coalpit Heath, BS36 2UX	?	?	++	--	0	+	++	++	+	--	--	+	0	0	+	--	--	--	? --	--	--	? --	0	-	0	0	-
SG704	Land south of Yate Road, Yate	?	?	++	0	0	+	++	++	+	--	-	+	0	0	++	--	--	--	? -	--	--	? --	0	--	0	0	-
SG705	Land to the north of The Old Rectory, Charfield	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? -	--	--	? --	0	--	0	0	0
SG706	Millstream Works, Station Works, Wickwar, Wotton-Under-Edge, GL12 8NB	?	?	++	--	0	+	+	+	+	--	--	+	0	0	+	--	--	--	? -	--	++	? --	0	--	0	? +	0
SG707	Land Next To Hill Crest, Nibley Lane, Nibley, Bristol, BS37 5JG	?	?	++	0	0	+	++	++	+	--	-	+	0	0	++	0	0	-	? -	--	--	? --	0	--	0	0	-
SG708	Hallen Wood Yard, Berwick Lane, Hallen, Bristol, BS10 7RR	?	?	++	--	0	+	+	+	+	--	--	+	0	0	--	--	--	--	? --	--	++	? --	0	--	0	? +	0
SG711	Land at Grey Gables, Vicarage Lane, Olveston,	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	0	--	++	--	0	--	0	? +	-
SG712	Land to the north of Beacon Lane, Winterbourne	?	?	++	0	0	++	++	++	+	+	+	++	0	0	++	--	--	--	? -	--	--	--	0	--	0	0	-
SG717	Land off Midland Way, Thornbury	?	?	++	0	0	+	+	+	--	--	--	+	0	0	+	0	0	-	? --	--	--	--	0	--	0	0	0
SG719	The Meads, Common Mead Lane, Hambrook,	?	?	++	--	0	+	+	+	-	--	-	++	0	0	++	--	--	--	? --	--	++	--	0	--	0	? +	0
SG720	Land at Cloverly Road, Oldland Common, BS30 8TX	?	?	++	0	0	++	+	+	+	+	-	+	0	0	-	0	0	--	? --	0	--	-	0	-	0	0	-

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SG721	Land behind 143 High Street Marshfield	?	?	++	0	0	++	+	+	+	--	-	+	0	0	-	--	--	--	? --	--	--	? --	0	-	0	0	-
SG722	Little Park Farm, Chipping Sodbury, Bristol.	?	?	++	0	0	--	+	+	--	--	--	+	0	0	--	--	--	-	? --	--	++	? --	0	0	0	? +	0
SG724	Land at Fernhill, Almondsbury	?	?	+	0	0	+	+	+	--	--	-	+	0	0	--	--	--	--	? -	--	--	? --	0	-	0	0	0
SG725	Land at Woodmans Cottage, Eastwood Park	?	?	+	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	? --	--	++	? --	0	--	0	? +	0
SG726	Land at Merville Farm	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	0	0	-	? -	--	++	? --	0	0	0	? +	0
SG727	Land on the South Side of Gaunts Earthcott Lane,	?	?	+	0	0	--	++	++	--	--	-	+	0	0	--	--	--	-	? --	0	--	? --	0	-	0	0	0
SG728	Land at North Road, Yate	?	?	++	--	0	+	+	+	+	++	-	+	0	0	++	0	0	--	0	0	--	-	0	-	0	0	-
SG729	Land to the east of Bristol Road	?	?	++	0	0	++	++	++	+	+	--	+	0	0	--	0	0	--	? -	--	--	--	0	--	0	0	-
SG730	Land to east of B4058 at Heath End	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	? --	0	--	? --	--	--	0	0	-
SG731	Land at Townwell, Cromhall	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? -	0	--	? --	0	--	0	0	-
SG732	Land to rear of 450 North Road, Yate	?	?	+	0	0	+	+	+	--	--	-	+	0	0	--	0	0	--	? -	0	--	-	0	--	0	0	-
SG733	South side of 122 Westerleigh Road, Pucklechurch	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	? -	0	--	? --	0	--	0	0	0
SG736	The Orchard Hacket Lane Thornbury	?	?	++	0	0	+	+	+	--	+	-	+	0	0	--	--	--	--	? --	--	++	--	--	0	0	? +	0
SG737	Land at 12, The Park, Willsbridge BS30 6EE	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	0	0	--	? --	--	--	? --	0	-	0	0	0
SG738	Jarretts Garden Centre, Bath Road	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	0	0	--	? --	--	+	--	0	0	0	? +	0
SG739	Land at Talbots End, Cromhall	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	? --	0	--	? --	0	-	0	0	-
SG740	Land at Talbots End, Cromhall	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	-	0	0	--	? --	0	--	0	0	-

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SG741	Land to North of New Street, Charfield	?	?	++	0	0	+	+	+	+	--	-	+	0	0	+	--	--	--	0	--	--	? --	0	-	0	0	0
SG742	Land adjacent to north of Heath End Garage	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	? -	0	--	? --	0	--	0	0	-
SG744	Land at Angers Farm, Earthcott	?	?	+	--	0	--	++	++	--	--	--	+	0	0	--	0	0	--	? --	0	--	? --	0	--	0	0	0
SG745	Land at Church Hill (known as 'The Lagger'), Oldbury on Severn BS35 1QG	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	? -	-	--	? --	0	--	0	0	0
SG747	Land between Hallen Road and Moorhouse Lane, Hallen	?	?	++	--	0	+	++	++	+	--	--	+	0	0	--	--	--	--	? --	-	--	? --	0	-	0	0	0
SG748	Land at Wellinghouse Farm, Moorhouse Lane	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	--	? -	0	++	? --	--	--	0	? +	0
SG749	The Oaks, Filton Road, Hambrook	?	?	++	--	0	+	++	++	+	--	-	++	0	0	++	--	--	--	? --	--	--	? --	0	-	0	0	0
SG750	Old Stores, Chapel Road, Oldbury-on-Severn	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	0	--	++	? --	--	--	0	? +	0
SG751	Hill House Farm, Sodbury Road, Wickwar	?	?	++	0	0	+	++	++	--	--	--	+	0	0	--	--	--	--	? --	--	--	? --	0	-	0	0	-
SG752	White House Lane, Church Road, Pilning	?	?	++	--	0	++	++	++	+	--	-	+	0	0	-	--	--	--	? -	--	--	? --	--	-	0	0	0
SG753	Land South Side of Church Road	?	?	++	--	0	++	+	+	+	+	-	+	0	0	--	--	--	--	0	--	--	? --	0	--	0	0	0
SG756	Land west of Sodbury Road	?	?	++	0	0	+	+	+	+	+	--	+	0	0	+	--	--	-	0	--	--	? --	0	--	0	0	0
SG757	Land south of Wickwar Road, Rangeworthy	?	?	++	0	0	+	++	++	+	--	--	+	0	0	--	--	--	--	? -	-	--	? --	0	--	0	0	-
SG759	Land north of Holbrook Lane	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	? -	--	--	? --	0	-	0	0	-
SG760	Land south of Abbots Road	?	?	++	0	0	+	++	++	+	+	-	+	0	0	--	--	--	--	? --	--	--	--	0	-	0	0	-
SG761	Land south of Upper Tockington Road	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	--	--	-	? -	--	--	? --	0	-	0	0	-

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SG762	Land west of Winterbourne Hill	?	?	++	0	0	++	++	++	+	+	+	+	0	0	-	0	0	--	0	-	--	--	0	-	0	0	-
SG766	Feltham Farm, Hinton Road, Pucklechurch BS16 9JS	?	?	+	0	0	--	+	+	--	--	--	+	0	0	--	--	--	--	? --	--	++	? --	0	0	0	? +	0
SG767	Behind Bridgeyate House London Road	?	?	++	--	0	++	++	++	+	--	--	+	0	0	++	--	--	--	? --	--	--	? --	--	--	0	0	-
SG768	Land off Gloucester Road (B4061)	?	?	+	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	? --	--	--	? --	0	-	0	0	0
SG769	Land north of Haw Lane, Olveston	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	? -	--	--	--	0	-	0	0	-
SG770	Land south of Badminton Road	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	0	0	--	? --	--	--	? --	0	--	0	0	0
SG771	Land north of The Down, Old Down	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	0	0	--	? --	--	--	--	0	--	0	0	-
SG772	The Old Windmill, Falfield (Parcel A)	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? -	--	--	? --	0	--	0	0	0
SG773	The Old Windmill, Falfield (Parcel B)	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? -	--	--	? --	0	-	0	0	0
SG779	Land at Castle Inn Farm, Hanham	?	?	++	0	0	--	++	++	+	+	-	+	0	0	--	--	--	--	? --	--	--	--	0	-	0	0	-
SG781	Land North of A38, Alveston	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	--	--	--	? --	--	--	? --	0	--	0	0	-
SG782	Land at Cann Lane, Wick	?	?	++	--	0	+	+	+	+	--	--	+	0	0	-	--	--	-	? --	--	--	? --	0	-	0	0	-
SG785	Woodhouse Park	?	?	++	--	0	+	++	++	--	--	-	+	0	0	--	--	--	--	? --	--	++	? --	0	0	0	? +	-
SG786	Land off Gaunts Earthcott Lane, Woodlands	?	?	++	0	0	--	++	++	--	--	-	+	0	0	--	--	--	-	? --	0	--	? --	0	-	0	0	0
SG789	Land by Aust Road and Elberton Road	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	? -	--	--	? --	0	--	0	0	-
SG791	Webbs Heath Farm	?	?	++	0	0	--	+	+	+	--	--	--	0	0	--	--	--	--	? --	--	--	? --	0	-	0	0	-
SG792	Land to the south of Tanhouse Lane, Engine Common, Yate, South Gloucestershire, BS37 7PX	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	0	0	--	? -	--	--	? --	0	--	0	0	-
SG793	Land north and west of Hambrook, Bristo	?	?	++	--	0	+	+	+	+	--	-	++	0	0	-	--	--	--	? -	--	--	--	0	--	0	0	-

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SG794	Green Lane	?	?	++	--	0	+	+	+	+	--	--	+	0	0	-	--	--	--	? -	--	--	? --	--	-	0	0	0
SG795	Land At France Lane To East Of Hawkesbury	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	-	? --	--	--	? --	0	-	-	0	-
SG796	Land at Badminton Road	?	?	++	--	0	+	+	+	++	--	++	+	0	0	++	0	0	-	0	0	++	-	0	--	0	? +	-
SG797	Land at Grey Cot	?	?	++	0	0	+	++	++	+	+	-	+	0	0	-	--	--	--	? --	--	--	? --	0	-	0	0	0
SG798	Land south west of Cromhall Lane	?	?	+	0	0	--	+	+	+	--	--	+	0	0	--	0	0	--	? --	--	--	? --	0	--	0	0	0
SG799	Land adjoining 1-6 Aust Road, Northwick	?	?	+	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	? --	--	--	? --	--	--	0	0	0
SG801	Land off North Road, Yate, BS37 7LJ	?	?	++	0	0	+	+	+	+	--	-	+	0	0	-	0	0	--	? -	0	--	? --	0	-	0	0	-
SG802	Land on the north of Bury Hill Lane	?	?	+	0	0	--	+	+	--	--	--	+	0	0	--	--	--	--	? --	--	--	? --	0	-	0	0	-
SG803	Land off Claypitt Hill	?	?	++	0	0	+	++	++	+	++	-	+	0	0	-	--	--	--	? -	--	--	? --	0	-	0	0	0
SG804	Land at Hares Farm	?	?	++	0	0	--	+	+	--	--	--	+	0	0	--	--	--	--	? --	--	--	? --	0	--	0	0	0
SG805	Land at Pound Farm	?	?	++	0	0	++	++	++	+	+	-	+	0	0	--	--	--	--	0	--	++	? --	0	--	0	? +	0
SG807	Pilning Village Hall and playing field	?	?	? --	--	0	++	+	+	+	+	-	+	0	0	++	--	--	--	0	--	++	? --	--	0	0	? +	0
SG808	Bank Road, Pilning BS35 4JG	?	?	? --	0	0	++	+	+	+	+	-	+	0	0	++	--	--	--	? -	--	--	? --	--	-	0	0	0
SG810	Engine Common Yate	?	?	++	0	0	+	++	++	--	+	--	+	0	0	--	0	0	--	? -	--	++	? --	--	--	0	? +	-
SG812	Land at Gilslake Farm	?	?	+	--	0	+	++	++	+	--	-	+	0	0	++	--	--	--	? --	--	--	? --	--	-	0	0	0
SG817	Land to west of Wotton Road	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	-	? -	0	--	--	0	--	0	0	-
SG820	Nibley Road Bird Farm, Nibley Lane, Yate BS37 5JG	?	?	++	--	0	+	+	+	+	--	--	+	0	0	++	0	0	-	? -	--	--	-	0	--	0	0	-
SG822	Crossley Farm, Swan Lane, Winterbourne BS36 1RH	?	?	++	0	0	++	+	+	+	++	+	+	0	0	--	0	0	-	? -	0	--	--	0	--	0	0	-
SG823	Field to south of Rock View, Engine Common Lane	?	?	++	0	0	+	+	+	--	--	-	+	0	0	--	0	0	--	? -	0	--	? --	0	--	0	0	-

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SG824	West of Yate Rocks	?	?	++	0	0	+	++	++	--	--	--	+	0	0	--	0	0	--	? -	-	--	? --	--	--	0	0	-
SG825	Land off Blackhorse Hill, Easter Compton	?	?	? --	0	0	+	+	+	+	--	-	+	0	0	-	--	--	--	? --	--	--	? --	0	-	0	0	0
SG826	Land at Hideaway Cottage, Whitfield GL12 8DR	?	?	+	0	0	+	+	+	--	--	--	+	0	0	--	0	0	--	? --	--	++	? --	0	0	0	? +	0
SG828	The Saw Mills, Cuckoo Lane	?	?	++	0	0	+	+	+	+	--	-	+	0	0	+	0	0	--	? -	--	++	? --	0	0	0	? +	-
SG829	Land east of Inglestone Road / Alexander Hosea School, Wickwar, South Gloucestershire	?	?	++	0	0	+	++	++	+	+	--	+	0	0	+	--	--	--	? -	--	--	? --	0	-	0	0	0
SG830	The Vicarage, The Glebe, Pilning	?	?	++	--	0	++	+	+	+	--	-	+	0	0	++	0	0	--	0	--	++	? --	--	0	0	? +	0
SG833	Land East of Coldharbour Lane, Stoke Gifford, Bristol, BS16 1FJ	?	?	++	--	0	+	+	+	+	--	-	++	0	0	++	0	0	--	? --	-	++	? --	0	0	0	? +	0
SG835	Former Silverhill School, Swan Lane, Winterbourne	?	?	++	0	0	++	+	+	+	++	+	+	0	0	--	--	--	-	0	0	+	--	0	--	0	? +	-
SG836	Land off Chapel Lane, Old Sodbury	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? --	--	--	? --	0	-	0	0	0
SG838	Land Adjoining The Lodge, Gloucester Road, Thornbury, BS35 3TU	?	?	++	--	0	+	+	+	--	--	--	+	0	0	--	0	0	--	? --	--	--	? --	0	--	0	0	0
SG839	Land at the rear of Esperanza, Blackhorse Hill, Easter Compton, South Gloucestershire, BS35 5PR	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	--	? --	--	--	? --	0	--	0	0	0
SG840	Land to rear of 60 Westerleigh Road, Pucklechurch, Bristol	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	? -	0	--	? --	0	--	0	0	0
SG841	Land to the rear of Home Farm	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	? -	-	--	? --	0	-	0	0	-
SG842	Land at Berrows Mead, Rangeworthy	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	0	0	--	0	--	--	? --	0	-	0	0	-

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SG846	Land to the East of Court Farm Road	?	?	++	0	0	+	++	++	+	--	-	+	0	0	-	--	--	--	? --	--	--	? --	0	-	0	0	-
SG847	Land North of Holbrook Lane	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	? -	--	--	? --	0	-	0	0	-
SG848	Land off Oldbury Lane	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	? -	0	--	--	0	--	0	0	0
SG849	Whiteshill House	?	?	++	0	0	+	+	+	+	+	--	+	0	0	--	--	--	--	? -	--	--	-	0	--	0	0	-
SG850	Land west of B4061, Thornbury	?	?	++	--	0	++	+	+	++	--	++	+	0	0	+	--	--	--	? -	-	--	--	0	--	0	0	0
SG851	Land to the west of Wotton Road	?	?	++	0	0	+	+	+	+	+	--	+	0	0	--	0	0	-	0	0	--	? --	0	--	0	0	-
SG852	Heneage Farm, Moorslade Lane	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? --	-	++	? --	0	0	0	? +	0
SG854	Land off Moorslade Lane	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	? -	-	--	? --	0	-	0	0	0
SG855	Land at Dyers Lane, Yate	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	--	--	--	? -	0	--	? --	0	--	0	0	-
SG856	Thornbury Health Centre Eastland Road	?	?	++	0	0	++	+	+	++	++	++	+	0	0	-	0	0	--	0	0	++	-	0	--	0	? +	0
SG857	Downend Clinic Buckingham Gardens	?	?	++	0	0	++	+	+	++	++	++	+	0	0	+	0	0	-	? --	0	++	-	0	--	0	? +	-
SG858	Filton Clinic Shields Avenue	?	?	++	0	0	++	+	+	++	+	+	+	0	0	+	0	0	-	? --	0	++	-	0	--	0	? +	0
SG859	The Plough and Horshoe Inn Gloucester Road	?	?	++	--	0	++	+	+	++	--	+	+	0	0	++	--	--	-	? --	0	++	-	0	--	0	? +	0
SG860	Land to the rear of the Steadings	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	0	--	++	? --	0	--	0	? +	-
SG861	Bolbrek Filton Road,	?	?	++	--	0	+	+	+	++	--	+	++	0	0	++	--	--	--	? --	0	--	? --	0	--	0	0	0
SG862	Boydwick Farm	?	?	++	0	0	++	++	++	+	+	-	+	0	0	-	--	--	--	? --	--	++	? --	0	0	0	? +	-
SG864	Land South of Luckington Road, Acton Turville	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	? --	0	--	--	0	--	0	0	0
SG865	Land to the North of Tormarton Road	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	? --	0	--	? --	0	--	0	0	-
SG866	Land to the West of Burton Road	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	? --	0	--	--	0	-	0	0	-
SG867	Land to the South of Sodbury Road	?	?	++	0	0	+	++	++	+	+	-	+	0	0	--	--	--	--	? --	0	--	? --	0	-	0	0	0

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SG869	Land at Filton Retail Park, Fox Den Road	?	?	++	--	0	+	++	++	++	+	++	++	0	0	++	0	0	--	? --	0	++	? --	0	0	0	? +	0
SG873	Land east of Webbs Heath	?	?	++	--	0	+	++	++	+	--	--	+	0	0	++	--	--	--	? --	--	--	? --	0	-	0	0	-
SG874	Land at Church Quarry Baden HIll Road	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? -	--	++	? --	0	--	0	? +	-
SG875	Land between Tower Hill and Baden Hill Road	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? -	--	++	? --	0	--	0	? +	-
SG876	Land South of Almondsbury Garden Centre	?	?	++	0	0	++	++	++	+	--	-	+	0	0	+	--	--	--	? --	--	--	? --	0	--	0	0	0
SG877	Exhibition House, North View	?	?	++	--	0	++	+	+	++	+	++	+	0	0	+	0	0	--	? --	0	++	-	0	--	0	? +	-
SG879	Rear of 32 Cleeve Hill	?	?	++	--	0	++	+	+	++	+	++	+	0	0	+	--	--	--	? --	0	++	-	0	--	0	? +	-
SG880	Land to the South of Manor Road	?	?	++	0	0	+	++	++	+	--	--	+	0	0	--	0	0	--	? -	0	--	? --	0	--	0	0	-
SG882	Land adjacent to Grey Cottage	?	?	++	0	0	+	+	+	+	+	-	+	0	0	-	--	--	--	? --	--	--	? --	0	-	0	0	0
SG883	Land at Lapwing Farm	?	?	++	--	0	+	++	++	+	--	--	+	0	0	--	--	--	-	? --	0	++	? --	0	0	0	? +	-
SG890	Land at The Paddock	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	--	? --	--	--	? --	0	-	0	0	0
SG893	Land at Crossways	?	?	++	0	0	+	++	++	+	--	--	+	0	0	--	0	0	--	? -	--	--	--	0	-	0	0	0
SG894	Land at Gloucestershire Road	?	?	+	0	0	+	++	++	--	--	--	+	0	0	--	0	0	--	? --	--	--	? --	0	-	0	0	0
SG901	Abson Road Pucklechurch	?	?	++	0	0	++	+	+	+	--	-	+	0	0	+	0	0	--	? -	0	--	? --	0	--	0	0	0
SG904	28 Engine Common Lane Yate Bristol BS37 7PX	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	0	0	--	? -	-	++	? --	0	0	0	? +	-
SG906	Land Adjacent to 82 Gloucester Road Rudgeway BS35 3RS	?	?	++	--	0	+	+	+	+	--	--	+	0	0	--	--	--	--	? --	-	++	? --	0	--	0	? +	-
SG908	Land South of Yate Road Yate	?	?	++	--	0	+	+	+	++	--	+	+	0	0	++	0	0	--	? -	--	--	-	0	--	0	0	-
SG912	Land east of Chipping Sodbury	?	?	++	0	0	+	++	++	+	--	+	+	0	0	+	--	--	--	0	--	--	? --	0	-	0	0	0

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SG916	Bristol Uniforms Limited 1 Wathen Street	?	?	++	--	--	++	+	+	++	+	++	+	++	0	+	--	--	-	? --	0	++	-	0	--	0	? +	-
SG917	Land at Tytherington	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	0	--	--	--	0	--	0	0	-
SG920	Land off Whiteshill Common Hambrook	?	?	++	0	0	+	+	+	+	+	--	+	0	0	--	0	0	--	? -	--	--	-	0	-	0	0	-
SG921	Land adjoining Hambrook Lane & Sturden Lane	?	?	++	--	0	+	++	++	+	--	--	++	0	0	-	--	--	--	? -	--	--	-	0	--	0	0	-
SG924	Land Off Tockington Lane, Almondsbury	?	?	++	0	0	++	+	+	+	+	-	+	0	0	--	--	--	--	0	--	--	? --	0	--	0	0	0
SG927	The Old Vicarage	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	--	--	--	? --	--	++	? --	0	--	0	? +	-
SG928	Land to the North of Berkeley Vale Motors, Alveston	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	0	0	--	? -	0	--	? --	0	--	0	0	-
SG935	BAWA Leisure	?	?	? --	--	0	++	+	+	++	+	+	+	0	0	++	?	?	--	? --	0	--	-	0	-	0	0	0
SG936	Land at Marsh Common Swanmoor Stoke	?	?	+	--	0	+	++	++	+	--	-	+	0	0	++	?	?	--	? -	--	--	? --	--	-	0	0	0
SG937	Bradley Stoke Way	?	?	++	--	0	+	+	+	+	+	-	++	0	0	++	?	?	-	? --	0	--	? --	0	-	0	0	0
SG938	Land off Tockington Lane, Almondsbury	?	?	++	0	0	++	+	+	+	--	-	+	0	0	--	?	?	--	? -	-	--	? --	0	-	0	0	0
SG939	Land to the south of Tanners Lane, Marshfield	?	?	++	--	0	++	+	+	+	--	-	+	0	0	-	?	?	-	? --	--	--	? --	0	--	0	0	-
SG940	Land at Station Road, Little Stoke	?	?	++	--	0	++	+	+	++	--	+	++	0	0	++	?	?	-	? --	0	++	-	0	--	0	? +	0
SG942	Land to south of Trench Lane, Winterbourne	?	?	++	--	0	++	++	++	+	++	++	+	0	0	+	?	?	--	? --	0	--	? --	0	-	0	0	0
SG943	Land at Riding Barn Hill, Wick	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	?	?	--	? --	--	--	? --	0	--	0	0	0
SG946	Promphrey Hill, Mangotfield	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	?	?	--	? --	--	--	--	0	--	0	0	-
SG947	Land at Limebrook Farm, London Road, Wick	?	?	++	--	0	--	+	+	--	--	-	--	0	0	--	?	?	-	? --	--	--	? --	0	-	0	0	0
SG949	Land at Grove Farm, Coxgrove Hill, Pucklechurch	?	?	++	0	0	--	++	++	--	--	--	+	0	0	-	?	?	--	? --	--	--	? --	0	-	0	0	-

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG952	Land to the south of Lawnes Farm, Forty Acre Lane, Alveston	?	?	++	0	0	+	++	++	+	+	-	+	0	0	--	?	?	--	? --	0	--	? --	0	--	0	0	-
SG953	Land south of Badminton Road, Old Sodbury	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	?	?	--	? --	--	--	? --	0	--	0	0	0
SG954	Highfield House, 112 Riding Barn Hill, Wick	?	?	++	--	0	+	+	+	-	--	--	+	0	0	-	?	?	--	? --	--	--	? --	0	--	0	0	0
SG955	Land Lying to the East of Bath Road, Bridgeyate	?	?	++	--	0	++	++	++	+	--	-	+	0	0	++	?	?	--	? --	--	--	? --	--	--	0	0	-
SG956	Frenchay Christmas Tree Farm, Old Gloucester Road, Frenchay	?	?	++	--	0	++	++	++	+	--	-	++	0	0	-	?	?	--	? -	--	--	--	0	--	0	0	-
SG958	The Manor House, Forty Acre Lane, Alveston	?	?	? --	0	0	+	++	++	+	+	-	+	0	0	--	?	?	--	? --	0	--	? --	0	-	0	0	-
SG960	Land between 150 and 160 Westerleigh Road, Pucklechurch	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	?	?	-	? --	0	--	? --	0	--	0	0	0
SG962	Sweet Briar and Olcote, Main Road, Easter Compton,	?	?	++	0	0	+	+	+	+	--	-	+	0	0	-	?	?	-	0	0	++	? --	0	0	0	? +	0
SG963	CEMEX Floors, London Road,	?	?	++	--	0	++	+	+	+	--	-	+	0	0	--	?	?	--	? --	--	+	? --	0	0	0	? +	-
SG964	Land Northeast of Highbrook View, Harry Stoke	?	?	++	0	0	+	+	+	+	--	-	++	0	0	++	?	?	--	? --	0	--	? --	0	--	0	0	0
SG967	Elm Farm Stables, 118 London Road, Bridgeyate	?	?	++	--	0	++	+	+	+	--	--	+	0	0	++	?	?	--	? --	--	++	? --	0	0	0	? +	-
SG969	Land to rear of 25 Park Lane, Winterbourne	?	?	++	0	0	--	++	++	--	--	--	+	0	0	--	?	?	--	? --	--	--	? --	0	--	0	0	-
SG974	Land at Westfield Lane, Stoke Gifford	?	?	++	--	0	++	+	+	++	+	++	++	0	0	++	?	?	-	? --	0	+	? --	0	--	0	? +	0
SG976	Land north of Abbots Road, Hanham	?	?	++	--	0	++	+	+	+	+	+	+	0	0	-	?	?	--	? --	--	--	--	0	-	0	0	-
SG978	Land at Ladden Garden Village	?	?	++	0	0	--	++	++	--	+	-	+	0	0	-	?	?	--	0	0	--	-	0	-	0	0	-

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG979	Land at Leechpool, Ladden Garden Village, Yate	?	?	++	0	0	--	++	++	--	--	-	+	0	0	--	?	?	--	0	0	--	-	0	-	0	0	-
SG980	Land Adjacent to Bitton Sports and Social Club	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	?	?	--	? -	--	--	? --	0	-	0	0	0
SG981	Land to the South of the Bristol Road	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	?	?	--	? -	0	--	? --	0	--	0	0	-
SG985	Land at Hambrook Lane, Harry Stoke	?	?	++	0	0	+	+	+	+	+	-	++	0	0	++	?	?	--	? --	0	--	? --	0	-	0	0	0
SG986	Land north of Lyde Green Road	?	?	++	--	0	--	+	+	--	--	--	+	0	0	+	?	?	--	? --	-	--	-	0	-	0	0	-
SG987	Land at Old Hundred House, Tormarton,	?	?	++	0	0	+	++	++	+	--	--	+	0	0	--	?	?	-	? --	0	--	? --	0	--	0	0	-
SG988	Land at Pool Farm, Wotton Road	?	?	++	0	0	+	++	++	+	+	--	+	0	0	--	?	?	-	? -	0	--	--	0	--	0	0	-
SG989	Land North of Shortwood Hill	?	?	++	0	0	+	+	+	+	--	+	+	0	0	-	?	?	--	? --	--	--	? --	0	-	0	0	-
SG990	Mounds Court Farm	?	?	++	0	0	--	++	++	+	--	-	--	0	0	-	?	?	--	? --	--	--	? --	0	--	0	0	-
SG999	Land on the East side of Bath Road, North Common, Warmley	?	?	++	--	0	++	+	+	+	--	-	+	0	0	++	?	?	--	? --	--	--	? --	0	--	0	0	-
SG1000	Land Adjoining Bath Road, Bridgeyate	?	?	++	--	0	++	++	++	+	++	-	+	0	0	++	?	?	--	? --	--	--	-	0	--	0	0	-
SG1001	Land on the East side of Bath Road, North Common, Warmley	?	?	++	--	0	++	++	++	+	++	-	+	0	0	++	?	?	-	? --	--	+	-	0	0	0	? +	-
SG1002	Land Behind Former Thornbury Health Centre	?	?	++	0	0	++	+	+	++	++	++	+	0	0	+	?	?	--	0	0	+	-	0	--	0	? +	0
SG1004	Whirlpool	?	?	++	--	0	+	++	++	++	++	++	+	0	0	++	?	?	--	0	0	++	-	0	--	0	? +	-
SG1005	Harry Stoke Road	?	?	++	--	0	+	+	+	++	+	++	++	0	0	++	?	?	-	? --	0	--	? --	0	-	0	0	0
SG1006	Cranleigh Court	?	?	++	--	0	++	+	+	++	++	++	+	0	0	++	?	?	-	0	0	+	-	0	0	0	? +	-
SG1007	Former Watermore Junior School	?	?	++	0	0	++	+	+	+	+	+	+	0	0	--	?	?	-	0	0	+	-	0	--	0	? +	-

Table 5.2: Likely SA effects of the Employment Site Options

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG020	Land at Cromhall Quarry	?	?	++	0	0	--	0	0	+	--	--	+	0	++	0	0	0	--	? --	0	++	? --	0	--	0	? +	-
SG035	Oldbury Power Station Site, Oldbury Naite, Thornbury	?	?	+	0	0	--	0	0	--	--	--	+	0	++	0	--	--	--	? --	--	++	-	--	0	0	? +	0
SG060	Woodend Farm, Woodend Lane, Cromhall	?	?	+	0	0	+	0	0	--	0	-	+	0	++	0	--	--	--	? --	0	++	? --	0	--	0	? +	-
SG104	Land at Bromley Heath Road, Bromley Heath	?	?	++	--	0	++	0	0	+	0	-	+	0	++	0	--	--	--	? -	--	--	--	0	--	0	0	-
SG116	Land of the west side of Carsons Road Warmley	?	?	++	--	0	+	0	0	+	--	-	+	0	+	0	0	0	--	? --	--	--	-	0	-	0	0	-
SG481	Land to the east of the B4055, Pilning Station	?	?	++	--	0	++	0	0	+	0	-	+	0	++	0	--	--	--	? -	--	--	? --	0	-	0	0	0
SG593	Whitehouse Lane	?	?	++	--	0	++	0	0	+	--	-	+	0	++	0	--	--	--	? -	--	--	? --	--	-	0	0	0
SG616	Land at GIlslake Farm, Pilning	?	?	+	--	0	+	0	0	+	--	--	+	0	++	0	--	--	--	? --	--	--	? --	--	-	0	0	0
SG735	Viridor Waste Management, North Way, Filton	?	?	++	--	0	++	0	0	++	++	+	+	0	++	0	0	0	-	? --	0	++	-	0	--	0	? +	0
SG764	Brookman's Quarry	?	?	++	0	0	--	0	0	--	--	--	+	0	+	0	0	0	--	? --	0	+	? --	0	--	0	? +	-
SG765	Dunkirk Barn	?	?	+	--	0	+	0	0	--	--	--	+	0	++	0	--	--	--	? --	--	++	? --	0	--	-	? +	-
SG776	Land at Rushmoor Dairy, Badminton	?	?	++	0	0	+	0	0	+	0	-	+	0	+	0	--	--	-	? --	0	+	? --	0	--	-	? +	-
SG777	Buffer Depot, Acton Turville	?	?	++	0	0	+	0	0	+	0	-	+	0	++	0	--	--	--	? --	0	++	--	--	--	-	? +	0
SG780	Land on South Side of Central Avenue, Bristol	?	?	+	--	0	+	0	0	-	--	--	+	0	++	0	--	--	--	? --	--	++	-	--	0	0	? +	0
SG821	Recreation Ground Oaklands Drive, Almondsbury	?	?	++	--	0	++	0	0	+	0	-	+	0	++	0	--	--	--	0	--	--	? --	0	-	0	0	0
SG845	Leigh Farm Leigh Lane	?	?	++	--	0	+	0	0	--	--	--	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	-
SG870	Plot 9000, Western Approach Business Park. Govier Way	?	?	++	--	0	+	0	0	+	--	--	+	0	++	0	--	--	--	? -	--	--	? --	--	-	0	0	0

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG871	Tytherington Quarry, Tytherington Road	?	?	++	0	0	--	0	0	--	0	-	+	0	++	0	--	--	--	? --	--	--	? --	0	--	0	0	-
SG896	Glenfern and Land to East of Carsons Road	?	?	++	0	0	+	0	0	+	0	-	+	0	++	0	0	0	--	? --	--	++	-	0	0	0	? +	-
SG899	Kings Chase Shopping Centre	?	?	++	--	--	++	0	0	++	+	++	+	0	+	0	0	0	-	? --	0	+	-	0	0	0	? +	-
SG900	Land at Tytherington Quarry Wotton-underEdge Gloucestershire GL12 8UW	?	?	++	0	0	--	0	0	--	--	--	+	0	++	0	--	--	--	? --	--	--	? --	0	--	0	0	-
SG907	Land adjacent to Severn Beach Railway Station	?	?	++	--	0	+	0	0	+	+	-	+	0	+	0	--	--	--	0	--	+	-	--	0	0	? +	0
SG910	Homeapple Close	?	?	++	--	0	+	0	0	-	0	-	+	0	+	0	--	--	-	? --	--	--	? --	0	--	0	0	0
SG911	Former Brightside Insurance	?	?	++	--	0	--	0	0	+	--	-	+	0	++	0	--	--	--	? --	--	++	? --	0	0	0	? +	0
SG922	The Land at the Old Beer Store High St Badminton GL9 1DG	?	?	++	0	0	+	0	0	+	--	-	+	0	+	0	--	--	--	? --	0	+	? --	--	0	-	? +	0
SG930	South East of Bell Land and Cattybrook Farm	?	?	++	0	0	+	0	0	-	--	--	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	0
SG931	Gilslake	?	?	++	0	0	+	0	0	-	--	--	+	0	++	0	--	--	--	? --	--	--	? --	--	--	0	0	0
SG932	Land at Varley Farm	?	?	++	0	0	+	0	0	+	--	-	+	0	++	0	--	--	--	? -	0	--	? --	--	--	0	0	-
SG934	West of Carsons Road	?	?	++	--	0	+	0	0	+	0	-	+	0	++	0	?	?	--	? --	--	--	-	0	-	0	0	-
SG957	Land at Hempton Court, Park Avenue, Aztec West Business Park	?	?	++	--	0	++	0	0	++	++	+	++	0	++	0	?	?	--	? --	0	--	? --	0	-	0	0	0
SG965	Greenacres Farm, Old Gloucester Road, Winterbourne	?	?	++	--	0	+	0	0	+	+	--	++	0	+	0	?	?	--	? --	--	+	? --	0	0	0	? +	0

Table 5.3: Likely SA effects of the Mixed Use Site Options

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG004	Land South of Gloucester Road, Almondsbury	?	?	++	--	0	++	0	0	+	--	-	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	-
SG005	Land to the north of Warmley, East Fringe	?	?	++	--	0	+	0	0	+	+	-	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	-
SG008	West Pucklechurch	?	?	++	--	0	++	0	0	+	+	-	+	0	++	0	--	--	--	? --	--	++	? --	0	0	0	? +	0
SG017	Hicks Common Livery Stables and associated Land	?	?	++	--	0	++	0	0	++	++	+	+	0	++	0	--	--	--	? -	--	--	--	0	-	0	0	-
SG019	Land off, Charfield Hill, Charfield	?	?	++	0	0	+	0	0	+	+	-	+	0	++	0	--	--	--	? --	--	--	? --	0	--	0	0	0
SG025	Land to West of Sodbury Road	?	?	++	0	0	+	0	0	+	--	--	+	0	++	0	--	--	-	? -	0	--	? --	0	-	0	0	-
SG047	Land to the rear of Park Farm, Barry Road, Oldland Common	?	?	++	--	0	++	0	0	+	++	-	+	0	++	0	--	--	-	? --	--	--	? --	0	-	0	0	-
SG052	Land at North West Thornbury	?	?	++	0	0	+	0	0	--	+	--	+	0	++	0	0	0	--	? --	0	--	--	0	--	0	0	0
SG055	Land alongside the B4061 (Old Gloucester Road) and the A38 at Whitfield/Falfield	?	?	+	--	0	+	0	0	--	--	--	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	0
SG062	Tortworth Garden Village	?	?	++	--	0	+	0	0	--	+	-	+	0	++	0	--	--	--	? --	--	++	? --	0	0	0	? +	0
SG064	Land adjacent to The Firs, Crossways Lane, Thornbury	?	?	++	0	0	+	0	0	--	--	--	+	0	+	0	0	0	--	? -	--	--	--	0	-	0	0	0
SG068	Land East of Coalpit Heath	?	?	++	--	0	++	0	0	+	--	+	+	0	++	0	--	--	--	0	0	--	? --	0	--	0	0	-
SG074	Land and buildings at Bowling Hill, Chipping Sodbury	?	?	++	--	0	++	0	0	++	++	++	+	0	+	0	--	--	--	0	--	++	-	--	--	0	? +	-
SG077	Lucas Works, Moravian Road, Kingswood	?	?	++	--	0	++	0	0	+	++	++	+	0	++	0	0	0	--	? --	0	++	-	0	0	0	? +	-
SG087	Land at, Catherine Hill, Olveston	?	?	++	0	0	+	0	0	+	--	-	+	0	++	0	--	--	--	? -	--	--	? --	0	-	0	0	0
SG088	Land at, Shrubbery Farm, Shortwood	?	?	++	0	0	+	0	0	--	--	--	+	0	++	0	0	0	-	? --	--	++	? --	0	0	0	? +	0

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG089	Land north of Hackett Lane, Thornbury	?	?	++	0	0	+	0	0	+	--	--	+	0	++	0	--	--	--	? --	--	--	--	0	-	0	0	0
SG090	Land rear of, Playing Field, Tockington	?	?	++	0	0	+	0	0	+	--	--	+	0	++	0	--	--	--	0	--	--	--	0	--	0	0	-
SG091	Land North of, Forty Acre Lane, Alveston	?	?	++	0	0	+	0	0	+	+	-	+	0	++	0	--	--	--	? -	0	--	? --	0	-	0	0	-
SG095	Land at East Charfield	?	?	++	0	0	+	0	0	+	--	-	+	0	++	0	--	--	--	? -	--	--	? --	0	-	0	0	0
SG096	Land at Vattingstone Lane Alveston	?	?	++	0	0	+	0	0	+	+	-	+	0	++	0	--	--	--	0	-	--	? --	0	-	0	0	-
SG098	Land north of Wotton Road, Charfield	?	?	++	0	0	+	0	0	+	--	-	+	0	++	0	--	--	--	? --	--	--	? --	0	--	0	0	0
SG100	Land at Badminton Road, Yate	?	?	++	--	0	+	0	0	++	--	-	+	0	++	0	--	--	--	? -	--	--	--	0	--	0	0	-
SG110	Land at Roundways Coalpit Heath	?	?	++	0	0	++	0	0	+	+	+	+	0	++	0	--	--	--	? --	-	--	? --	0	-	0	0	-
SG111	Land east and west of Westerleigh Road	?	?	++	0	0	+	0	0	+	--	-	+	0	++	0	0	0	-	? -	0	--	? --	0	--	0	0	-
SG113	Land to the south of Charfield	?	?	++	0	0	+	0	0	+	+	-	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	0
SG114	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlands Garden Village)	?	?	? --	--	0	+	0	0	+	++	+	+	0	++	0	--	--	--	? --	-	--	? --	0	-	0	0	0
SG115	Buckover Garden Village	?	?	++	--	0	+	0	0	+	--	--	+	0	++	0	--	--	--	? --	--	--	--	0	-	0	0	0
SG121	Land at, Cromhall, South Gloucestershire	?	?	++	0	0	+	0	0	+	--	-	+	0	+	0	--	--	--	? -	0	--	? --	0	--	0	0	-
SG139	Land between, Brins Close, Field Farm Close and Hunts Ground Rd, Stoke Gifford	?	?	++	--	0	++	0	0	+	+	-	++	0	+	0	0	0	--	? --	0	--	? --	0	-	0	0	0
SG140	Lower Marlwood Farm, Kington Lane, Thornbury	?	?	++	0	0	++	0	0	++	--	++	+	0	++	0	--	--	--	? --	--	--	--	0	--	0	0	0

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG150	Jarrocks Estate, Westerleigh Road, Westerleigh	?	?	++	0	0	+	0	0	+	--	--	+	0	++	0	--	--	-	0	0	++	? --	0	--	0	? +	-
SG209	Land at, Shortwood	?	?	++	--	0	+	0	0	+	+	+	+	0	++	0	0	0	--	? --	--	--	? --	0	--	0	0	-
SG280	Land south of the B4055, Easter Compton	?	?	++	--	0	+	0	0	+	--	-	+	0	++	0	--	--	--	? --	--	--	? --	--	-	0	0	0
SG300	Tall Trees, Almondsbury	?	?	++	0	0	+	0	0	--	--	--	+	0	+	0	--	--	--	? --	--	++	? --	0	--	0	? +	0
SG328	Land to the East of Badminton Road, North of Lockington Road	?	?	++	0	0	+	0	0	+	+	-	+	0	++	0	--	--	--	? --	0	--	? --	0	--	0	0	-
SG350	Land opposite The Fosse, Crossways Lane, Thornbury, BS35 3UE	?	?	++	0	0	+	0	0	--	--	-	+	0	++	0	0	0	--	? -	-	--	--	0	-	0	0	0
SG396	Land between Wotton Road and Church Lane, Rangeworthy	?	?	++	0	0	+	0	0	+	+	--	+	0	++	0	--	--	--	0	0	--	--	0	--	0	0	-
SG414	Land on the North East Side of Old Gloucester Road, Hambrook	?	?	++	--	0	+	0	0	+	--	--	++	0	++	0	0	0	--	? --	--	--	? --	0	-	0	0	0
SG426	Land at Park Mill Farm and Quarry Farm, Thornbury	?	?	++	0	0	++	0	0	++	++	++	+	0	++	0	--	--	--	? --	--	++	--	--	--	0	? +	0
SG428	Ansteys Road, Hanham (Former Kleeneze Site)	?	?	++	--	0	++	0	0	++	++	++	+	0	++	0	0	0	--	? --	0	++	-	0	0	0	? +	-
SG441	Land at Over Court Farmhouse and Outbuildings (Over Court Barns) and Adjoining Land	?	?	++	0	0	+	0	0	--	--	--	+	0	++	0	--	--	--	? --	--	++	? --	0	0	0	? +	0
SG442	Land at Jupiter Road, Patchway	?	?	++	--	0	+	0	0	--	--	+	+	0	++	0	0	0	-	? --	0	++	? --	0	--	0	? +	0
SG444	Land at Thornbury	?	?	++	--	0	+	0	0	+	--	--	+	0	++	0	0	0	--	? --	--	--	--	0	-	0	0	0
SG459	Land at Westerleigh (North of Lyde Green)	?	?	++	--	0	+	0	0	+	--	-	+	0	++	0	0	0	--	? --	--	--	? --	0	--	0	0	-
SG467	River View, Land adjacent to Frome Mill Farm	?	?	++	0	0	+	0	0	+	--	-	+	0	++	0	0	0	-	? -	--	--	? --	0	-	0	0	-

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG469	Land West of Yate Road & Stover Road, Yate	?	?	++	--	0	+	0	0	+	--	-	+	0	+	0	0	0	--	? -	0	--	? --	0	--	0	0	-
SG474	Land rear of Bath Road	?	?	++	--	0	++	0	0	+	+	+	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	-
SG478	Stover Trading Estate	?	?	++	--	0	+	0	0	++	--	++	+	0	++	0	0	0	--	0	--	++	-	0	--	0	? +	-
SG601	Land at Brook Farm Junction 14	?	?	++	--	0	--	0	0	+	--	-	--	0	++	0	0	0	--	? -	--	--	? --	0	-	0	0	0
SG605	Land at Hanham Community Centre	?	?	++	--	0	++	0	0	++	++	++	+	0	+	0	--	--	-	? --	0	++	-	0	0	0	? +	-
SG606	Land at Springfield Lakes, Bath Road-Brewery Hill, Bitton	?	?	++	--	0	+	0	0	+	--	-	+	0	++	0	--	--	--	? --	--	++	--	0	0	0	? +	0
SG703	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ	?	?	++	--	0	++	0	0	+	--	-	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	0
SG710	The Stables, Bristol Road, Iron Acton, South Glos. BS37 9TF	?	?	++	0	0	+	0	0	+	--	--	+	0	+	0	0	0	--	? --	--	--	-	--	--	0	0	-
SG713	Land to west of Wotton Road, Rangeworthy	?	?	++	0	0	+	0	0	+	+	--	+	0	++	0	--	--	--	? -	--	--	? --	0	--	0	0	-
SG714	Land at Heneage Lane and The Gables, Falfield	?	?	++	--	0	+	0	0	+	--	-	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	0
SG715	Land at Merry Heaven Farm, Alveston	?	?	++	--	0	+	0	0	+	--	+	+	0	++	0	--	--	--	? -	--	++	? --	0	--	0	? +	-
SG716	Land at Forty Acre Lane, Alveston	?	?	++	0	0	+	0	0	+	+	-	+	0	++	0	--	--	--	? -	0	--	? --	0	-	0	0	-
SG718	Land at Crossways, Thornbury	?	?	++	0	0	+	0	0	+	+	-	+	0	++	0	--	--	--	? --	--	--	--	0	-	0	0	0
SG743	Land at Downs Farm and Whistledown Farm,	?	?	++	0	0	--	0	0	+	+	--	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	0
SG746	Land at Pilning Railway Station, Station Road, Pilning BS35 4JW	?	?	++	--	0	+	0	0	+	--	--	+	0	++	0	--	--	--	? --	--	++	? --	0	0	0	? +	0
SG754	Land at the University of the West of England, Frenchay Campus	?	?	++	--	0	+	0	0	++	+	++	++	0	++	0	0	0	--	? --	0	--	? --	0	-	0	0	0

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG755	Swanmoor Stoke	?	?	++	--	0	++	0	0	+	--	-	+	0	++	0	--	--	--	? --	--	++	? --	--	--	0	? +	-
SG777	Buffer Depot, Acton Turville	?	?	++	0	0	+	0	0	+	--	-	+	0	++	0	--	--	--	? --	0	++	--	0	0	-	? +	0
SG778	Land at Station Road	?	?	++	--	0	+	0	0	+	+	-	+	0	++	0	--	--	--	0	--	--	-	--	-	0	0	0
SG784	The Hayfields off Cossham Street	?	?	? --	0	0	+	0	0	+	++	-	+	0	++	0	--	--	--	? --	--	+	--	0	--	0	? +	-
SG787	Land adjoining Spring Farm	?	?	++	0	0	+	0	0	+	+	--	+	0	++	0	--	--	--	? -	0	--	--	0	--	0	0	0
SG788	Badminton Road, Winterbourne	?	?	++	--	0	+	0	0	+	--	-	+	0	++	0	0	0	--	? -	--	++	-	0	0	0	? +	-
SG800	Land South of Mapleridge Lane	?	?	++	0	0	+	0	0	--	--	--	+	0	++	0	--	--	--	? --	--	++	? --	0	0	0	? +	0
SG806	Land at Morton Farm	?	?	++	0	0	+	0	0	--	--	--	+	0	++	0	--	--	--	? --	--	++	? --	0	0	0	? +	0
SG816	Yate Town Centre	?	?	++	--	0	++	0	0	++	++	++	+	0	++	0	--	--	--	0	--	++	-	0	--	0	? +	-
SG834	Willsbridge Nursery, off Keynsham Road (A4175), Willsbridge	?	?	++	--	0	+	0	0	+	--	-	+	0	++	0	--	--	--	? --	--	++	--	0	0	0	? +	0
SG853	Land North of Moorslade Lane	?	?	++	--	0	+	0	0	+	--	-	+	0	++	0	--	--	--	? --	-	--	? --	0	--	0	0	0
SG864	Land South of Luckington Road	?	?	++	0	0	+	0	0	+	+	-	+	0	++	0	--	--	-	? --	0	--	--	0	--	0	0	0
SG868	Lower Shortwood / Shortwood South	?	?	? --	--	0	+	0	0	+	+	-	+	0	++	0	--	--	--	? --	--	--	--	0	-	0	0	-
SG872	Barnhill Quarry	?	?	++	--	0	++	0	0	++	+	++	+	0	++	0	0	0	--	? -	0	--	? --	0	--	0	0	-
SG878	Leyland Court Equestrian Centre	?	?	++	--	0	--	0	0	+	+	-	+	0	++	0	--	--	--	? --	-	++	? --	0	0	0	? +	0
SG881	Backfield Farm Business Park	?	?	++	0	0	+	0	0	+	--	--	+	0	++	0	0	0	--	? -	0	++	? --	0	--	0	? +	-
SG884	Land to rear of Silverhill School, Winterbourne	?	?	++	0	0	++	0	0	++	+	+	+	0	++	0	--	--	-	? -	--	--	--	0	--	0	0	-
SG885	Site W2, Land off, Bristol Road	?	?	++	0	0	++	0	0	+	--	+	+	0	++	0	--	--	--	? -	0	--	--	0	--	0	0	-
SG886	Land to north of New Road, Rangeworthy	?	?	++	0	0	+	0	0	+	+	--	+	0	++	0	--	--	--	? -	--	--	? --	0	--	0	0	-

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG887	Part of France Lane Farm, Hawkesbury Upton	?	?	++	0	0	+	0	0	+	--	-	+	0	++	0	--	--	-	? --	--	--	? --	0	-	-	0	-
SG889	The Grange	?	?	? --	--	--	+	0	0	+	++	-	+	0	++	0	--	--	--	? --	-	++	? --	0	0	0	? +	-
SG892	Land at Hortham Lane, Almondsbury	?	?	++	--	0	+	0	0	+	--	-	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	-
SG897	Land north of A420 and south of Goose Green	?	?	++	--	--	+	0	0	+	+	-	+	0	++	0	0	0	--	? --	--	--	? --	0	-	0	0	-
SG898	Vilner Farm	?	?	++	0	0	+	0	0	-	--	+	+	0	++	0	--	--	--	? -	--	--	? --	0	--	0	0	-
SG913	Land to West of Sodbury Road Wickwar	?	?	++	0	0	+	0	0	+	--	--	+	0	++	0	--	--	--	? -	--	--	? --	0	--	0	0	-
SG914	Land at Tanhouse Meadows Yate	?	?	++	0	0	+	0	0	--	--	--	+	0	++	0	--	--	--	? -	--	--	? --	0	--	0	0	-
SG918	Land north-east of Pilning	?	?	++	--	0	++	0	0	+	+	-	+	0	++	0	--	--	--	? -	--	--	? --	--	-	0	0	0
SG923	Land to the East of Lymekiln Lane	?	?	+	0	0	--	0	0	--	--	--	+	0	++	0	--	--	--	? --	--	--	? --	0	--	0	0	-
SG925	46 Broad Street, Staple Hill	?	?	++	--	--	++	0	0	++	+	++	+	++	+	0	0	0	-	? --	0	+	-	0	--	0	? +	-
SG926	The Quarters Colony Farm, Hortham	?	?	? --	--	0	+	0	0	--	--	-	+	0	++	0	0	0	--	? --	--	--	? --	0	--	0	0	0
SG929	Land at Swan Lane	?	?	++	0	0	++	0	0	+	+	+	+	0	++	0	--	--	-	? -	-	--	--	0	--	0	0	-
SG941	Land to rear of Park Farm, Barry Road, Oldland Common	?	?	++	--	0	++	0	0	+	++	-	+	0	+	0	?	?	-	? --	--	--	? --	0	-	0	0	-
SG942	Land to south of Trench Lane, Winterbourne	?	?	++	--	0	++	0	0	+	++	+	+	0	++	0	?	?	--	? --	0	--	? --	0	-	0	0	0
SG944	The Willows, Hall End Lane, Wickwar	?	?	+	0	0	--	0	0	--	--	--	+	0	+	0	?	?	-	? --	--	++	? --	0	0	0	? +	-
SG945	Syston Farm, Carsons Road, Mangotsfield	?	?	++	--	0	+	0	0	+	+	--	+	0	+	0	?	?	--	? --	--	++	-	0	--	0	? +	-
SG948	Land south of the Hollybush, Bath Road, Bridgeyate.	?	?	++	--	0	++	0	0	+	--	-	+	0	+	0	?	?	--	? --	--	++	-	0	--	0	? +	-
SG950	Land adjacent to Lawnes Farm, Forty Acre Lane, Alveston	?	?	++	0	0	+	0	0	+	+	-	+	0	+	0	?	?	--	? -	0	++	? --	0	--	0	? +	0

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG951	Land West of Stover Road/Yate Road, Yate	?	?	++	--	0	+	0	0	+	--	-	+	0	+	0	?	?	--	? -	0	--	? --	0	--	0	0	-
SG959	Area E, Severnside	?	?	+	--	0	+	0	0	--	--	--	+	0	++	0	?	?	--	? --	--	--	? --	--	-	0	0	0
SG963	CEMEX Floors, London Road, Wick,	?	?	++	--	0	++	0	0	+	--	-	+	0	++	0	?	?	--	? --	--	++	? --	0	0	0	? +	-
SG966	Land between Green Acres and the Old Vicarage, Church Lane, Rangeworthy	?	?	++	0	0	+	0	0	+	+	--	+	0	+	0	?	?	--	? -	0	--	--	0	--	0	0	-
SG968	St Mary's Rugby Club, Trench Lane, Almondsbury	?	?	? --	0	0	--	0	0	--	--	--	+	0	++	0	?	?	--	? --	0	--	? --	0	-	0	0	0
SG970	Filton Retail Park, Fox Den Road, Stoke Gifford	?	?	++	--	0	+	0	0	++	+	++	++	0	++	0	?	?	-	? --	0	++	? --	0	0	0	? +	0
SG971	The Travellers Site, Bank Road, Pilning	?	?	++	0	0	++	0	0	+	+	-	+	0	+	0	?	?	--	? -	--	++	? --	--	--	0	? +	0
SG972	The Stables Field, land to the north of the Barn, Commonmead Lane, Old Sodbury	?	?	++	0	0	+	0	0	+	--	-	+	0	+	0	?	?	--	? --	--	--	? --	0	-	0	0	0
SG973	Field north and east of Crossing Cottage, Latteridge Road, Iron Acton	?	?	++	0	0	--	0	0	--	--	--	+	0	+	0	?	?	--	? --	--	++	? --	--	--	0	? +	-
SG974	Land at Westfield Lane, Stoke Gifford	?	?	++	--	0	++	0	0	++	+	++	++	0	+	0	?	?	-	? --	0	++	? --	0	--	0	? +	0
SG975	Emergency Air Operations Base, Gloucester Road, Almondsbury	?	?	++	--	0	++	0	0	+	+	-	+	0	++	0	?	?	--	? --	--	--	? --	0	-	0	0	0
SG977	Aviva Centre, Stoke Gifford	?	?	++	--	0	++	0	0	++	+	++	++	0	++	0	?	?	--	0	0	++	? --	0	0	0	? +	0
SG982	Lodge Farm, Carsons Road, Mangotsfield, Bristol, BS16 9LW	?	?	++	0	0	--	0	0	+	--	--	+	0	++	0	?	?	--	? --	--	++	? --	0	0	0	? +	-
SG983	Myrtle Farm, Siston Hill, Bristol BS30 5LU	?	?	++	0	0	--	0	0	--	--	--	+	0	++	0	?	?	--	? --	--	++	? --	0	0	0	? +	-
SG984	Land at Henfield, Westerleigh Road, Coalpit Heath	?	?	+	0	0	+	0	0	--	--	--	+	0	+	0	?	?	--	? --	--	--	? --	0	-	0	0	-

Site Ref	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG1003	Castle School	?	?	? --	0	0	++	0	0	++	++	++	+	0	++	0	?	?	--	0	0	++	-	0	--	0	? +	0

SA Objective 1a. Contribution to climate change

5.5 At present the level of information required to determine if the location of new development would provide opportunities to link into an existing energy network or district heating is not available for all sites being considered. The potential for a site to promote the use of more sustainable modes of transport and limit the emission of greenhouse gas has been considered through other SA objectives. Therefore, an 'uncertain' effect is recorded for all sites in relation to **SA objective 1a: Contributing to climate change.**

SA Objective 1b. Adaptation to climate change

5.6 Similarly, the potential for measures which might support climate change adaptation to be incorporated at sites will be addressed through specific site design, which is unknown at this stage. Therefore, an 'uncertain' effect is recorded for all sites in relation to **SA objective 1b: Adaptation to climate change.**

SA Objective 2a. Public open space

5.7 Generally, most of the site options are within reasonable access to open space, and as such, the majority of site options are likely to have either a significant positive effect (approximately three quarters) or minor positive effect (under one tenth) in relation to **SA objective 2a: Public Open Space**, depending on whether the sites are within 720m of public open space and/or Public Rights of Way. Around 5% of the sites could have an uncertain significant negative effect, because the site contains a public open space that could be lost to development, thereby reducing quantity, quality and accessibility for the area.

SA Objective 2b. Noise

5.8 Excessive or persistent noise can have a detrimental effect on health and wellbeing, and in South Gloucestershire the total number of noise complaints has been steadily rising over the past decade. Whilst many of the sites are expected to have negligible effects as they are located further than 100m from existing noise generating uses, just over half of the sites are likely to have significant negative effects in relation to **SA objective 2b: Noise** as they are located within 100m of noise generating uses e.g. major roads and infrastructure or heavy industry. Residents at these sites could therefore be adversely affected by noise.

SA Objective 2c. Air quality

5.9 Currently, there are two Air Quality Management Areas in effect within South Gloucestershire, one in Staple Hill and the other in the Kingswood-Warmley area. A small minority of sites (under one tenth) are expected to have a significant negative effect in relation to **SA Objective 2c: Air Quality.** This is because they are located within 100m of one of these Air Quality Management Areas (AQMAs) and as such could lead to an increase in pollution in those areas as well as an increase in the number of people exposed to existing air pollution. The remaining sites would have negligible effects as they are not within or close to an AQMA.

SA Objective 2d. Access to healthcare facilities

5.10 Residents of South Gloucestershire are generally healthier and have a better life expectancy than the national average, reflecting the relative affluence of the area. However, there is an upward trend in chronic diseases, which have a big impact on quality of life, partly due to the increases in the elderly population and to the increase in child and adult obesity. Sites that are close to existing healthcare facilities (i.e. GP surgeries) will ensure that residents have good access to healthcare services. If a number of sites are allocated close to one another, this could lead to existing healthcare facilities becoming overloaded. However, it is also recognised that new development could stimulate the provision of new healthcare facilities, but this cannot be assumed at this stage. Public health will also be influenced by the proximity of sites to open spaces and walking and cycle paths, easy access to which can encourage participation in active outdoor recreation. Just over one quarter of the site options are likely to have a significant positive effect in relation to **SA objective 2d: Access to healthcare facilities** as they are within 720m of existing healthcare facilities and within 1.8km of a railway station or 450m of a bus stop. These sites are located within the urban fringes of Bristol which currently have the best access to health care facilities including GPs and dental practices. Around four fifths of the sites, however, are likely to have a minor positive effect as they are within 720m of existing healthcare services and facilities or within 1.8km a railway station or 450m of a bus stop. The remaining sites were found to have a significant negative effect as they are outside of reasonable walking and cycling distance to any health facilities and have relatively poor access to places containing health services and facilities via public transport. These sites are located within the rural areas of South Gloucestershire where access to healthcare facilities is a lot sparser.

SA Objective 3a. Delivery of high-quality housing and SA Objective 3b. Delivery of mix of housing

All residential site options are expected to have positive effects in relation to **SA 3a. Delivery of high-quality housing**, due to the nature of the proposed development. Larger sites (provision of more than 100 homes in urban areas or 50 or more in rural areas) will provide opportunities for the development of a larger number of homes and so would have

significant positive effects. These account for roughly two fifths of the site options. Smaller sites (provision of less than 100 homes in urban areas or less than 50 in rural areas) were found to have a minor positive effect. These account for around three quarters of sites. The remaining sites would have negligible effects as they will not deliver residential units - this is the case for all employment and mixed use site options. The likely effects of the site options on **SA 3b. Delivery of mix of housing** are the same as those described for SA objective 3a.

SA Objective 3c. Access to community facilities

5.11 Within South Gloucestershire, there are a number of community facilities of significant value to residents, including 12 libraries and 81 community centres. The effects of sites on this objective will depend on the access that they provide to these existing community facilities, including community centres, libraries, post offices and public houses. Approximately one tenth of sites were found to have a significant positive effect in relation to **SA 3c. Access to community facilities** as they are within 720m of all facilities assessed or within 1.8km of town centres and railway stations, meaning they have good access to places containing community facilities. Most of the sites that perform positively are in close proximity to the urban fringes of Bristol or are within the Market Towns, all of which contain a number of community facilities. More than two thirds of sites would have a minor positive effect, as they are within 720m of some, but not all types of community facilities assessed and/or town centres and railway stations. A few sites would have a minor negative effect, as they are beyond 720m from any community facility and railway station or town centre, and just over a tenth of the sites considered would have a significant negative effect as they are beyond 1.8km of any railway stations, town centres and community facilities.

SA Objective 3d. Access to educational facilities

5.12 The effects of residential sites on **SA 3d. access to educational facilities** will depend on the access that they provide to existing educational facilities, in addition to there being capacity at those schools to accommodate new pupils. New residential development could stimulate the provision of new schools / school places, particularly larger sites, but this cannot be assumed at this stage. Just under one tenth of sites would have a significant positive effect as they are within 450m of a primary school and 900m of a secondary school, whilst approximately one third of sites would have a minor positive effect as they are within 450m of a primary or 900m of a secondary school, but not both. However, the majority (just under two thirds) of the sites would have a significant negative effect as the they are not within 450m of a primary school or 900m of a secondary school. The employment site options would all have negligible effects as they are not relevant to the achievement of this objective.

SA Objective 3e. Access to retail

5.13 Sites are expected to be within a reasonable distance to retail and food buying services and facilities, and as such, sites (just under one tenth) within 720m of supermarkets, local convenience stores, town, district or local centres were found to have a significant positive effect in relation to **SA 3e. Access to retail**. Just under one tenth of sites would have a minor positive effect, as they are within 720m of two retail and food buying services and facilities. Just over half of the sites would have a minor negative effect as they are within 720m of one retail and food buying service or facility, whilst approximately two fifths of the sites would have a significant negative effect as they are beyond 720m of supermarkets, local convenience stores, town, district or local centre.

SA Objective 3f. Sustainable travel

5.14 The proximity of development sites to sustainable transport links will affect the extent to which people are able to make use of more sustainable and non-car based modes of transport to access services, facilities and job opportunities, however the actual use of sustainable transport modes will depend on people's behaviour. It is possible that new transport links such as bus routes or cycle paths may be provided as part of new developments, particularly at larger sites, but this uncertain at this stage. A small minority of the site options would have a significant positive effect in relation to **SA 3f. Sustainable travel** as they are within 800m of the metro bus network and 1.8km of train station. These sites are also within 450m of other public transport services such as bus stops and active travel routes. These sites are located within the urban fringes of Bristol which has good access to the metro bus network as well as other public transport options. However, almost all of the sites were found to have a minor positive effect on this objective, as they are within 450m of other public transport services such as bus stops and active travel routes. The remaining sites were found to have a significant negative effect as they are beyond 450m of other public transport routes, 800m of a metro bus network stop and 1.8km of a railway station. These sites are located within the rural areas of South Gloucestershire where there are fewer bus stops and other public transport options. In addition, public transport options are more dispersed.

SA Objective 3g. Deprivation

5.15 Whilst South Gloucestershire is a relatively affluent area, there are some smaller pockets of deprivation. The most deprived Lower Super Output Areas (LSOAs) are generally clustered within the urban wards of Staple Hill, Kings Chase, Patchway, Parkwall and Woodstock, though some are in more

isolated areas of South Gloucestershire. Site options that fall within more deprived areas can aid with regeneration through residential, employment and mixed-use development and the delivery of supporting infrastructure, however these sites account for a small minority as almost all of the site options are located outside of the most deprived areas in South Gloucestershire and consequently were found to have a negligible effect in relation to **SA 3g. Deprivation.** The very few sites that do fall within areas identified as the most deprived 20% of areas in England were found to have a significant positive effect.

SA Objective 4a. New employment floorspace

5.16 The provision of new employment sites in any location is likely to have a positive effect on **SA 4a. New employment floorspace** by ensuring that new job opportunities are provided to match the expected population growth. Effects will be particularly positive where sites are large as they will result in more job creation. More than two thirds of the employment and mixed use site options were found to have significant positive effects as they are considered significant sites that are larger than 1.0ha, whilst smaller sites less than 1.0ha would have a minor positive effect. These comprise less than one third of the employment and mixed use sites. Residential sites that do not provide economic development and do not lead to the loss of employment land were found to have negligible effects.

SA Objective 4b. Access to major employment areas

5.17 The location of residential sites will influence the achievement of **SA 4b. Access to major employment areas** by determining how easily residents would be able to access job opportunities in existing employment areas. The effects identified for the sites are dependent on whether they are within 450m of an Enterprise Areas/Zones (EAs/EZs), or Major Employers or Town Centres and / or 1.8km from a train station. Approximately one fifth of the residential site options would have a significant positive effect whilst just over one tenth would have a minor positive effect. These sites are mostly located in close proximity to the Town Centres, the urban fringes of Bristol (within South Gloucestershire) and the Severnside employment area. Just over one tenth of residential sites would have a minor negative effect as they are within 720m of a Safeguarded Employment Area, Major Employer or Town Centre or within 1.8km of a train station, whilst most residential sites (approximately three fifths) would have a significant negative effect as they are beyond 720m of any employment areas and beyond 1.8km of a train station. The remaining sites proposed for economic development received a negligible effect in relation to this SA objective.

SA Objective 5a. Designated assets

The NPPF states that the "significance [of a heritage asset] can be harmed or lost through alteration or destruction of the heritage asset or development within its setting". However, development could also enhance the significance of the asset, provided that the development preserves those elements of the setting that make a positive contribution to or better reveal the significance of the asset. In all cases, effects from a Local Plan site allocation will be subject to a degree of uncertainty as the actual effects on heritage assets will depend on the particular scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features, for example where sympathetic development replaces a derelict brownfield site which is currently having an adverse effect. The effects of site options on this objective were determined by the findings of assessment work carried out by South Gloucestershire Council officers. South Gloucestershire possesses a diverse range of heritage assets including 38 scheduled monuments, eight registered historic parks and gardens, one registered battlefield (part), 2,085 listed buildings entries of which 2% are Grade I, 6% are Grade II* and 92% are Grade II and 30 Conservation Areas.

5.18 Most of the site options (just under three quarters) were found to have a significant negative effect in relation to **SA 5a. Designated assets** as they have been assessed as likely to result in considerable harm to the significance of a designated heritage asset, historic townscape or landscape including their character and setting. One third of the sites have been assessed as having no potential to have adverse impacts relating to designated heritage assets, and as such, are expected to have negligible effects.

5.19 The remaining site options have uncertain effects on this SA objective as they are new sites that have not been subject to assessment by South Gloucestershire Council officers.

SA Objective 5b. Undesignated assets

5.20 Similarly, to SA objective 5a, the effects of sites were determined by the findings of assessment work carried out by South Gloucestershire Council officers. Most site options (just under three quarters) were found to have a minor negative effect in relation to **SA 5b. Undesignated assets** as they have been assessed as having the potential to lead to loss of significance of any affected local heritage asset, historic townscape or landscape. One third of the sites have been assessed as having no potential to have adverse impacts relating to undesignated heritage assets and as such are expected to have negligible effects. As for SA objective 5a above, the remaining sites have not been assessed by South Gloucestershire Council officers and as such have uncertain effects.

SA Objective 5c. Biodiversity

5.21 The Severn Estuary runs along the South Gloucestershire shoreline between Chittening Warth (Avonmouth) and the boundary with Gloucestershire. It is designated as a Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar site and Site of Special Scientific Interest (SSSI). South Gloucestershire also has 11 Local Nature Reserves, covering a total of over 109 hectares, and 22 SSSIs covering 553 hectares. South Gloucestershire also contains a rich array of wildlife and geology outside these legally protected sites. There are some 271 Sites of Nature Conservation Importance (SNCIs) and 64 Regionally Important Geological/Geomorphological Sites (RIGS). Sites that are within close proximity of an internationally, nationally or locally designated conservation sites have the potential to affect the biodiversity or geodiversity of those sites/features, e.g., through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, appropriate mitigation may avoid adverse effects and may even result in beneficial effects, however this is uncertain at this stage. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application. As such, sites within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites were found to have a significant negative effect in relation to **SA 5c. Biodiversity**, which account for approximately two thirds of the sites. The remaining sites were found to have a minor negative effect as they are between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, within 250m of a locally designated site or within 15m of an area of ancient woodland.

SA Objective 5d. Landscape

5.22 South Gloucestershire has many contrasting landscapes, ranging from the Cotswolds National Landscape which covers 11,828 hectares or 22% of the land area in South Gloucestershire and its wider setting, to the urban area within the edge of Bristol. South Gloucestershire's landscape is greatly influenced by large-scale scarp, ridges, vales, levels and estuary landforms, overlain by a variety of land cover, in places comprising unique natural or historic features. Trees and woodlands currently cover approximately 11% of South Gloucestershire. All development could have some effect depending on the character and sensitivity of the surrounding landscape, however the actual effect will also depend on the design, scale and layout of development within the site, which may help mitigate and / or enhance effects on the existing character. As such, approximately half of the sites were found to have a significant negative effect in relation to **SA 5d. Landscape** as they are not located near any settlements and are in a rural area, although this is uncertain. In addition, sites that are within 500m of the National Landscape or Ancient Woodland were found to have a significant negative effect. Around one third of the site options would have a minor negative effect as they are located on the edge of a settlement area or on a visually important hillside, although this is uncertain. The remaining sites would have a negligible effect as they are located within a settlement boundary.

SA Objective 5e. Green infrastructure

5.23 2,398ha of land in South Gloucestershire accounts for open space. Much of this provision takes the form of natural and semi-natural green spaces which cover 1461ha of South Gloucestershire, and 0.14ha of parks and gardens are currently provided per 1,000 residents across the area. Approximately three fifths of sites were found to have a significant negative effect in relation to **SA 5e. Green infrastructure** as they contain land within a strategic Green Infrastructure (GI) corridor, and just under one tenth of sites would have a minor negative effect as they are within 50m of a strategic GI corridor. The remaining sites would have a negligible effect as they are not within or adjacent to a strategic GI corridor.

SA Objective 5f. Promote the conservation and wise use of land

5.24 Development on brownfield land represents a more efficient use of land in comparison to the development of greenfield sites. Approximately a third of the site options were found to have a significant positive effect in relation to **SA 5f. Promote the conservation and wise use of land** as they provide opportunity for major development (sites that would provide 100 or more homes or sites of 1.0ha or more for non-residential uses) on land which is previously developed / brownfield. Similarly, fewer than one tenth of sites would have a minor positive effect as they provide opportunity for minor development (sites that would provide fewer than 100 homes or sites smaller than 1.0ha for non-residential uses) on and which is partly previously developed land/brownfield. Conversely, approximately three quarters of sites would have a significant negative effect as they would involve development on land which is previously undeveloped / greenfield.

SA Objective 5g. Minimise the loss of productive land

5.25 Similarly, sites are expected to minimise the loss of productive land, especially the best and most versatile agricultural land. Just over two fifths of sites were found to have a significant negative effect in relation to **SA 5g. Minimise the loss of productive land** as they contain a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land. Although approximately another three quarters of sites also would have a significant negative effect, this effect is uncertain as these sites contain a significant proportion (>=25%) of Grade 3 agricultural land and it may be either Grade 3a (high quality) or 3b (not classed as high quality). The remining sites would have a minor negative effect as they are mainly or entirely greenfield sites that contain a less than significant proportion (<25%) of Grade 1, 2, or 3 agricultural land.

SA Objective 5h. Tidal/fluvial flood risk

5.26 South Gloucestershire is primarily at risk of flooding from surface water, rivers and the sea. The River Severn and its tributaries are prominent features in South Gloucestershire and as such, areas particularly within the west of South Gloucestershire display a high risk of fluvial flooding. Around one tenth of the site options would have a significant negative effect in relation to **SA 5h. Tidal/fluvial flood risk** as they are located entirely or significantly (>=25%) within flood zones 3a or 3b. The remaining sites would have a negligible effect as they are outside of flood zones 3a or 3b.

SA Objective 5i. Surface water flood risk

5.27 Parts of South Gloucestershire are particularly susceptible to surface water flooding. Recent data published by the Environment Agency shows that locations within the urban fringes of north and east Bristol, such as Filton and Kingswood, as well as Thornbury and southern parts of Yate are predicted to be at the greatest risk of surface water flooding. Approximately three fourths of sites would have a significant negative effect in relation to **SA 5i: Surface water flood risk** as they are located mostly (>=25%) within identified areas at high risk from surface water or ground water flooding. Additionally, around one fifth of the sites are located on greenfield land which has potential to increase surface water flood risk. As such, these sites would have a minor negative effect. The remaining sites are on brownfield land outside areas at risk from surface water or ground water flooding.

SA Objective 5j. Water resources

5.28 Sites are expected to minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability. As such, a very small minority of sites were found to have a minor negative effect in relation to **SA 5j. Water resources** as they are located partially (>=25%) or entirely within a Source Protection Zone. The remaining sites would have a negligible effect as they are located outside of a Source Protection Zone.

SA Objective 6a. Reduce waste

5.29 The effects of development on waste generation will depend largely on residents' behaviour. However, where development takes place on previously developed land there may be opportunities to reuse onsite buildings and materials, thereby reducing waste generation. For this reason, approximately one third of sites would have a potential but uncertain minor positive effect in relation to **SA 6a. Reduce waste** as they are located mainly or entirely on brownfield land which may provide opportunities to reuse and recycle buildings and materials onsite as well as demolition waste. The remaining sites would have a negligible effect as they are unlikely to provide opportunities to reuse and recycle buildings and materials onsite as well as demolition waste.

SA Objective 6b. Minimise consumption and extraction of minerals

5.30 South Gloucestershire has a long history of mineral working. Today, mineral activity is dominated by working of the Carboniferous Limestone from a small number of quarries across South Gloucestershire. Whilst it is noted that all new development will result in the increased consumption of minerals for construction, this will not be influenced by the location of the development. Instead, the location of sites can influence the efficient use of minerals as development in Minerals Safeguarding Areas may sterilise mineral resources and restrict the availability of resources in South Gloucestershire. Approximately three quarters of sites were found to have a minor negative effect in relation to **SA objective 6b: Minimise consumption and extraction of minerals** as they are located within a Minerals Safeguarding Area. The remaining sites would have a negligible effect as they are located outside of a Minerals Safeguarding Area.

Summary

Residential site options

5.31 In terms of the least sustainable residential site options, looking across the suite of SA objectives, there are five site options that stand out as being less sustainable than other site options, as they are expected to have significant negative effects across at least 12 different SA objectives. These site options are as follows: SG730, SG767, SG802, SG799 and SG804. None of these site options are being taken forward in the Local Plan.

5.32 In terms of the most sustainable residential site options, looking across the suite of SA objectives, there is one site option that stands out as being more sustainable than others, as it is expected to have significant positive effects across eight different SA objectives. The site option is SG1004 which is being taken forward in the Local Plan.

Employment site options

5.33 In terms of the least sustainable employment site options, looking across the suite of SA objectives, there are five site options that stand out as being less sustainable than other site options, as they are expected to have significant negative effects across at least eleven different SA objectives. These site options are as follows: SG616, SG765, SG845, SG900 and SG931. None of these site options are being taken forward in the Local Plan.

5.34 In terms of the most sustainable employment site options, looking across the suite of SA objectives, there are two site options that stand out as being more sustainable than others, as they are expected to have significant positive effects across six different SA objectives. These site options are SG735 and SG957. Neither of these site options are being taken forward in the Local Plan. This is because both sites are situated within existing safeguarded employment areas designated for employment uses and proposed to continue as such.

Mixed use site options

5.35 In terms of the least sustainable mixed use site options, looking across the suite of SA objectives, there are two site options that stand out as being less sustainable than other site options, as they are expected to have significant negative effects across at least 11 different SA objectives. These site options are SG055 and SG923. Neither of these site options are being taken forward in the Local Plan.

5.36 In terms of the most sustainable mixed use site options, looking across the suite of SA objectives, there are three site options that stand out as being more sustainable than others, as they are expected to have significant positive effects across seven different SA objectives. These site options are as follows: SG428, SG816 and SG977. All of these site options are being taken forward in the Local Plan.

5.37 The Councils' reasons for decision-making regarding proposed site allocations are set out in **Appendix E.**

Chapter 6
SA Findings for the Publication Local Plan

6.1 This chapter presents the SA findings for the objectives, spatial strategy, and the policies in the Publication (Regulation 19) Local Plan. The policy appraisals are presented in the same order that they appear in the Local Plan document. Each policy has been appraised individually against the SA objectives, and commentary is provided describing the potential effects.

6.2 Following the SA findings for the policies, a number of recommendations have been made where changes could be made to policies to help strengthen the positive effects and mitigate the negative effects identified. Recommendations made at previous stages of the SA are detailed further ahead in the chapter along with information about how the Council has responded to these.

6.3 It is a requirement of the SEA Regulations to consider cumulative effects. As such, the sustainability effects of the Regulation 19 Local Plan document as a whole are considered later in this chapter.

Local Plan Vision and Objectives

Vision

6.4 The likely effects of the Vision for South Gloucestershire are presented in **Table 6.1** and are described below the table.

Table 6.1: Summary of SA findings for the Vision

SA Objective	Vision
1a. Contributing to climate change	+
1b. Adaptation to climate change	+
2a. Public open space	+
2b. Noise	0
2c. Air quality	+
2d. Access to healthcare services	+
3a/3b. Housing	+

SA Objective	Vision
3c/3d/3e. Access to community facilities, education and retail	+
3f. Sustainable travel	+
3g. Deprivation	+
3h. Digital connectivity	0
4a. New employment floorspace	0
4b. Access to major employment areas	+
5a/5b. Historic environment	+
5c. Biodiversity	+
5d. Landscape	+
5e. Green infrastructure	+
5f/5g. Land use	0
5h/5i. Flood risk	+
5j. Water resources	0
6a/6b. Waste and resources	0

6.5 The vision seeks to deliver secure, affordable and warm housing and as such, a minor positive effect is expected in relation to **SA objective 3a/3b. Housing**.

6.6 The vision promotes access to key facilities like shops, schools, healthcare, education, leisure and jobs. As such, a minor positive effect is expected in relation to **SA objectives 2d. Access to healthcare services, 3c/3d/3e. Access to community facilities, education and retail, 4b. Access to major employment areas.**

6.7 The vision sets out how South Gloucestershire aims to support regeneration and renewal of urban areas and market towns and enables villages to thrive. As such, minor positive effects are expected in relation to **SA objective 3g. Deprivation**.

6.8 The vision makes provision for South Gloucestershire's historic and natural environment, with a particular focus on providing a connected green infrastructure network and countryside and enhancing biodiversity, landscape and historic places. As such, minor positive effects are expected in relation to **SA objectives 5a/5b. Historic Environment, 5c. Biodiversity, 5d. Landscape and 5e. Green Infrastructure.**

6.9 The vision sets out ambitions to progress towards net zero and provide adaptation and mitigation measures to reduce South Gloucestershire's carbon footprint. Similarly, the vision promotes a sustainable, convenient and reliable public transport and active travel network which will also benefit climate resilience. As such, minor positive effects are likely in relation to **SA objectives 1a. Contributing to climate change, 1b. Adaptation to climate change, 2c. Air quality and 3f. Sustainable travel.**

6.10 No likely negative effects are identified from the vision, given its positive and aspirational nature.

Objectives

6.11 The likely effects of the Objectives for South Gloucestershire are summarised in **Table 6.2** and are described below the table.

Table 6.2: Summary of SA findings for the Local Plan Objectives

SA Objective	Objective 1 – Providing new homes to meet the needs of all our communities	Objective 2 – Connecting development to existing transport and travel infrastructure	Objective 3 – Supporting development which mitigates and improves resilience to climate changes and enhances nature and biodiversity	Objective 4 – High Quality design and best practice approaches to place making	Objective 5 – Supporting a prosperous, innovative and diverse economy	Objective 6 – Deliverability and Viability
1a. Contributing to climate change	0	0	++	+	+	+
1b. Adaptation to climate change	0	0	++	+	0	+
2a. Public open space	0	0	+	0	0	+
2b. Noise	0	0	0	0	0	0
2c. Air quality	0	0	0	0	0	0
2d. Access to healthcare services	0	+	0	0	0	0
3a/3b. Housing	++	0	0	+	0	0
3c/3d/3e. Access to community facilities, education and retail	0	+	0	0	+	+
3f. Sustainable travel	0	++	0	0	+	+
3g. Deprivation	0	0	0	0	0	0
3h. Digital connectivity	0	0	0	0	0	+
4a. New employment floorspace	0	0	0	0	++	0
4b. Access to major employment areas	0	+	0	0	++	0

SA Objective	Objective 1 – Providing new homes to meet the needs of all our communities	Objective 2 – Connecting development to existing transport and travel infrastructure	Objective 3 – Supporting development which mitigates and improves resilience to climate changes and enhances nature and biodiversity	Objective 4 – High Quality design and best practice approaches to place making	Objective 5 – Supporting a prosperous, innovative and diverse economy	Objective 6 – Deliverability and Viability
5a/5b. Historic environment	-	0	0	++	-	0
5c. Biodiversity	-	0	++	0	-	+
5d. Landscape	-	0	+	++	-	0
5e. Green infrastructure	-	0	+	+	-	0
5f/5g. Land use	+	0	0	+	+	+
5h/5i. Flood risk	-	0	+	0	-	0
5j. Water resources	-	0	0	0	0	0
6a/6b. Waste and resources	0	0	0	0	0	0

Objective 1 – Providing new homes to meet the needs of all our communities

6.12 Objective 1 seeks to ensure that everyone has access to a decent, safe and sustainable home by allocating sites to deliver a sufficient supply of high-quality homes, including affordable and specialised homes of different sizes, types and tenures. The objective also seeks to maintain a rolling 5 year supply of housing. As such, a significant positive effect is expected in relation to **SA objective 3a/3b: Housing.**

6.13 Objective 1 also seeks to make effective use of land by optimising density in sustainable and appropriate locations. As such, a minor positive effect is expected in relation to **SA objective 5f/5g: Land use**.

6.14 Minor negative effects are expected in relation to **SA objectives 5a/5b: Historic environment, 5c: Biodiversity, 5d: Landscape, 5e: Green infrastructure, 5h/5i: Flood risk and 5j: Water resources** as additional housing development could have adverse impacts on local habitats, heritage assets, local landscape and their settings and the availability of water depending on the scale and location of development. Additionally, the increase in impermeable surfaces could increase the risk of flooding.

Objective 2 – Connecting development to existing transport and travel infrastructure, maximising opportunities to embed active and sustainable travel

6.15 Objective 2 seeks to allocate new homes in places where employment, key services and facilities are easily accessed by sustainable modes of transport or where these are capable of being provided as part of the new development. The objective further states that development should support the future vitality of villages and settlements as well as existing services and facilities, in particular rural primary schools. As such, minor positive effects are expected in relation to **SA objectives 2d: Access to healthcare services, 3c/3d/3e: Access to community facilities, education and retail and 4b. Access to major employment areas.** The objective also seeks to enable more active lifestyles, minimise the need to travel and, where travel is necessary, decarbonise it by designing new development and infrastructure to make it easier and safer to walk, cycle, wheel and use public transport. As such, a significant positive effect is expected in relation to **SA objective 3f. Sustainable travel**.

Objective 3 – Supporting development which mitigates and improves our resilience to climate change and enhances nature and biodiversity

6.16 Objective 3 seeks to increase resilience to climate change impacts and threats, including buildings, infrastructure, and the natural environment as well as recognise the impact of locational decisions on both the causes and consequences of climate change, including risk of flooding. It also aims to work to achieve net zero by significantly increasing renewable and low-carbon energy generation including through community energy projects. As such, a significant positive effect is expected in relation to **SA objectives 1a. Contributing to climate change and 1b. Adaptation to climate change** and a minor positive effect is expected in relation to **SA objective 5h/5i. Flood risk**.

6.17 Objective 3 also seeks to establish, maintain and enhance the function and connectivity of green infrastructure and Nature Recovery Networks, achieving at least 10% biodiversity net gain in new developments and protecting existing trees and increasing tree cover through new tree-planting. As such, a significant positive effect is expected in relation to **SA objective 5c: Biodiversity** and a minor positive effect is expected for **SA objectives 5d: Landscape and 5e: Green infrastructure**. The objective also seeks to ensure access to high quality green infrastructure, nature rich habitat and open spaces and as such a minor positive effect is also expected in relation to **2a: Public open space**.

Objective 4 – Focusing on high quality design and adopting best practice approaches to place-making

6.18 Objective 4 seeks to protect and enhance the character, distinctiveness, quality and intrinsic features of the natural and historic environment including the Cotswolds National Landscape and local assets. It also seeks to create a positive sense of place by responding to key natural, built, historic and landscape assets and character of both the local landscape and townscape to create high-quality developments. As such, a significant positive effect is expected in relation **to SA objectives 5a/5b. Historic environment and 5d: Landscape**

6.19 The objective also requires zero carbon, energy-efficient building design and construction and support retrofitting to reduce energy bills, decarbonise heating and adapt to climate change. Not only will this contribute to climate resilience but will also contribute towards higher quality housing across South Gloucestershire. In addition, objective 4 seeks to ensure new homes provide high quality private outdoor space and internal layouts, with positive residential amenity, including suitably sized new homes. As such, a minor positive effect is expected in relation to **SA objectives 1a: Contributing to climate change, 1b: Adaptation to climate change and 3a/3b: Housing**. Objective 4 also seeks to optimise the quality, density and range of uses in all new development, with higher density in the most accessible locations. Higher density development will ensure the best use of space, and as such, a minor positive effect is expected in relation to **SA objective 5f/5g: Land use**.

6.20 Objective 4 also aims to create an attractive public realm, including the provision of new tree lined streets. As such, a minor positive effect is expected in relation to **SA objective 5e: Green infrastructure**.

Objective 5 – Supporting a prosperous, innovative and diverse economy, which delivers good quality, high paid jobs for local people

6.21 Objective 5 seeks to support a "green" economic recovery through the growth of green technology and businesses which contribute to carbon reduction. This will contribute towards South Gloucestershire's goal of being carbon neutral by 2030, and as such, is likely to have a minor positive effect in relation to **SA objective 1a: Contributing to climate change**.

6.22 Objective 5 recognises the need for more employment opportunities in the communities of the Bristol East Fringe urban area which would provide the economic and environmental benefits of avoiding long distance commuting by providing more readily accessible employment opportunities. It further seeks to plan for the employment land required to meet evidence-based need on existing and new sites and ensure safeguarded employment areas are flexible and attractive to accommodate businesses of all sizes. As such a significant positive effect is expected in relation to **SA objectives 4a: New employment floorspace and 4b: Access to major employment areas** whilst a minor positive effect is expected in relation to **3f: Sustainable travel and 5f/5g. Land use**.

6.23 Objective 5 seeks to rethink town centres and high streets, in terms of what they offer and how they operate, delivering local regeneration which contributes to positive and inclusive development and change. This may provide greater opportunity for greater town centre accessibility and encourage more footfall. As such, a minor positive effect is expected in relation to **SA objectives 3c/3d/3e: Access to community facilities, education and retail**.

6.24 Minor negative effects are expected in relation to **SA objectives 5a/5b: Historic environment, 5c: Biodiversity, 5d: Landscape, 5e: Green infrastructure and 5h/5i: Flood risk** as additional housing development could have adverse impacts on local habitats, heritage assets, local landscape and their settings depending on the scale and location of development. Additionally, the increase in impermeable surfaces could increase the risk of flooding.

Objective 6 – Deliverability and viability

6.25 Objective 6 seeks to safeguard land for infrastructure and renewable energy where necessary, contributing towards energy efficiency and a reduction of greenhouse gas emissions. Similarly, the objective seeks to ensure that new development enables and supports the long-term success and sustainability of schools, sports, community infrastructure and public open spaces, green infrastructure and areas identified for biodiversity net gain, which will contribute towards South Gloucestershire's adaptation to climate change and make provision for key services and open spaces whilst boosting biodiversity. It also aims to establish strong and inclusive communities. As such, a minor positive effect in relation to **SA objectives 1a: Contributing to climate change, 1b: Adaptation to climate change, 2a: Public open space, 3c/3d/3e: Access to community facilities, education and retail and 5c: Biodiversity**.

6.26 Objective 6 also seeks to build on and enhance digital connectivity across the area, and as such, is expected to receive a minor positive effect in relation to **SA objective 3h: Digital connectivity**.

6.27 Objective 6 seeks to ensure that infrastructure for alternative-fuel vehicles should be available in new developments, encouraging a shift towards more sustainable vehicle choices. As such, a minor positive effect is expected in relation to **SA objective 3f: Sustainable travel**. Additionally, this objective aims to direct development to those locations well-served or capable of being well served by existing utilities and infrastructure, which will ensure the best utilisation of land development. As such, a minor positive effect is expected in relation to **SA objective 5f/5g: Land use**.

Policies

6.28 The following sections set out the SA findings for the polices presented in the Regulation 19 Local Plan.

Where homes and jobs will go

6.29 Table 6.3 below sets out the SA findings for the Spatial Strategy (which consists of Policy LPS1: Strategic Principles and Policy LPS2: Locational Strategy for South Gloucestershire) within the Regulation 19 Local Plan and **Table 6.4** presents the SA findings for the allocation sites. The Spatial Strategy builds on the Emerging Preferred Strategy that was presented in the Phase 3 Local Plan. It should be noted that the site codes correspond to the HELAA site codes.

Table 6.3: Summary of SA findings for the Spatial Strategy (Policies LPS1: Strategic Principles and LPS2: Locational Strategy for South Gloucestershire)

SA Objective	Policy LPS1	Policy LPS2
1a. Contributing to climate change	+/-	+/-
1b. Adaptation to climate change	+/-	+/-
2a. Public open space	+?	+?
2b. Noise	--?	--?
2c. Air quality	++/-	++/-
2d. Access to healthcare services	++	++
3a/3b. Housing	++	++
3c/3d/3e. Access to community facilities, education and retail	++	++
3f. Sustainable travel	++/-	++/-
3g. Deprivation	++?	++
3h. Digital connectivity	+/-	+/-
4a. New employment floorspace	++	++
4b. Access to major employment areas	++	++
5a/5b. Historic environment	-?	-?
5c. Biodiversity	+/-?	+/-
5d. Landscape	+/-?	+/-
5e. Green infrastructure	+/-?	+/-
5f/5g. Land use	--/+	--/+
5h/5i. Flood risk	--?	--?
5j. Water resources	--?	--?
6a/6b. Waste and resources	0	0

Table 6.4: Allocation sites

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG004	Land South of Gloucester Road, Almondsbury	?	?	++	--	0	++	++	++	+	--	-	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	-
SG010	Land North of Ladden Garden Village, Yate	?	?	++	0	0	--	++	++	--	--	-	+	0	0	--	0	0	--	0	--	--	-	0	-	0	0	-
SG021	Land at Longcross Farm, Cromhall	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	0	0	--	? --	0	--	0	0	-
SG022	Land between France Lane and Park Street, Hawkesbury Upton	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	-	? --	--	--	? --	0	--	-	0	-
SG032	Land at Castle Farm Road, Hanham	?	?	++	0	0	+	++	++	+	+	-	+	0	0	--	--	--	--	? --	--	--	--	0	-	0	0	-
SG034	Land on the East side of Dyers Lane, Iron Acton	?	?	++	0	0	+	++	++	+	+	-	+	0	0	++	--	--	--	? -	0	--	? --	0	--	0	0	-
SG047	Land to the rear of Park Farm, Barry Road, Oldland Common	?	?	++	--	0	++	++	++	+	++	-	+	0	++	0	--	--	-	? --	--	--	? --	0	-	0	0	-
SG053	Lyde Green Road, Emersons Green	?	?	++	0	0	--	+	+	--	--	-	+	0	0	+	0	0	--	? --	-	--	? --	0	-	0	0	-
SG060	Woodend Farm, Woodend Lane, Cromhall	?	?	+	0	0	+	0	0	--	0	-	+	0	++	0	--	--	--	? --	0	++	? --	0	--	0	? +	-
SG070	Land east of Abson Road, Pucklechurch	?	?	++	0	0	++	++	++	+	--	-	+	0	0	+	--	--	-	? -	0	--	? --	0	-	0	0	0
SG077	Lucas Works, Moravian Road, Kingswood	?	?	++	--	0	++	++	++	+	++	++	+	0	++	0	0	0	--	? --	0	++	-	0	0	0	? +	-
SG096	Land at Vattingstone Lane Alveston	?	?	++	0	0	+	++	++	+	+	-	+	0	0	--	--	--	--	0	-	--	? --	0	-	0	0	-
SG098	Land north of Wotton Road, Charfield	?	?	++	0	0	+	++	++	+	--	-	+	0	0	+	--	--	--	? --	--	--	? --	0	--	0	0	0
SG1000	Land Adjoining Bath Road, Bridgeyate	?	?	++	--	0	++	++	++	+	++	-	+	0	0	++	?	?	--	? --	--	--	-	0	--	0	0	-
SG1001	Land on the East side of Bath Road, North Common, Warmley	?	?	++	--	0	++	++	++	+	++	-	+	0	0	++	?	?	-	? --	--	+	-	0	0	0	? +	-
SG1002	Land Behind Former Thornbury Health Centre	?	?	++	0	0	++	+	+	++	++	++	+	0	0	+	?	?	--	0	0	+	-	0	--	0	? +	0
SG1003	Castle School	?	?	? --	0	0	++	++	++	++	++	++	+	0	++	0	?	?	--	0	0	++	-	0	--	0	? +	0
SG1004	Whirlpool	?	?	++	--	0	+	++	++	++	++	++	+	0	0	++	?	?	--	0	0	++	-	0	--	0	? +	-
SG1005	Harry Stoke Road	?	?	++	--	0	+	+	+	++	+	++	++	0	0	++	?	?	-	? --	0	--	? --	0	-	0	0	0
SG1006	Cranleigh Court	?	?	++	--	0	++	+	+	++	++	++	+	0	0	++	?	?	-	0	0	+	-	0	0	0	? +	-
SG1007	Former Watermore Junior School	?	?	++	0	0	++	+	+	+	+	+	+	0	0	--	?	?	-	0	0	+	-	0	--	0	? +	-
SG107	Land off Park Lane,	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	0	0	--	? --	--	--	? --	0	--	0	0	-
SG113	Land to the south of Charfield	?	?	++	0	0	+	++	++	+	+	-	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	0
SG114	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlands Garden Village)	?	?	? --	--	0	+	++	++	+	++	+	+	0	++	0	--	--	--	? --	-	--	? --	0	-	0	0	0
SG129	Land off, Engine Common Lane, Yate	?	?	++	--	0	+	++	++	+	++	-	+	0	0	++	0	0	--	? -	0	--	-	0	-	0	0	-
SG131	Land at, Cossham Street, Mangotsfield	?	?	++	0	0	+	++	++	+	++	-	+	0	0	-	--	--	--	? --	--	--	-	0	--	0	0	-

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG159	Land at Wick Quarry, Wick	?	?	++	0	0	++	+	+	+	--	-	+	0	0	--	--	--	--	? --	--	--	? --	0	-	0	0	-
SG172	Land to the Rear of London Road, Wick	?	?	++	--	0	++	+	+	+	--	-	+	0	0	--	0	0	--	? --	-	--	? --	0	--	0	0	0
SG177	Land off Alveston Hill, Thornbury	?	?	++	0	0	+	+	+	+	+	-	+	0	0	-	--	--	--	? -	--	--	? --	0	--	0	0	-
SG209	Land at, Shortwood	?	?	++	--	0	+	++	++	+	+	+	+	0	++	0	0	0	--	? --	--	--	? --	0	--	0	0	-
SG212	Land North of London Road, Wick	?	?	++	--	0	++	+	+	--	--	-	+	0	0	--	0	0	--	? --	-	--	? --	0	-	0	0	0
SG280	Land south of the B4055, Easter Compton	?	?	++	0	0	+	++	++	+	--	-	+	0	0	++	--	--	--	? --	0	--	? --	0	-	0	0	0
SG310	Land at Holly Hill Farm, Iron Acton	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	? --	-	+	? --	0	--	0	? +	-
SG332	Land at Hortham Lane, Hortham, BS32 4JH	?	?	++	--	0	+	+	+	--	--	-	+	0	0	--	0	0	--	? --	--	--	? --	0	-	0	0	-
SG346	Land south of Shortwood Hill, Mangotsfield, BS16 9PF	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	? --	--	--	? --	0	-	0	0	-
SG347	Lyde Green Farm, Emersons Green	?	?	++	--	0	--	++	++	--	--	-	+	0	0	+	0	0	--	? --	-	--	-	0	--	0	0	-
SG363	Jarrets Yard, Oldland Common	?	?	++	--	0	++	++	++	+	++	-	+	0	0	++	--	--	--	? --	--	++	? --	0	0	0	? +	-
SG380	Land off Bristol Road, Frampton Cotterell	?	?	++	0	0	++	++	++	+	+	-	+	0	0	--	--	--	--	? -	0	--	--	0	--	0	0	-
SG387	Land at Shortwood, Mangotsfield	?	?	++	--	0	+	++	++	+	+	-	+	0	0	--	--	--	--	? --	--	--	--	0	--	0	0	-
SG399	Land at Hambrook Business Park, The Stream, Hambrook	?	?	++	--	0	+	+	+	+	--	-	++	0	0	-	--	--	--	0	--	+	--	--	--	0	? +	-
SG401	Land Between Over Lane and the B4055, Easter Compton	?	?	++	0	0	+	++	++	+	--	-	+	0	0	-	0	0	--	? --	--	--	? --	0	-	0	0	0
SG414	Land Northeast of Old Gloucester Road, Hambrook	?	?	++	--	0	+	+	+	+	--	-	++	0	0	++	0	0	--	? --	--	--	? --	0	-	0	0	0
SG419	Land at 404 North Road, Yate	?	?	++	0	0	+	+	+	--	--	-	+	0	0	--	--	--	--	? -	0	--	-	0	--	0	0	-
SG436	Land at Filton 20 Business Park, Golf Course Lane, Filton	?	?	++	--	0	++	++	++	++	+	+	+	0	0	++	0	0	-	? --	0	++	-	0	0	0	? +	0
SG437	Land to the North of the Railway Line, Winterbourne	?	?	++	0	0	++	+	+	+	+	+	+	0	0	+	0	0	--	0	--	--	? --	0	-	0	0	-
SG446	Land at York Gardens, Winterbourne	?	?	? --	0	0	++	+	+	+	--	-	+	0	0	--	0	0	-	? -	0	--	-	0	--	0	0	-
SG459	Land at Westerleigh (North of Lyde Green)	?	?	++	--	0	+	++	++	+	--	-	+	0	++	0	0	0	--	? --	--	--	? --	0	--	0	0	-
SG465	15 and 17a, London Road, Warmley	?	?	++	--	--	+	+	+	+	+	-	+	0	0	++	--	--	--	? --	--	--	? --	0	-	0	0	-
SG481	Land to the east of the B4055, Pilning Station	?	?	++	--	0	++	0	0	+	0	-	+	0	++	0	--	--	--	? -	--	--	? --	0	-	0	0	0
SG620	Land to West of Park Farm	?	?	++	0	0	+	+	+	--	--	-	+	0	0	--	--	--	--	? -	0	--	--	0	--	0	0	0
SG703	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ	?	?	++	--	0	++	+	+	+	--	-	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	0

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG727	Land on the South Side of Gaunts Earthcott Lane,	?	?	+	0	0	--	++	++	--	--	-	+	0	0	--	--	--	-	? --	0	--	? --	0	-	0	0	0
SG728	Land at North Road, Yate	?	?	++	--	0	+	+	+	+	++	-	+	0	0	++	0	0	--	0	0	--	-	0	-	0	0	-
SG732	Land to rear of 450 North Road, Yate	?	?	+	0	0	+	+	+	--	--	-	+	0	0	--	0	0	--	? -	0	--	-	0	--	0	0	-
SG737	Land at 12, The Park, Willsbridge BS30 6EE	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	0	0	--	? --	--	--	? --	0	-	0	0	0
SG738	Jarretts Garden Centre, Bath Road	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	0	0	--	? --	--	+	--	0	0	0	? +	0
SG749	The Oaks, Filton Road, Hambrook	?	?	++	--	0	+	++	++	+	--	-	++	0	0	++	--	--	--	? --	--	--	? --	0	-	0	0	0
SG754	Land at the University of the West of England, Frenchay Campus	?	?	++	--	0	+	++	++	++	+	++	++	0	++	0	0	0	--	? --	0	--	? --	0	-	0	0	0
SG762	Land west of Winterbourne Hill	?	?	++	0	0	++	++	++	+	+	+	+	0	0	-	0	0	--	0	-	--	--	0	-	0	0	-
SG776	Land at Rushmoor Dairy, Badminton	?	?	++	0	0	+	0	0	+	0	-	+	0	+	0	--	--	-	? --	0	+	? --	0	--	-	? +	-
SG777	Buffer Depot, Acton Turville	?	?	++	0	0	+	0	0	+	0	-	+	0	++	0	--	--	--	? --	0	++	--	--	--	-	? +	0
SG779	Land at Castle Inn Farm, Hanham	?	?	++	0	0	--	++	++	+	+	-	+	0	0	--	--	--	--	? --	--	--	--	0	-	0	0	-
SG781	Land North of A38, Alveston	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	--	--	--	? --	--	--	? --	0	--	0	0	-
SG784	The Hayfields off Cossham Street	?	?	? --	0	0	+	+	+	+	++	-	+	0	++	0	--	--	--	? --	--	+	--	0	--	0	? +	-
SG786	Land off Gaunts Earthcott Lane, Woodlands	?	?	++	0	0	--	++	++	--	--	-	+	0	0	--	--	--	-	? --	0	--	? --	0	-	0	0	0
SG789	Land by Aust Road and Elberton Road	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	? -	--	--	? --	0	--	0	0	-
SG801	Land off North Road, Yate, BS37 7LJ	?	?	++	0	0	+	+	+	+	--	-	+	0	0	-	0	0	--	? -	0	--	? --	0	-	0	0	-
SG816	Yate Town Centre	?	?	++	--	0	++	++	++	++	++	++	+	0	++	0	--	--	--	0	--	++	-	0	--	0	? +	-
SG821	Recreation Ground Oaklands Drive, Almondsbury	?	?	++	--	0	++	0	0	+	0	-	+	0	++	0	--	--	--	0	--	--	? --	0	-	0	0	0
SG823	Field to south of Rock View, Engine Common Lane	?	?	++	0	0	+	+	+	--	--	-	+	0	0	--	0	0	--	? -	0	--	? --	0	--	0	0	-
SG825	Land off Blackhorse Hill, Easter Compton	?	?	? --	0	0	+	+	+	+	--	-	+	0	0	-	--	--	--	? --	--	--	? --	0	-	0	0	0
SG834	Willsbridge Nursery, off Keynsham Road (A4175), Willsbridge	?	?	++	0	0	+	++	++	+	--	-	+	0	++	0	--	--	--	? --	--	+	--	0	0	0	? +	0
SG842	Land at Berrows Mead, Rangeworthy	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	0	0	--	0	--	--	? --	0	-	0	0	-
SG850	Land west of B4061, Thornbury	?	?	++	--	0	++	+	+	++	--	++	+	0	0	+	--	--	--	? -	-	--	--	0	--	0	0	0
SG861	Bolbrek Filton Road,	?	?	++	--	0	+	+	+	++	--	+	++	0	0	++	--	--	--	? --	0	--	? --	0	--	0	0	0
SG864	Land South of Luckington Road, Acton Turville	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	? --	0	--	--	0	--	0	0	0
SG868	Lower Shortwood / Shortwood South	?	?	? --	--	0	+	++	++	+	+	-	+	0	++	0	--	--	--	? --	--	--	--	0	-	0	0	-
SG871	Tytherington Quarry, Tytherington Road	?	?	++	0	0	--	0	0	--	0	-	+	0	++	0	--	--	--	? --	--	--	? --	0	--	0	0	-

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG872	Barnhill Quarry	?	?	++	--	0	++	++	++	++	+	++	+	0	++	0	0	0	--	? -	0	--	? --	0	--	0	0	-
SG889	The Grange	?	?	? --	--	--	+	++	++	+	++	-	+	0	++	0	--	--	--	? --	-	++	? --	0	0	0	? +	-
SG896	Glenfern and Land to East of Carsons Road	?	?	++	0	0	+	0	0	+	0	-	+	0	++	0	0	0	--	? --	--	++	-	0	0	0	? +	-
SG897	Land north of A420 and south of Goose Green	?	?	++	--	--	+	++	++	+	+	-	+	0	++	0	0	0	--	? --	--	--	? --	0	-	0	0	-
SG910	Homeapple Close	?	?	++	--	0	+	0	0	-	0	-	+	0	+	0	--	--	-	? --	--	--	? --	0	--	0	0	0
SG924	Land Off Tockington Lane, Almondsbury	?	?	++	0	0	++	+	+	+	+	-	+	0	0	--	--	--	--	0	--	--	? --	0	--	0	0	0
SG925	46 Broad Street, Staple Hill	?	?	++	--	--	++	+	+	++	+	++	+	++	+	0	0	0	-	? --	0	+	-	0	--	0	? +	-
SG926	The Quarters Colony Farm, Hortham	?	?	? --	--	0	+	++	++	--	--	-	+	0	++	0	0	0	--	? --	--	--	? --	0	--	0	0	0
SG928	Land to the North of Berkeley Vale Motors, Alveston	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	0	0	--	? -	0	--	? --	0	--	0	0	-
SG934	West of Carsons Road	?	?	++	--	0	+	0	0	+	0	-	+	0	++	0	?	?	--	? --	--	--	-	0	-	0	0	-
SG942	Land to south of Trench Lane, Winterbourne	?	?	++	--	0	++	++	++	+	++	++	+	0	0	+	?	?	--	? --	0	--	? --	0	-	0	0	0
SG946	Pomphrey Hill, Mangotsfield	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	?	?	--	? --	--	--	--	0	--	0	0	-
SG963	CEMEX Floors, London Road,	?	?	++	--	0	++	+	+	+	--	-	+	0	0	--	?	?	--	? --	--	+	? --	0	0	0	? +	-
SG970	Filton Retail Park, Fox Den Road, Stoke Gifford	?	?	++	--	0	+	++	++	++	+	++	++	0	++	0	?	?	-	? --	0	++	? --	0	0	0	? +	0
SG974	Land at Westfield Lane, Stoke Gifford	?	?	++	--	0	++	+	+	++	+	++	++	0	0	++	?	?	-	? --	0	+	? --	0	--	0	? +	0
SG977	Aviva Centre, Stoke Gifford	?	?	++	--	0	++	++	++	++	+	++	++	0	++	0	?	?	--	0	0	++	? --	0	0	0	? +	0
SG978	Land at Ladden Garden Village	?	?	++	0	0	--	++	++	--	+	-	+	0	0	-	?	?	--	0	0	--	-	0	-	0	0	-
SG980	Land Adjacent to Bitton Sports and Social Club	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	?	?	--	? -	--	--	? --	0	-	0	0	0
SG985	Land at Hambrook Lane, Harry Stoke	?	?	++	0	0	+	+	+	+	+	-	++	0	0	++	?	?	--	? --	0	--	? --	0	-	0	0	0
SG990	Mounds Court Farm	?	?	++	0	0	--	++	++	+	--	-	--	0	0	-	?	?	--	? --	--	--	? --	0	--	0	0	-
SG999	Land on the East side of Bath Road, North Common, Warmley	?	?	++	--	0	++	+	+	+	--	-	+	0	0	++	?	?	--	? --	--	--	? --	0	--	0	0	-
SG004	Land South of Gloucester Road, Almondsbury	?	?	++	--	0	++	++	++	+	--	-	+	0	++	0	--	--	--	? --	--	--	? --	0	-	0	0	-

6.30 Regarding climate change mitigation, Policy LPS1: Strategic Principles states that all development is required to deliver the Council's climate emergency pledge and action plans which should be done through the design, delivery and location of development. Policy LPS1 also promotes Oldbury Nuclear Site as a potential opportunity for low carbon energy production. Additionally, the policy notes that renewable energy use in the Green Belt could be acceptable. Regarding adaptation to climate change, the Policy LPS1 emphasises the need for new development to have high quality, climate adaptive design, including a net gain for biodiversity which could contribute towards facilitating carbon neutrality by 2030. It is noted however that new development in any location will generate new demands for energy and, consequently, this will lead to increased greenhouse gas emissions and increased contributions toward climate change. The influence of the Spatial Strategy on levels of car use, e.g. for commuting, is considered separately under SA objective 3f. The Spatial Strategy is therefore considered to have **mixed minor positive and minor negative effects** in relation to **SA objectives 1a: contributing to climate change** and **1b: adapting to climate change.**

6.31 The Spatial Strategy does not directly reference the provision of enhanced public spaces. However, designated public open spaces tend to be more heavily concentrated in the urban areas where access to natural and semi-natural open space is more limited. The Spatial Strategy's inclusion of urban extensions, adjacent to the Eastern and Northern Fringes of the urban area of greater Bristol, means that new communities will be able to take advantage of existing green space by allocating development in areas with greater accessibility. The Spatial Strategy also includes small-site development in more rural areas, such as Acton Turville, Alveston, Wick and Iron Acton, which will lead to a more dispersed pattern of growth. This will see less pressure placed on designated green spaces in urban areas whilst avoiding larger development in rural settings that may impact public open space such as Public Rights of Way. It is also noted that some sites along the East Fringe have not been included in the Spatial Strategy as they would effectively isolate key green assets in and around Warmley and Siston from the wider countryside or sever strategic-scale north south connections in the strategic Green Infrastructure network. However, site SG897 is located to the east of Warmley and falls entirely within a Green Infrastructure corridor which could adversely affect the Green Infrastructure network. As such, an uncertain **minor positive effect** is identified for the Spatial Strategy in relation to **SA objective 2a: public open space**.

6.32 All growth is expected to have a negative effect in relation to **objective 2b: noise** as some level of increased noise pollution is expected to result from any new form of development, particularly in the short term during the construction phase. The severity of any such noise pollution is dependent on the overall scale of growth and the design of individual developments, as well as the extent of sensitive receptors nearby. As the Spatial Strategy seeks to extend development through focussing growth in the greater Bristol urban area, it is likely that new development will be exposed to existing noise pollution and that sensitive receptors may be impacted by new development during the construction phase in particular. A potential but **uncertain significant negative effect** is therefore identified. Uncertainty is attached as the design of development and proximity to sensitive receptors is unknown at this time.

6.33 The Spatial Strategy requires new development that generates a need to travel to provide sustainable transport and infrastructure packages that support active travel and public transport. Additionally, the Spatial Strategy could affect **SA objectives 2c: air quality** and **3f: sustainable transport** in terms of the extent to which the location of new development would result in private car use, as well as the extent to which it may be located near to one of the Air Quality Management Areas (AQMAs) that have been declared in South Gloucestershire. Urban extensions as proposed in the Spatial Strategy, create the potential to encourage more sustainable travel habits by reducing the potential need for travel across the Green Belt and further afield to access jobs and services. It is noted that the East Fringe of greater Bristol offers opportunities to connect and enhance to existing infrastructure and public transport community hubs, including the metrobus connections from Lyde Green to the University of the West of England and Bristol city centre, F Railway Path and active travel routes adjacent to the A4174 ring road. There are also good public transport and active travel routes that could form the backbone to sustainable transport options for the North Fringe of Bristol. While growth under the Spatial Strategy would therefore benefit from access to sustainable transport modes, additional measures and investment will be required. Aside from sites SG925, SG889 and SG465, the Spatial Strategy does not allocate development in any locations that would impact the Kingswood Warmley AQMA or Staple Hill AQMA, avoiding pollution in the worst affected areas in South Gloucestershire. Overall, the Spatial Strategy is expected to have a **mixed (significant positive and minor negative) effect** on both **SA objectives 2c and 3f**.

6.34 The Spatial Strategy emphasises the importance of ensuring that new development provides access to essential services and facilities. It also commits to a network of 12 designated town centres and 58 local centres as focal points for investment and the development of retail, main town centre and leisure uses. This approach aims to meet identified needs while delivering key services and facilities for both existing and new communities. Furthermore, the Spatial Strategy aims to establish new and enhanced education infrastructure,

including additional development at University of West of England, one new primary school in Woodlands and expanded capacity at Almondsbury Primary. It is noted that due to continued pressure from many infrastructure providers to centralise services and facilities into fewer larger hubs, access to healthcare (**SA objective 2d**), as well as access to community facilities, education and retail (**SA objectives 3c, 3d and 3e**) is more viable in urban areas. As such, focusing new development around the urban edge under the Spatial Strategy would likely achieve the greatest levels of access for residents to existing community facilities in more urban areas. This includes land adjacent to the urban Northern and Eastern Fringes of Bristol within South Gloucestershire, the employment area at Severnside, as well as a number of smaller villages, including Easter Compton, Charfield and Almondsbury, in the Green Belt that are considered to be in close enough proximity to Bristol to benefit from the services, facilities and job opportunities. Any improvements delivered as part of new development or as a result of an increase in the local population would also be accessible to more existing residents. Under the Spatial Strategy most rural villages are not prioritised for larger scales of growth, and as such, may face difficulty accessing essential healthcare and community facilities which are often located in less accessible and urban locations. However, it should be noted that it is unlikely that the level of homes and jobs proposed in rural communities will deliver any substantial new services and facilities due to the centralised nature of infrastructure, and that it will be important that they have an existing level of services that could support new homes and jobs. This means considering the current provisions and capacity, particularly for existing education and health facilities and using this to help determine the level of development that would help to support existing services and not lead to a situation of increased pressure and lack of capacity. Due to pressures to centralise services and facilities, development within the urban edges will likely enable as many people as possible to access existing and new services in as convenient a way as possible. A **significant positive effect** is therefore expected for the Spatial Strategy in relation to **SA objectives 2d: Access to healthcare services** and **3c/3d/3e: Access to community facilities, education and retail**.

6.35 The Spatial Strategy will deliver a minimum of 22,573 new homes, 99 new pitches for Gypsies/Travellers and 15 new plots for Travelling Showpeople including a significant number of affordable homes, during the local plan period. This would contribute towards providing an appropriate mix of housing across South Gloucestershire's urban and rural areas. As such, a **significant positive effect** is expected in relation to **SA objective 3a/3b: housing**.

6.36 Deprivation is measured across multiple dimensions, including education, employment, health and housing. The deprivation that exists in South Gloucestershire is spread across the authority's urban areas, market towns and rural settlements, and as such, the Spatial Strategy is expected to have an **uncertain significant positive effect** in relation to S**A objective 3g: Deprivation** as it will contribute towards delivering at least some new development in areas that are more deprived. This includes requirements for affordable housing, investment in main town centres and the allocation of employment land which is intended to facilitate investment, innovation, job creation and retention and assist communities in South Gloucestershire access employment opportunities.

6.37 Rural areas and more isolated settlements struggle with consistent digital connectivity more than urban areas, as such development in more rural areas across the authority are more likely to provide inclusive access to communities with the greatest need. Improved digital connectivity in rural areas drive productivity growth, deliver safety benefits, and improves the quality of people's lives. Whilst the Spatial Strategy seeks to provide development on the urban edge which may draw the benefits of new development away from more rural areas where improved digital connectivity is potentially required the most, it does also include site allocations in rural communities which will contribute towards growth and greater digital connectivity across South Gloucestershire. As such, the Spatial Strategy is likely to have a **mixed minor positive and minor negative effect** in relation to **SA objective 3h: digital connectivity.**

6.38 In total, the Spatial Strategy will allocate around 49.7ha of potential employment land and safeguard 1,372ha across South Gloucestershire. In South Gloucestershire, areas that are safeguarded for economic development and designated enterprise areas tend to be centred around the urban edge. By including development in these areas, including the Severnside Employment Area and the provision of a diverse range of employment opportunities in the East Fringe of Bristol, the Spatial Strategy could provide greater opportunities for employment in areas that can accommodate higher levels of growth, benefitting residents in proximity to these employment areas. In addition, employment opportunities located in areas that can be reached via existing or new sustainable transport methods, reduces the number and length of car journeys. This accessibility is enhanced by the Spatial Strategy's promotion of supporting physical infrastructure and transport connections to larger employment clusters. The Spatial Strategy also acknowledges the rural economy and encourages employment development in these locations which will help to diversify the local economy. As such, the Spatial Strategy is expected to have **significant positive effects** in relation to **SA objectives 4a: new employment floorspace** and **4b: access to major employment areas.**

6.39 Despite the Spatial Strategy's commitment to protect and enhance designated and locally important assets for heritage, all new development has the potential to have an impact on the historic environment both in terms of heritage assets experiencing physical impacts or impacts through a change in setting as a result of any development proposals. The extent to which any new development could be considered to impact on any heritage asset(s) will require a detailed case-by-case assessment to ensure, in accordance with national guidance, not only significant harmful impacts are avoided but where there are concerns about potential negative impacts resulting, opportunities for mitigation through design, layout and scale of any new development are taken. Therefore, there is uncertainty attached to the effects identified in relation to **SA objectives 5a** and **5b: historic environment** for the Spatial Strategy. Although heritage assets are scattered throughout South Gloucestershire there are concentrated areas of heritage assets within the urban areas. As such, development in urban areas in particular could adversely affect the historic environment. Notably, site SG280, proposed adjacent to Easter Compton and site SG1003 located within Thornbury are at a greater risk of harming local heritage and archaeological assets, however this is uncertain until masterplanning and site design by developers is prepared. Delivering new development at the more isolated and rural settlements in the authority is likely to result in adverse impacts in terms of preserving established character and the setting of local heritage assets. Notably sites proposed at Willsbridge (SG980), Oldland Common (SG407), Warmley (SG897), Shortwood (SG868, SG346 and SG896) and Mangotsfield (SG131) must address the setting of heritage assets particularly where there are important historic viewpoints. However, the amount and type of heritage assets across each settlement in the rural areas of South Gloucestershire varies, as demonstrated by the dispersed nature of designated Conservation Areas. It is noted however, that the Spatial Strategy has sought to disregard sites that are adjacent and near to the Market Towns which could have adverse impacts on heritage assets and their settings. For these reasons, the Spatial Strategy is considered to have a potential but **uncertain minor negative effect**, as it is noted that opportunities may exist for enhancing character and the setting of heritage assets, but this will be largely dependent on the design and layout of specific proposals. For 22 of the allocation sites, uncertain effects are identified for these SA objectives as they are new sites that have not been subject to assessment by South Gloucestershire Council officers.

6.40 All new development has potential to have an impact, positive or negative, on South Gloucestershire's biodiversity, green infrastructure and landscapes. However, specific impacts, including the extent to which new development may even enhance these, will be dependent on the design and layout of individual development proposals. Therefore, there is particular uncertainty attached to the effects identified for the Spatial Strategy in relation to **SA objectives 5c: biodiversity, 5d: landscape** and **5e: green infrastructure**. The Spatial Strategy would likely limit negative effects on biodiversity due to efficient land use associated with increased opportunities for brownfield development in urban areas. Policy LPS1: Strategic Principles states that all development is required to protect and enhance landscape, ecosystems and green assets. Biodiversity net gain will also need to be provided onsite. Policy LPS2: Locational Strategy also states that proposals must enhance designated and locally important biodiversity assets and maintain and enhance local green and blue infrastructure assets and landscape features. It is noted that there are also a number of opportunities along the East Fringe for development to create and enhance access from the urban area into the countryside by protecting and connecting existing green infrastructure assets such as woodland and common land. However, denser development within urban areas could increase pressures on open green spaces. It is also noted that brownfield sites can still harbour valuable biodiversity that may be impacted by development. Additionally, site SG868 at the former Shortwood Golf Course would need to re-provide the SNCI on site as part of the green infrastructure and biodiversity net gain offer of any future development. The Spatial Strategy may therefore have a negative effect on South Gloucestershire's urban green infrastructure network, landscape and biodiversity. Whilst the Spatial Strategy focuses development on the urban edge, it also encourages a dispersed pattern of development across the authority, reducing the potential for cumulative adverse impacts on biodiversity, green infrastructure and the landscape. With some level of distributed growth, this also creates the opportunity to achieve biodiversity net gain and green infrastructure implementation from all developments, even at smaller sites located away from the urban fringes. However, a wider distribution of development does potentially mean more areas are affected especially since South Gloucestershire's rural areas contain many natural assets and landscape designations which may be affected. Notably, the Spatial Strategy allocates sites (SG212 and SG172) in the Cotswolds National Landscape, which may cause harm to the character and appearance of the area. It is also noted that the Spatial Strategy would allocate development in the Green Belt, however the purpose of Green Belt is to prevent urban sprawl and retain open land between settlements, rather than to promote green infrastructure or biodiversity. Finally, while the Spatial Strategy does not allocate development within the Severn Estuary SAC, SPA or Ramsar site, additional development in general will increase air and noise pollution and recreational pressure which could adversely impact the sites. The HRA has concluded that adverse effects on integrity cannot yet be ruled out in relation to air pollution (Severn Estuary SAC and the SPA/Ramsar indirectly, Bath & Bradford

on Avon Bats SAC, River Wye SAC, Wye Valley Woodlands SAC and Avon Gorge Woodlands SAC) or recreation pressure (Severn Estuary SAC/SPA/Ramsar). As such, the Council will need to resolve these issues prior to adoption of the plan. For these reasons, the Spatial Strategy is expected to have a **mixed (minor positive and minor negative) effect with uncertainty** in relation to **SA objectives 5c: biodiversity, 5d: landscape** and **5e: green infrastructure.**

6.41 Policy LPS2 states that in the first instance development should be directed to suitable and deliverable brownfield sites, with an initial focus on the most sustainable areas. Whilst the main built-up areas that would see development under the Spatial Strategy are largely classified as Urban under Agricultural Land Classification (ALC) criteria, there is a mixture of agricultural land surrounding the urban areas. Notably, most of the land immediately surrounding areas such as Mangotsfield and Shortwood is Grade 2, with smaller pockets of Grade 1 land towards the north of the area that may be affected by urban growth. This would likely lead to the loss of best and most versatile agricultural land, particularly because the Spatial Strategy would rely on urban extension allocations to accommodate large scale growth. It is noted, however, that market town and urban development may offer more opportunities for brownfield land use. Whilst more distributed development would reduce the pressure on some urban areas, it would see some development in South Gloucestershire's rural areas, which would likely lead to the loss of agricultural land. As such, **mixed significant negative and minor positive effects** are expected in relation to **SA objectives 5f and 5g: land use**.

6.42 The scale of development that would come forward under the Spatial Strategy would result in an increased demand for water consumption; however it is possible that new development would be designed and built to high standards of efficiency. The broad location of development will not have significant impacts on water availability although more concentrated patterns of development may focus demand in smaller areas, exacerbating potential negative effects. Additionally, given the distribution of development that the Spatial Strategy would facilitate, there is potential to distribute new development amongst a range of settlements which may help to avoid the development of sites at high risk of flooding. The Spatial Strategy does however direct development to areas at risk of flooding (Flood Zones 2 and 3), including the market towns of Yate and Thornbury and the urban edges of Bristol. Sites SG399 (located in Hambrook) SG816 (located in Yate) and SG850 (located in Thornbury) have received significant negative effects in relation to both or one of SA objectives 5h and 5i. As such, development in these areas could increase the risk of flooding and impermeable surfaces. Additionally, all urban areas within South Gloucestershire are designated as areas susceptible to ground water flooding. The Spatial Strategy also allocates residential and economic development in urban fringe areas and within the Severnside area (SG481), which is entirely located within Flood Zone 3. It is noted that the current Avonmouth and Severnside Enterprise Area (ASEA) Ecology Mitigation and Flood Defence Project is designed to provide the appropriate level of protection for less vulnerable uses such as employment, however it is unclear how a deliverable and funded strategy for protecting new homes, classified as 'vulnerable' to flood risk events would be achieved here. Overall, **uncertain significant negative effects** are expected for the Spatial Strategy in relation to **SA objectives 5h/5i: Flood risk** and **5j: water resources**.

6.43 New development as part of the Spatial Strategy will result in the use of raw materials and the generation of waste, both in construction and operation; however this will not be influenced by the broad spatial distribution of development. Waste management practices are largely dependent on peoples' behaviour and the design of development and as such, the Spatial Strategy would have **negligible effects** on **SA objectives 6a/6b: waste and resources**.

6.44 The likely effects of Policy LPS3: Delivery of New Homes – South Gloucestershire's housing requirement are summarised in **Table 6.5** and are described below the table.

Table 6.5: Likely effects of Policy LPS3: Delivery of New Homes

SA Objective	Policy LPS3
1a. Contributing to climate change	0
1b. Adaptation to climate change	0
2a. Public open space	0
2b. Noise	0
2c. Air quality	0
2d. Access to healthcare services	0
3a/3b. Housing	++
3c/3d/3e. Access to community facilities, education and retail	0
3f. Sustainable travel	0
3g. Deprivation	0
3h. Digital connectivity	0
4a. New employment floorspace	0

SA Objective	Policy LPS3
4b. Access to major employment areas	0
5a/5b. Historic environment	0
5c. Biodiversity	0
5d. Landscape	0
5e. Green infrastructure	0
5f/5g. Land use	0
5h/5i. Flood risk	0
5j. Water resources	0
6a/6b. Waste and resources	0

6.45 The overall purpose of this policy is to ensure the delivery of affordable, high quality, sustainable and secure homes within South Gloucestershire to meet the needs of local people over the Plan period. The housing will be delivered across urban areas, Market Towns, the northern and eastern urban edges of Bristol and villages. As such, this policy will provide the correct number of homes needed in the right locations and is expected to have a significant positive effect on **SA objective 3a/3b: Housing**.

6.46 The likely effects of next three policies in the 'Where homes and jobs will go' section of the Local Plan are summarised in **Table 6.6** and are described below the table.

Table 6.6: Likely effects of Policies LP1: Making Effective Use of Land in Urban and Town Hub, LP2: Settlement Boundaries and LP3: Residential Development in the Countryside policies

SA Objectives	Policy LP1	Policy LP2	Policy LP3
1a. Contributing to climate change	0	0	0
1b. Adaptation to climate change	+	0	0
2a. Public open space	+	+	0
2b. Noise	0	0	0
2c. Air quality	+	0	+
2d. Access to healthcare services	+	++	0
3a/3b. Housing	+	+	+/-
3c/3d/3e. Access to community facilities, education and retail	+	++	0
3f. Sustainable travel	+	+	+
3g. Deprivation	+	+	-?
3h. Digital connectivity	0	0	0
4a. New employment floorspace	0	0	0
4b. Access to major employment areas	+	+	0
5a/5b. Historic environment	+	+	+

SA Objectives	Policy LP1	Policy LP2	Policy LP3
5c. Biodiversity	+	+	+
5d. Landscape	+	+	+
5e. Green infrastructure	+	0	0
5f/5g. Land use	++	0	0
5h/5i. Flood risk	+	0	0
5j. Water resources	+	0	0
6a/6b. Waste and resources	+	0	0

Policy LP1: Making Effective Use of Land in Urban and Town Hubs

6.47 The policy promotes higher densities of development in urban and town hubs which will likely reduce the need to develop greenfield land. As such a significant positive effect is recorded in relation to **SA objective 5f/5g: Land use**. Promoting higher densities of development in locations that are town centres and those that benefit from nearby services and facilities is expected to help promote access to healthcare, education, retail and community facilities. Therefore, minor positive effects are also expected in relation to **SA objectives 2d: Access to healthcare services** and **3c/3d/3e: Access to community facilities, education and retail**. Furthermore, many of these locations are also close to major employers in South Gloucestershire, most notably those within the North and East Fringes of Bristol. A minor positive effect is therefore also expected in relation to **SA objective 4b: Access to major employment areas.**

6.48 By supporting appropriate levels of growth in areas that benefit from good access to a range of provisions as well as sustainable transport, the policy is expected to help reduce the need to travel by car in the plan area. The policy also addresses car parking within the locations identified, requiring an appropriate level supported by a Parking Assessment that facilitates active travel. A minor positive effect is also expected in relation to **SA objective 3f: Sustainable transport**.

6.49 While the policy does not set out a specific level of housing provision to be made or the mix of housing for the plan area, it will help to support the delivery of a high-quality housing stock by requiring minimum room sizes and quality of amenity space to be achieved. Therefore, a minor positive effect is also recorded for the policy in relation to **SA objective 3a/3b: Housing**. Furthermore, some of the areas in question, including Staple Hill Town Centre, Kingswood Town Centre and Patchway Town Centre include or are close to areas that are within at least the 30% most deprived in the country. Promoting development at these locations may help to address existing issues of deprivation and therefore a minor positive effect is expected in relation to **SA objective 3g: Deprivation**.

6.50 The requirement in the policy for development to provide access to public open space and green infrastructure means that a minor positive effect is expected in relation to **SA objectives 2a: Public open space** and **5e: Green infrastructure**. The delivery of new green infrastructure and protecting and enhancing existing green infrastructure in the plan area will have a range of benefits with minor positive effects also likely in relation to **SA objectives 1b: Adaptation to climate change, 2c: Air quality, 5h/5i: Flood risk** and **5j: Water resources**.

6.51 Given that the policy also includes requirements for developments to be designed to ensure that there is no harm to designated or locally valuable heritage, ecological, landscape areas and features, a minor positive effect is expected in relation to **SA objectives 5a/5b: Historic environment, 5c: Biodiversity** and **5d: Landscape**. The requirement in the policy for flatted accommodation to make suitable provision for waste and recycling collection is likely to support the appropriate handling of waste and increased levels of recycling. Therefore, a minor positive effect is also expected in relation to **SA objective 6a/6b: Waste and resources**.

Policy LP2: Settlement Boundaries

6.52 The policy sets out the criteria for development within the Settlement Boundaries and Site Allocations of the plan area. This policy supports development within South

Gloucestershire's most sustainable locations. These are locations where residents can benefit from nearby access to a range of services and facilities. As such a significant positive effect is expected for the policy in relation to **SA objectives 2a: Public open space**, **2d: Access to healthcare services** and **3c/3d/3e: Access to community facilities, education and retail**.

6.53 Given the stronger access to public transport within the settlements of South Gloucestershire and the increased potential for trips to be made by sustainable and active modes where journey times are shorter, a minor positive effect is expected in relation to **SA objective 3f: Sustainable travel**. A minor positive effect is also expected in relation to **SA objective 2c: Air quality** given the more limited emissions that are likely as more journeys are made by sustainable modes. The policy stipulates that the scale and quantum of new residential development must be proportionate to the locality, whilst non-residential development must enhance the availability of key services, facilities, and/or employment opportunities in the locality. This is expected to help mitigate the potential for overburdening of services and facilities which might otherwise increase the need for journeys to be made in the area, as new development is delivered.

6.54 Major employers in South Gloucestershire are mostly located within its settlement boundaries, notably within the North and East Fringes of Bristol and Yate. As such a minor positive effect is also expected for the policy in relation to **SA objective 4b. Access to major employment areas**.

6.55 While this policy approach could result in some locations being considered unsuitable for new housing growth in planning terms, the policy is clear that development proposals that are adjacent and/or well connected to the settlement boundaries will be given conditional support where the Council's published housing delivery monitoring does not demonstrate a sufficient housing land supply. Given that the policy will help support the required level of housing development in South Gloucestershire, a minor positive effect is expected in relation to **SA objective 3a/3b: Housing**.

6.56 It is likely that directing the majority of the housing development over the plan period within the settlement boundaries will encourage regeneration in areas of most need. The majority of areas with higher deprivation in South Gloucestershire are within the existing developed areas. The areas of greatest need lie within Staple Hill, Kingswood and Patchway. Therefore, a minor positive effect is expected for the policy in relation to **SA objective 3g: Deprivation**.

6.57 The policy sets out that developments within the settlement boundaries and site allocations should protect, conserve and enhance the settlement's distinctive character, landscape, biodiversity and heritage. Therefore, a minor positive effect is expected for the policy in relation to **SA objectives 5a/5b: Historic environment**, **5c: Biodiversity** and **5d: Landscape**.

Policy LP3: Residential Development in the Countryside

6.58 The policy aims to help limit the amount of residential development that occurs within the open countryside in South Gloucestershire. These locations are likely to require residents to have to travel longer distances to jobs and services and facilities which would likely contribute to traffic congestion and air pollution. Given that, the policy would help to minimise the potential for an increase in the numbers of trips of this nature, a minor positive effect is therefore expected in relation to **SA objectives 2c: Air quality** and **3f: Sustainable travel**.

6.59 The policy will help to prevent the delivery of most types of residential developments in more rural locations of South Gloucestershire. However, it is supportive of the delivery of rural exception sites and essential rural workers dwellings in these locations. As such a mixed minor positive and minor negative effect is recorded in relation to **SA objective 3a/3b. Housing**. Given that rural exception sites are likely to support the delivery of affordable homes in South Gloucestershire which will help address deprivation in terms of providing access to decent housing for many residents, a minor positive effect is expected in in relation to **SA objective 3g: Deprivation**.

6.60 It is expected that the policy would have a minor positive effect in relation to **SA objectives 5a/5b: Historic environment**, **5c: Biodiversity** and **5d: Landscape**. By limiting the potential for development within the open countryside the policy is likely help preserve the landscape character of South Gloucestershire as well as the settings of various heritage assets. Limiting development in the countryside is also likely to help limit potential adverse effects on the most sensitive biodiversity assets in the plan area.

Appraisal findings for the site allocation policies

6.61 This section of the SA presents the appraisal of the Strategic Urban and Village Extension Site Policies. The full set of reasonable alternative site options considered for inclusion in the plan were appraised in **Chapter 5**.

6.62 Given the level of detail included in the policy text, the site allocation policies have been appraised separately. The first column in the appraisal matrix for each site allocation presents the likely sustainability effects for the site allocation/s without any mitigation that might be required through the specific policy that allocates it (i.e. a 'policy-off' appraisal as recorded in **Chapter 5**). The site allocation policies are appraised in the order they are presented in the Local Plan document.

6.63 The appraisal of the site options 'policy-off' in **Chapter 5** presented all SA objectives separately. The appraisal of the policies in this chapter has grouped the appraisal of a number of SA objectives. The grouping of appraisal findings in this section includes the range of effects identified for each site for the grouped SA objectives in question. This means that, for example, where one of the SA objectives in a group is appraised as having a significant positive effect and another of the SA objectives in that group is appraised as having a significant negative effect, the overall effect is recorded as a mixed significant positive and significant negative effect.

6.64 Where site-specific allocation policies in the Local Plan include mitigation, this has been reflected in the final column of the appraisal matrix for each site, i.e. the 'policy-on' appraisal of the allocation. The effects of other policies in the Local Plan are not considered in the appraisals of individual site allocations; instead, the effects of the plan as a whole are considered later in this chapter under the 'Cumulative effects' heading.

6.65 The text below each table setting out the likely sustainability effects for each site presents details of where the related site allocation policy could potentially mitigate negative effects and strengthen positive effects of development at the site. The text below each table focusses on describing where potential changes to the effects for the SA objectives could result when considering the policy requirements. Where there is no change to effects reported between the 'policy-off' and 'policy-on' appraisal this is not described.

6.66 On the whole for many of the sites, the majority of the effects recorded in relation to the SA objectives through the 'policy-off' appraisal remained relevant after considering the site-specific policy text. However, in some cases the mitigation and enhancement requirements set out through the site-specific policies result in some reduction in negative effects and strengthening of positive effects. When appraising the site allocation policies, significant positive effects were identified only where the policy would give rise to substantial improvements relating to the relevant SA objective, for example provision of substantial new services or a public/active transport improvement (e.g. a new railway station). Where the policy-off appraisal of sites considered proximity to sensitive receptors (notably historic environment, biodiversity, landscape and flood risk), a precautionary approach was taken to the assignment of any positive effects resulting from requirements included in the policy. In general, 'policy-on' positive effects were not recorded in relation to heritage, given the sensitivities of the historic environment and the requirement for assessment of this topic by a suitably qualified professional. Where there could be improvements to landscape as a result of improvements to settlement edge or transitions to the countryside positive effects are recorded.

Policy LP4: Easter Compton Village Extensions

6.67 Land is allocated for a maximum of 250 dwellings in a series of distinct high-quality, net zero energy village extensions. The allocation comprises three sites and was appraised policy-off as sites SG280, SG401 and SG825.

Table 6.7: Likely effects of Policy LP4: Easter Compton Village Extensions

SA Objectives	SG280 (policy-off)	SG825 (policy-off)	SG401 (policy-off)	Policy LP4
1a. Contributing to climate change	?	?	?	?
1b. Adaptation to climate change	?	?	?	?
2a. Public open space	++	?/--	++	++
2b. Noise	0	--	0	--
2c. Air quality	0	0	0	0
2d. Access to healthcare services	+	+	+	+
3a/3b. Housing	++	+	++	++
3c/3d/3e. Access to community facilities, education and retail	--/+	--/+	--/+	+/-

SA Objectives	SG280 (policy-off)	SG825 (policy-off)	SG401 (policy-off)	Policy LP4
3f. Sustainable travel	+	+	+	+
3g. Deprivation	0	0	0	0
3h. Digital connectivity	N/A	N/A	N/A	N/A
4a. New employment floorspace	0	0	0	0
4b. Access to major employment areas	++	-	-	++/-
5a/5b. Historic environment	--	--	0	-
5c. Biodiversity	--	--	--	?/-
5d. Landscape	?/--	?/--	?/--	?/+/-
5e. Green infrastructure	--	--	--	-
5f/5g. Land use	?/--	--	--	--
5h/5i. Flood risk	-	-	-	-
5j. Water resources	0	0	0	0
6a/6b. Waste and resources	0	0	0	0

6.68 Policy LP4 states that the development is to provide an area of open space as well as informal recreational space for the community. The development should also contribute towards outdoor sports facilities in the village. Furthermore, the development should result in the enhancement of foot and cycle links in the area. Therefore, a significant positive effect is expected in relation to **SA Objective 2a: Public open space.**

6.69 The policy requires that the development contributes to improvements in primary care. However, this requirement is not considered to be the scale to warrant a significant positive effect in relation **SA Objective 2d: Access to healthcare services** and as such the minor positive effect previously identified remains applicable.

6.70 The policy sets out the level of housing (including affordable housing) that should be provided within the allocation. this reinforces the significant positive effect already recorded in relation to **SA Objective 3a/3b: Housing.**

6.71 It is likely that the requirement of the policy for development to contribute towards the local library, village hall and school places will help improve access to and mitigate adverse impacts on local services and facilities. However, the requirements relating to library and village hall contributions are unlikely to result in the provision of a new facility in Easter Compton which might otherwise warrant a significant positive effect. The component site options were assessed as not being near to any existing school facilities. While the policy will not address the proximity of the sites to these types of facilities, its requirements will help to address any capacity issues at facilities in the surrounding area. Additionally, all developments must contribute towards measures that ensure safe access to existing facilities. As such an improved overall mixed minor positive and minor negative effect is expected in relation to **SA Objective 3c/3d/3e: Access to community facilities, education and retail**.

6.72 The requirements of the policy also include transport related requirements such as contributions towards traffic calming measures, PRoW and cycle improvements and an Easter Compton Car Club and mobility hub. However, the requirements are not of a scale to warrant an improvement to the minor positive effect already recorded in relation to **SA Objective 3f: Sustainable travel**, reflecting the proximity of the site to active travel routes.

6.73 Two of the component site options (SG280 and SG825) are close to several designated heritage assets and therefore

a significant negative effect was previously identified in relation to **SA Objective 5a/5b: Historic environment**. The requirement of the policy for development to consider the settings of the listed Farmhouse and All Saints Church means that the negative effect expected is updated to minor negative.

6.74 The policy also sets out requirements relating to mitigation of effects on biodiversity, including the protection of existing trees and provision of new trees onsite and a new open space incorporating meadow land. There is no specific requirement within the policy to protect the areas of priority habitat within the site, although the policy requirements may help to offset and mitigate any adverse impacts. As such the significant negative effect previously expected in relation to **SA Objective 5c: Biodiversity** is updated to a minor negative effect. The effect is uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.75 The development of the site is required to mitigate impacts on local views and to be integrated into its landscape surroundings. It should also achieve a high-quality attractive gateway to the village. As such the policy is likely to help reduce the potential for adverse impacts on the rural setting of the land in question and may help to improve the approach to the village. Therefore, an improved mixed minor positive and minor negative effect is expected in relation to **SA Objective 5d: Landscape.** The effect is partly uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.76 The land to be developed lies within a green infrastructure corridor which is reflected in the significant negative effect previously identified in relation to **SA Objective 5e: Green infrastructure**. Given the requirement in the policy for development to be supported by a robust and integrated green infrastructure framework and for connections to be made with existing woodland belts, there is potential for adverse effects to be mitigated, and an updated minor negative effect is therefore expected in relation to this SA Objective.

Policy LP5: New Woodlands

6.77 Land is allocated for about 2,400 dwellings in a new compact, net zero energy, mixed-use garden village. The allocation comprises four sites and was appraised policy-off as sites SG114, SG727, SG786, and SG942.

Table 6.8: Likely effects of Policy LP5: New Woodlands

SA Objectives	SG114 (policy-off)	SG786 (policy-off)	SG727 (policy-off)	SGC942 (policy-off)	Policy LP5
1a. Contributing to climate change	?	?	?	?	?
1b. Adaptation to climate change	?	?	?	?	?
2a. Public open space	++	++	+	++	++
2b. Noise	--	0	0	--	-
2c. Air quality	0	0	0	0	0
2d. Access to healthcare services	+	--	--	++	++
3a/3b. Housing	++	++	++	++	++
3c/3d/3e. Access to community facilities, education and retail	++	--	--	++	+
3f. Sustainable travel	+	+	+	+	++
3g. Deprivation	0	0	0	0	0
3h. Digital connectivity	N/A	N/A	N/A	N/A	N/A
4a. New employment floorspace	++	0	0	0	++

SA Objectives	SG114 (policy-off)	SG786 (policy-off)	SG727 (policy-off)	SGC942 (policy-off)	Policy LP5
4b. Access to major employment areas	0	--	--	+	--/+
5a/5b. Historic environment	--	--	--	--	--
5c. Biodiversity	--	-	-	--	?/-
5d. Landscape	?/--	?/--	?/--	?/--	?/-
5e. Green infrastructure	-	0	0	-	+
5f/5g. Land use	--	--	--	--	--
5h/5i. Flood risk	-	-	-	-	+/-
5j. Water resources	0	0	0	0	0
6a/6b. Waste and resources	0	0	0	0	0

6.78 Policy LP5 states that the development should meet outdoor sports requirements onsite in a single complex with ancillary facilities. Furthermore, the development should provide allotments and opportunities for recreation. All of the open spaces at the site should also be managed as a whole. These requirements could help strengthen the significant positive effect already identified for the sites in relation to **SA Objective 2a: Public open space.**

6.79 Much of the land allocated is adjacent to the M4 and M5. This is reflected in the significant negative effect identified in relation to **SA Objective 2b: Noise**. The policy requires that development incorporates a robust green buffer to the motorway which will to help address noise pollution that might otherwise affect site users. The significant negative effect expected in relation to **SA Objective 2b: Noise** is therefore updated to a minor negative effect.

6.80 The southern most sites that make up the larger allocation (SG114 and SG942) are relatively well located to existing healthcare provisions within the North Fringe of Bristol. However, the other sites are not as well located to existing provisions. The policy requires that the development incorporates new primary care services which will benefit all residents at the site. An improved significant positive is therefore expected in relation to **SA Objective 2d. Access to healthcare services.**

6.81 The housing requirement for the allocation including the specific level of affordable housing and age friendly dwellings is set out in the policy. These requirements are likely to strengthen the significant positive effect already expected in relation to **SA Objective 3a/3b: Housing**.

6.82 The services and facilities to be provided at the site, include a convenience retail store, cafe/restaurant/pub, and community meeting space focussed in a new local centre. A new primary school and nursey and financial contributions towards secondary school places is also to be provided. The policy notes that the facilities should be open to the wider community to provide intergenerational activities. As such an overall minor positive effect is recorded in relation to **SA Objective 3c/3d/3e: Access to community facilities, education and retail.**

6.83 The policy requirements include the delivery of a new active travel bridge across the M4 and widening of the existing bridge to accommodate public transport. Further enhancements relating to sustainable transport include the provision of a new strategic mobility hub and new bus services. The site is already close to existing active travel routes and the policy requirements are expected to result in a significant positive effect in relation to **SA Objective 3f: Sustainable travel.**

6.84 The requirement in the policy for development at the site to include new office space and affordable workspace will contribute to the employment floorspace available in the area. Therefore, there is potential for the significant positive effect previously recorded for the site (specifically SG114, given the mix of uses it was appraised for) in relation to **SA Objective 4a: New employment floorspace** to be strengthened.

6.85 The development of the allocation is required to achieve at least 10% biodiversity net gain and should be delivered to incorporate biodiversity features such as trees and wetland space. These requirements could help to mitigate the effect identified in relation to priority habitats within the allocation (SG114 and SG942) however there is no specific requirement in the policy to protect these areas. Therefore, an updated minor negative effect is expected in relation to **SA Objective 5c: Biodiversity**. The effect is uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.86 The site lies within a rural location and therefore a significant negative effect was previously recorded in relation to **SA Objective 5d: Landscape**. The policy sets out that the development should incorporate multiple green buffers with substantive new woodland planting and furthermore should achieve the delivery of a robust new Green Belt Edge. This requirement is likely to help mitigate the potential for more adverse impacts on the surrounding landscape and important views and the openness of the wider Green Belt. Therefore, an improved minor negative effect is expected in relation to SA Objective 5d. The effect is uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.87 The proximity of the west of the site to a green infrastructure corridor means there is potential for disruption to the existing network and its functions. The policy requires that the allocation is developed to establish a multi-functional green infrastructure network that connects with existing woodland and wetland spaces. This is likely to help mitigate adverse effects and support the existing network. Overall, an improved minor positive effect is expected in relation to **SA Objective 5e: Green infrastructure.**

6.88 The site lies partially within a Source Protection Zone and as such development in the area could harm the water quality and availability. In addition, new development within a rural location is likely to increase flood risk elsewhere due to the increase in impermeable surfaces. However, the policy states that the development takes an integrated approach to SuDS which could mitigate any adverse impacts on water quality and reduce the risk of flooding. As such, an improved mixed minor positive and minor negative effect is expected in relation to **SA objective 5h/5i: Flood risk**.

Policy LP6: North Lyde 'EcoTech' Village

6.89 Land is allocated to deliver a comprehensively planned employment led, net zero energy village. The village will comprise a minimum of 130,000m2 of mixed employment space and 2,050 dwellings. The allocation was appraised policy-off as site SG459.

Table 6.9: Likely effects of Policy LP6: North Lyde 'EcoTech' Village

SA Objectives	SG459 (policy-off)	Policy LP6
1a. Contributing to climate change	?	?
1b. Adaptation to climate change	?	?
2a. Public open space	++	++
2b. Noise	--	-
2c. Air quality	0	0
2d. Access to healthcare services	+	++
3a/3b. Housing	++	++
3c/3d/3e. Access to community facilities, education and retail	--/+	+
3f. Sustainable travel	+	++
3g. Deprivation	0	0
3h. Digital connectivity	N/A	N/A

SA Objectives	SG459 (policy-off)	Policy LP6
4a. New employment floorspace	++	++
4b. Access to major employment areas	0	0
5a/5b. Historic environment	0	0
5c. Biodiversity	--	?/-
5d. Landscape	?/--	?/-
5e. Green infrastructure	--	-
5f/5g. Land use	--	--
5h/5i. Flood risk	--	-
5j. Water resources	0	0
6a/6b. Waste and resources	-	-

6.90 The policy requires that the development is delivered to make provision for children and young people onsite including a central play park. The site should also incorporate outdoor sports facilities. As such there is potential for the significant positive effect previously identified for the site in relation to **SA Objective 2a: Public open space** to be strengthened. This also reflects the site's close proximity to a number of existing open spaces and PRoWs.

6.91 Much of the land allocated is adjacent to the M4, Westerleigh Road and railway line. This is reflected in the significant negative effect identified in relation to **SA Objective 2b: Noise**. The policy requires that development enhance a new greenbelt boundary along the Westerleigh Road and railway line which will to help address noise pollution that might otherwise affect site users. The significant negative effect expected in relation to **SA Objective 2b: Noise** is therefore updated to a minor negative effect.

6.92 The site provides reasonable access to existing healthcare provisions via nearby bus stops. The policy requires that the development incorporates new youth and primary care services. An improved significant positive is therefore recorded for the policy in relation to **SA Objective 2d. Access to healthcare services.**

6.93 The policy sets out the specific level of housing that should be delivered at the site including the level of age friendly homes, affordable and self and custom build dwellings. This requirement provides increased certainty in terms of housing delivery in the plan area and therefore there is potential for the significant positive effect previously expected in relation to **SA Objective 3a/3b: Housing** to be strengthened.

6.94 The site is in close proximity to an existing community facility; however it is not well located in relation to existing retail provisions and is not close to any education facilities. The requirement for the development to incorporate a new local centre, as well as community facilities and a new primary school will support good access to many services and facilities for new residents. However, while the policy requires a contribute towards secondary education, this provision would not be made onsite, and residents would still have to travel some distance to access this type of school facility. Overall, a minor positive effect is expected in relation to **SA Objective 3c/3d/3e: Access to community facilities, education and retail.**

6.95 The site is close to existing active travel routes. The policy requires that the development contributes towards a Strategic Transport Package and the remodelling of local routes to a greenway with mobility hubs to be provided within the employment zone and residential area at the site. In addition, the development must protect the local PRoW network. These improvements are likely to promote modal shift among residents and employees at the site and therefore an improved significant positive effect is expected in relation to **SA Objective 3f: Sustainable travel**.

6.96 The policy sets out the specific amount of employment provision that should be delivered at the site. This is to include small low-cost affordable flexible workspaces which could benefit smaller, startup firms and encourage local entrepreneurship. As such the policy could strengthen the significant positive effect already recorded for the site (considering the uses it was appraised for) in relation to **SA Objective 4a: New employment floorspace.**

6.97 The site must incorporate new wetland habitat and tree lined streets. At least 10% biodiversity net gain is also required to be achieved. These requirements will likely help mitigate any adverse impacts on biodiversity in the area. However, the policy does not specifically require that the priority habitat within the site is protected. As such, an improved minor negative effect is expected in relation to **SA Objective 5c: Biodiversity.** The effect is uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.98 The site lies within a rural location and therefore a significant negative effect was previously recorded in relation to **SA Objective 5d: Landscape**. The policy sets out that the delivery of green infrastructure within the site should soften views from the Pucklechurch Ridge/Visually Important Hillside. This requirement is likely to help mitigate the potential for adverse impacts on the surrounding landscape and important views. Therefore, an improved minor negative effect is expected in relation to SA Objective 5d. The effect is uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.99 The site lies within a green infrastructure corridor and the potential for distribution is reflected in the significant negative effect previously identified in relation to **SA Objective 5e: Green infrastructure.** The policy sets out that the development should establish a multi-functional green and blue infrastructure network which should be maintained through a collaborative approach with a range of partners. These requirements have the potential to mitigate adverse effects, and an improved minor negative effect is therefore expected in relation to this SA Objective.

6.100 Several areas identified as being at risk of ground and surface water flooding lie within the site. It also includes areas of fluvial flood risk associated with Folly Brook. The policy sets out that the development should incorporate SuDS, swales and rain gardens and that the brook corridor should be enhanced as part of the green and blue infrastructure network. It is likely that these requirements will help to mitigate flood risk in the area. However, the increase of impermeable surfaces means that some residual flood risk remains. Overall, an improved minor negative effect is recorded in relation to **SA Objective 5h/5i: Flood risk.**

Policy LP7: Carsons Green & Rockhouse Farm New Neighbourhoods

6.101 Land is allocated to deliver two residential led mixed-use new neighbourhoods comprising about 1,930 dwellings. The allocation will also deliver facilities and jobs on a significant new employment area. The allocation was appraised policy-off as sites SG209, SG346 and SG868.

Table 6.10: Likely effects of Policy LP7: Carsons Green and Rockhouse Farm New Neighbourhoods

SA Objectives	SG209 (policy-off)	SG346 (policy-off)	SG868 (policy-off)	Policy LP7
1a. Contributing to climate change	?	?	?	?
1b. Adaptation to climate change	?	?	?	?
2a. Public open space	?/--	++	?/--	+
2b. Noise	--	0	--	--
2c. Air quality	0	0	0	0
2d. Access to healthcare services	+	+	+	++
3a/3b. Housing	++	+	++	++
3c/3d/3e. Access to community facilities, education and retail	+	--/+	+/-	++/-

SA Objectives	SG209 (policy-off)	SG346 (policy-off)	SG868 (policy-off)	Policy LP7
3f. Sustainable travel	+	+	+	+
3g. Deprivation	0	0	0	0
3h. Digital connectivity	N/A	N/A	N/A	N/A
4a. New employment floorspace	++	0	++	++
4b. Access to major employment areas	0	--	0	+
5a/5b. Historic environment	0	--	--	-
5c. Biodiversity	--	--	--	?/-
5d. Landscape	?/--	?/--	?/--	?/-
5e. Green infrastructure	--	--	--	-
5f/5g. Land use	--	--	--	--
5h/5i. Flood risk	-	-	-	-
5j. Water resources	0	0	0	0
6a/6b. Waste and resources	-	-	-	-

6.102 Policy LP7 states that the development will incorporate a new neighbourhood play area and that contributions to existing outdoor sports facilities should be provided. Any residual need for pitches will be provided onsite. Therefore, a minor positive effect is expected in relation to **SA Objective 2a: Public open space**.

6.103 The land allocated benefits from reasonable access to existing healthcare facilities within the East Fringe area of Bristol via existing bus links. The policy requires that a new local centre is provided as part of the development. This is to include new primary care services. As such the policy is likely to support improved access to healthcare facilities for residents at the site and those in the surroundings. An improved significant positive effect is therefore expected in relation to **SA Objective 2d: Access to healthcare services.**

6.104 The policy sets out the specific level of housing that should be delivered at the site including the level of age friendly homes, affordable, and custom and self-build dwellings. This requirement provides increased certainty in terms of housing delivery in the plan area and therefore there is potential for the significant positive effect previously recorded in relation to **SA Objective 3a/3b: Housing** to be strengthened.

6.105 Site SG209 provides reasonable access to community, retail and school facilities. Sites SG346 and SG868 are less well located in relation to schools and retail and retail only, respectively. The policy requires that the allocation delivers a new local centre that will incorporate a new convenience retail store. Furthermore, a new primary school, community building and neighbourhood play area are also to be provided within the site. Given that part of the allocation (SG346) will remain far from a secondary school, the improved significant positive effect expected for the policy in relation to **SA Objective 3c/3d/3e: Access to community facilities, education and retail** is combined with a minor negative effect.

6.106 The allocated land is close to the active travel routes that run to the north of Shortwood and along the A4174. The north of the allocation also lies relatively close to the route of the existing Metrobus service. The development of the site is required to contribute to a strategic transport package as well as enhanced footways and bus stops. The requirements of the policy will benefit residents at the site and surroundings and help to promote modal shift but are not thought to be of the

scale to warrant a significant positive effect. As such the minor positive effect expected for the policy in relation to **SA Objective 3f: Sustainable travel,** remains applicable.

6.107 The policy sets out that the development will include a strategic new employment area, consisting of a minimum of 5.8ha of safeguarded employment land. The policy also sets out that development is to include new flexible employment space which may help to support growth among certain business types. As such the policy could strengthen the significant positive effect already recorded for the allocation (specifically sites SG209 and SG868 considering the uses they were appraised for) in relation to **SA Objective 4a: New employment floorspace.**

6.108 Part of the allocation (SG346) was previously appraised as having a significant negative effect in relation to **SA Objective 4b: Access to major employment areas**. This reflects the consideration of the site for residential uses only and its location some distance from the nearest existing employment site and railway station. Given that the allocation will incorporate new employment uses, an improved minor positive effect is expected in relation to this policy.

6.109 The land within the allocation was previously appraised as having potential for a significant negative effect in relation to **SA Objective 5a/5b: Historic environment.** The policy requires that development respects and responds to the topography, history and character of the locality. This includes in relation to the area's mining heritage. Specific reference is also included for the need to minimise harm to the Siston Conservation Area and to conserve the setting of the Grade I Listed Siston Court and Grade II Listed Lodge Farm. As such an improved minor negative effect is expected in relation to **SA Objective 5a/5b.**

6.110 The development of the allocation is required to connect wildlife movement corridors and to achieve a minimum of 10% biodiversity net gain. The development is also required by the policy to extend the woodland wildlife site east of Cattybrook Road. These requirements are likely to help mitigate any adverse impacts on biodiversity in the area. However, the policy does not specifically protect the wildlife sites and priority habitat adjacent to and within the south of the site from development. Overall, an improved minor negative effect is expected in relation to **SA Objective 5c: Biodiversity.** The effect is uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.111 The allocation lies within a rural location and on a visually important hillside, therefore a significant negative effect was previously recorded in relation to **SA Objective 5d: Landscape.** The policy sets out that the development should achieve the delivery of a robust new Green Belt Edge. It is also required to enhance the existing vegetation cover, to soften the appearance of new development areas in long distance views and views of the visually important hillside and its ridgeline. These requirements are likely to help mitigate the potential for more adverse impacts on the surrounding landscape and the openness of the surrounding Green Belt land. Therefore, an improved minor negative effect is expected in relation to **SA Objective 5d: Landscape**. The effect is uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.112 The allocation lies within a green infrastructure corridor and there is potential for development to result in disruption to the existing network and its functions. However, the policy requires that the allocation is developed to establish a multi-functional green infrastructure network which is likely to help mitigate any adverse effects. Overall, an improved minor negative effect is expected in relation to **SA Objective 5e: Green infrastructure.**

Policy LP8: North Warmley New Neighbourhood

6.113 Land is allocated to deliver a landscape led, net zero energy neighbourhood and mixed-use hub. The allocation will deliver around 1,060 dwellings. The allocation was appraised policy-off as sites SG465, SG907 and SG990.

Table 6.11: Likely effects of Policy LP8: North Warmley New Neighbourhood

SA Objectives	SG897 (policy-off)	SG465 (policy-off)	SG990 (policy-off)	Policy LP8
1a. Contributing to climate change	?	?	?	?
1b. Adaptation to climate change	?	?	?	?
2a. Public open space	++	++	++	++
2b. Noise	--	0	0	--

SA Objectives	SG897 (policy-off)	SG465 (policy-off)	SG990 (policy-off)	Policy LP8
2c. Air quality	--	--	0	--
2d. Access to healthcare services	+	+	--	+/-
3a/3b. Housing	++	+	++	++
3c/3d/3e. Access to community facilities, education and retail	+/-	+/-	--/+	+/-
3f. Sustainable travel	+	+	--	+
3g. Deprivation	0	0	0	0
3h. Digital connectivity	N/A	N/A	N/A	N/A
4a. New employment floorspace	++	0	0	++
4b. Access to major employment areas	0	++	-	++/-
5a/5b. Historic environment	0	--	--	-
5c. Biodiversity	--	--	--	?/+/-
5d. Landscape	?/--	?/--	?/--	?/-
5e. Green infrastructure	--	--	--	-
5f/5g. Land use	--	--	--	--
5h/5i. Flood risk	-	-	-	-
5j. Water resources	0	0	0	0
6a/6b. Waste and resources	-	-	-	-

6.114 Policy LP8 states that the development should contribute to the expansion and improvement of Warmley Forest Park and invest in nearby Siston Common and other open spaces and sports facilities in combination with a central green space. Furthermore, the development should also provide active travel links to the nearby National Cycle Network. These requirements are likely to help strengthen the significant positive effect already recorded in relation to **SA Objective 2a: Public open space** given the close proximity of the site options to existing areas of open space.

6.115 The policy requires that the development contributes to traffic calming on Warmley High Street. A significant negative effect was previously recorded for the southern most area of the site in relation **to SA Objective 2b: Noise and 2c: Air quality** given its proximity to the A-road some of which is designated as an AQMA. The requirement for traffic calming at this road may help contribute to a reduction in air and noise pollution. However, the requirements are not framed to require that the development would contribute positively to these issues and therefore no change is expected in relation to the significant negative effects identified.

6.116 Most of the land within the allocation has good access to healthcare facilities by existing bus services. The exception to this is site SG990. The policy requires that the development contributes proportionately to primary care services. This will help mitigate any capacity issues that arise as a result of the new development. However, it is unlikely to result in a new facility closer to the allocation. Overall, a mixed minor positive

and minor negative effect is expected in relation to **SA Objective 2d: Access to healthcare services.**

6.117 The policy sets out the specific level of housing that should be delivered at the site including the level of age friendly homes and affordable, self and custom build dwellings. This requirement provides increased certainty in terms of housing delivery in the plan area and therefore there is potential for the significant positive effect previously recorded in relation to **SA Objective 3a/3b: Housing** to be strengthened.

6.118 The sites are relatively well located in relation to existing community facilities and retail provisions within Warmley and the East Fringe of Bristol. Sites SG465 and SG897 are close to existing secondary school facilities (but not a primary school) at Warmley, however site SG990 is not. The policy requires that development contributes to improvements to the existing community centre, youth venues and local library service as well as additional secondary school places. This requirement will help mitigate any potential adverse effects on the capacity of local secondary school facilities, however it will not result in additional facilities close to the allocation site. The improvements set out in the policy are not thought to warrant the identification of a significant positive effect in relation to **SA Objective 3c/3d/3e: Access to community facilities, education and retail**. Overall, a mixed minor positive and minor negative effect is expected in relation to this SA Objective.

6.119 Much of the allocation is close to the existing active travel links to the south at National Cycle Network 4. However, site SG990 is not close to provisions of this type. The requirements of the policy include providing links to this route and the provision of a new active travel route as well as a new mobility hub. Recognising the more isolated location of the site SG990 within the larger allocation and the potential to achieve improvements in line with the policy requirements, an overall mixed minor positive and minor negative effect is expected in relation to **SA Objective 3f: Sustainable travel**.

6.120 The policy sets out that a mixed-use hub with employment space and the repurposing of existing farm building for employment uses should be delivered at the site. This is to include small low-cost affordable flexible workspaces which could benefit smaller, startup firms and encourage local entrepreneurship. The policy also requires the development to contribute to a fund to support local businesses. As such the policy could strengthen the significant positive effect already recorded for the site (considering the uses it was appraised for) in relation to **SA Objective 4a: New employment floorspace.**

6.121 The policy includes requirements that will support connectivity within the site as well as to the surrounding areas. There is no requirement for improvements that would specifically benefit access to nearby major employment areas. As such the combined significant positive and minor negative effect expected in relation to **SA Objective 4b: Access to major employment areas** for the sites that make up the larger allocation, remains applicable.

6.122 While site options SG465 and SG990 that make up the larger allocation have potential to affect the setting of heritage assets, the policy requires that development respect the setting of nearby listed buildings, with specific reference made to the historic drift mine head. In addition, all sites will need to propose designs that respond to the archaeology, specifically associated with the Roman Road and Mounds Court Farm, in a creative way. The significant negative effect previously identified in relation **to SA Objective 5a/5b: Historic environment** is therefore updated to a minor negative effect. The policy is likely to help mitigate any potential adverse effects; however, a minor negative effect is still expected.

6.123 The policy requires that the development of the allocation contributes to a substantial expansion of the Warmley Forest Park. This is in addition to the incorporation of new wetland habitats, tree provision and species rich verges as well as the achievement of a minimum of 10% biodiversity net gain at the site. It is expected that these requirements would help mitigate any potential adverse effects of development in relation to the areas of priority habitat, RIGS and Wildlife Site (Warmley Forest) within and adjacent to the site. The expansion of the forest park is considered to be of a scale to warrant a positive effect as part of the overall mixed minor positive and minor negative effect expected in relation to **SA Objective 5c: Biodiversity.** The effect is uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.124 The site lies within a rural location and therefore a significant negative effect was previously recorded in relation to **SA Objective 5d: Landscape**. The policy requires the development to work sympathetically with the topography to ensure that the profile of the Siston Brook Valley hillside is retained and the skyline enhanced and therefore an improved minor negative effect is expected in relation to SA Objective 5d. The effect is uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.125 The site lies within a green infrastructure corridor and the potential for distribution is reflected in the significant negative effect previously identified in relation **to SA Objective 5e: Green infrastructure**. The policy sets out that the development should contribute towards the establishment of a strategic green corridor between Siston Common and Overscourt Wood. These requirements have the potential to mitigate adverse effects, and an improved minor negative effect is therefore expected in relation to this SA Objective.

Policy LP9: Charfield Village Extensions

6.126 Land is allocated to deliver up to 775 dwellings and supporting infrastructure. The allocation was appraised policy-off as sites SG098 and SG113.

Table 6.12: Likely effects of Policy LP9: Charfield Village Extensions

SA Objectives	SG098 (policy-off)	SG113 (policy-off)	Policy LP9
1a. Contributing to climate change	?	?	?
1b. Adaptation to climate change	?	?	?
2a. Public open space	++	++	++
2b. Noise	0	0	0
2c. Air quality	0	0	0
2d. Access to healthcare services	+	+	+
3a/3b. Housing	++	++	++
3c/3d/3e. Access to community facilities, education and retail	--/+	+/-	+/-
3f. Sustainable travel	+	+	++
3g. Deprivation	0	0	0
3h. Digital connectivity	N/A	N/A	N/A
4a. New employment floorspace	0	++	++
4b. Access to major employment areas	+	0	+
5a/5b. Historic environment	--	--	-
5c. Biodiversity	--	--	?/-
5d. Landscape	?/--	?/--	?/-
5e. Green infrastructure	--	--	+/-
5f/5g. Land use	--	--	--
5h/5i. Flood risk	--	-	-
5j. Water resources	0	0	0
6a/6b. Waste and resources	0	0	0

6.127 Policy LP9 states that the development should make contributions towards outdoor sports provision, provide a new central park and respect the PRoW network. Furthermore, the development should also contribute to a new strategic cycle connection. These requirements are likely to help strengthen the significant positive effect already recorded in relation to **SA Objective 2a: Public open space** given the close proximity of the site options to existing areas of open space.

6.128 The supporting text of the policy clarifies that the development should contribute to new primary care services, and this would help to prevent potential capacity issues from occurring. The sites benefit from access to existing provisions by bus. The policy requirement is not expected to result in a new facility being provided in close proximity to the site as such no change is expected so the minor positive effect previously recorded remains unchanged in relation to **SA Objective 2d: Access to healthcare services.**

6.129 The policy sets out the specific level of housing that should be delivered at the site including the level of age friendly homes and affordable dwellings. This requirement provides increased certainty in terms of housing delivery in the plan area and therefore there is potential for the significant positive effect previously recorded in relation to **SA Objective 3a/3b: Housing** to be strengthened.

6.130 Both sites are relatively well related to existing community facilities and retail provisions in Charfield. Site SG098 is not close to school facilities but SG113 is close to a primary school. The policy requires that development meets the provision for a new community meeting space, nursery, commercial and retail floorspace and should make contributions to new local community amenities. It will also support the expansion of the existing primary school. These requirements will improve access to community facilities in Charfield and help to mitigate capacity issues relating to primary school provision. However, both sites would remain some distance from secondary schools and site SG098 would still be some distance from a primary school. Overall, a mixed minor positive and minor negative effect is expected in relation to **SA Objective 3c/3d/3e: Access to community facilities, education and retail.**

6.131 Both sites are close to the active travel route that runs through Charfield. The policy requires that active travel and traffic calming measures are provided along Wotton Road and improved cycle and foot paths throughout the village including the Greenway. Furthermore, the development should contribute towards the new railway station at Charfield and enhanced bus services. The requirements of the policy are expected to result in an improved significant positive effect in relation to **SA Objective 3f: Sustainable travel.**

6.132 Site SG113 is allocated for mixed use and as such will provide commercial and retail floorspace within the site. As such the policy could strengthen the significant positive effect already recorded for the site (considering the uses it was appraised for) in relation to **SA Objective 4a: New employment floorspace.**

6.133 The requirement in the policy for the provision of new strategic cycle connection will support improved access to Renishaw's New Mills employment site. Contributions towards new bus services and the railway station to be delivered at the village will support access to employment sites at a wider range of locations for new residents as well as existing residents in the village. However, the policy will not result in a major new employment location close to the site. Therefore, no change is recorded in relation to the minor positive effect previously recorded in relation to **SA Objective 4b: Access to major employment areas.**

6.134 The policy states that new homes will be predominately reflective of the local vernacular which is characterised by railway cottages and Victorian villas. The development of site SG113 is required by the policy to help protect the setting of heritage assets, including that of the Grade I Listed St James Church. However, potential for adverse effects have also been identified in relation to the development of site SG098. Given that the policy does not include any requirements that might help mitigate effects relating to the northern site (SG098), a minor negative effect is identified in relation to **SA Objective 5a/5b: Historic environment**.

6.135 The policy requires that the development of site SG113 enhances and buffers the two SNCI's within its boundaries. Furthermore, an enhanced green infrastructure corridor is to be delivered within site SG098 alongside the Little Avon River which is designated as a RIGS. It is expected that these requirements would help mitigate the adverse effects of development in relation to the areas of SNCI and RIGS within and adjacent to the sites. Overall, an improved minor negative effect is expected in relation to **SA Objective 5c: Biodiversity.** This reflects the potential for residual effects to remain in relation to the integrity of and potential disruption to nearby habitats. The effect is uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.136 The site lies within a rural location and therefore a significant negative effect was previously recorded in relation to **SA Objective 5d: Landscape**. The policy requires the development to make environmental improvements and to work sympathetically with the topography of the area to ensure it is retained. Therefore, an improved minor negative effect is expected in relation to SA Objective 5d. The effect is uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.137 The development sites lie wholly or partly within a green infrastructure corridor and the potential for distribution is

reflected in the significant negative effect previously identified in relation to **SA Objective 5e: Green infrastructure**. The policy sets out that the development should contribute towards the establishment of a robust and multi-functional green infrastructure network including along the Little Avon River. In addition, a robust stewardship arrangement for all the strategic green infrastructure must be delivered. These requirements have the potential to mitigate potential adverse effects, as such an improved mixed minor positive and minor negative effect is therefore expected in relation to this SA Objective.

6.138 Site SG098 contains several areas identified as being at risk of ground and surface water flooding. The policy sets out that the development should establish a robust and multi-functional green infrastructure network that takes an integrated approach to SuDS. It is likely that these requirements will help to mitigate flood risk in the area. However, the increase of impermeable surfaces as development occurs means that some residual flood risk remains at sites SG098 and SG113. Overall, an improved minor negative effect is expected in relation to **SA Objective 5h/5i: Flood risk.**

Policy LP10: Almondsbury Village Extension

6.139 Land is allocated to deliver an exemplar residential-led contemporary village extension. The extension will comprise about 350 dwellings. The allocation was appraised policy-off as site SG004.

Table 6.13: Likely effects of Policy LP10: Almondsbury Village Extension

SA Objectives	SG004 (policy-off)	Policy LP10
1a. Contributing to climate change	?	?
1b. Adaptation to climate change	?	?
2a. Public open space	++	++
2b. Noise	--	-
2c. Air quality	0	0
2d. Access to healthcare services	++	++
3a/3b. Housing	++	++
3c/3d/3e. Access to community facilities, education and retail	--/+	+/-
3f. Sustainable travel	+	++
3g. Deprivation	0	0
3h. Digital connectivity	N/A	N/A
4a. New employment floorspace	++	++
4b. Access to major employment areas	0	0
5a/5b. Historic environment	--	--
5c. Biodiversity	--	?/-
5d. Landscape	?/--	?/-
5e. Green infrastructure	--	-

SA Objectives	SG004 (policy-off)	Policy LP10
5f/5g. Land use	--	--
5h/5i. Flood risk	-	-
5j. Water resources	0	0
6a/6b. Waste and resources	-	-

6.140 Policy LP10 requires that the development is delivered to provide an area of informal recreational open space and to contribute to the enhancement of nearby outdoor sports facilities. The local PRoW network must also be respected. As such there is potential for the significant positive effect previously identified for the site in relation to **SA Objective 2a: Public open space** to be strengthened. This also reflects the site's close proximity to a number of existing open spaces and PRoWs.

6.141 A significant negative effect was previously recorded for the site in relation to **SA Objective 2b: Noise**. The requirement for primary active travel connections and the closure of Hollow Road to traffic could minimise noise pollution. As such, the policy could improve the effect to a minor negative effect.

6.142 The site provides good access to existing healthcare provision within Almondsbury village. The requirement of the policy to contribute to primary care will mitigate the potential for capacity issues to arise in relation to the existing facility. Therefore, the policy may strengthen the significant positive effect already identified in relation to **SA Objective 2d: Access to healthcare services.**

6.143 The policy sets out the specific level of housing that should be delivered at the site including the level of age friendly homes and affordable and self and custom build dwellings. This requirement provides increased certainty in terms of housing delivery in the plan area and therefore there is potential for the significant positive effect previously recorded in relation to **SA Objective 3a/3b: Housing** to be strengthened.

6.144 The site provides good access to existing community facilities and public houses and a convenience store within Almondsbury. While there is a primary school within Almondsbury it is beyond the distance threshold applied for the appraisal of site options. The site is also not close to a secondary school. The policy requires the provision of a convenience store and/or café onsite with contributions to be made towards primary and secondary education and library services. Active travel routes to the primary school from the site is also to be improved. The improvements set out in the policy are unlikely to warrant the identification of a significant positive effect in relation to **SA Objective 3c/3d/3e: Access to community facilities, education and retail.** While the policy will help mitigate capacity issues relating to school facilities and would support access to facilities in Almondsbury by foot it will not provide new facilities closer to the site. As such a mixed minor positive and minor negative effect is expected in relation to this SA Objective.

6.145 The site benefits from proximity to numerous existing bus services that currently run along the A38. The policy supports active travel across the A38 that currently acts as a barrier between the north and south of Almondsbury and improvements to existing paths. It also requires the provision of a mobility hub at the site. These requirements are expected to result in an improved significant positive effect in relation to **SA Objective 3f: Sustainable travel.**

6.146 The policy sets out that the development should incorporate small affordable workspaces. This type of provision could benefit smaller, startup firms and encourage local entrepreneurship. As such the policy could strengthen the significant positive effect already recorded for the site (considering the uses it was appraised for) in relation to **SA Objective 4a: New employment floorspace.**

6.147 The development of the site is required to protect and enhance the existing hedgerows and provide tree lined streets and a minimum of 10% biodiversity net gain. These requirements are likely to help mitigate any potential adverse impacts on biodiversity in the area. However, the policy does not specifically require that the areas of priority habitat adjacent to and within the site are protected. Overall, an improved minor negative effect is expected in relation to **SA Objective 5c: Biodiversity.** The effect is uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.148 The site lies at an existing rural location and therefore a significant negative effect was previously recorded in relation

to SA Objective 5d: Landscape. The policy sets out that the development should achieve the delivery of a robust new Green Belt boundary. This requirement is likely to help mitigate the potential for more adverse impacts on the surrounding landscape and the openness of the surrounding Green Belt land, therefore an improved minor negative effect is expected in relation to **SA Objective 5d: Landscape.** The effect is uncertain given that impacts will be influenced by the specific design of any scheme that comes forward.

6.149 The site allocation lies partly within a green infrastructure corridor as such there is potential for development to result in disruption to the existing network and its functions. The policy requires that the allocation is developed to establish a multi-functional green infrastructure network which is likely to help mitigate any potential adverse effects. Overall, an improved minor negative effect is expected in relation to **SA Objective 5e: Green infrastructure.**

Recommendations

6.150 Each of the allocation policies, except Policy LP9: Charfield Village Extensions , set out that they will be 'net zero' or will incorporate 'net zero' extensions. However, none of the policies set out how the developments should achieve this. It is therefore recommended that consideration could be given to setting out specific requirements within the policies, such as the need for on-site renewable energy installations.

6.151 After considering these recommendations, the Council's reasons for not incorporating them are as follows:

- The Council notes they would never specify the technological solution to achieve net zero, given the propensity for rapid technological change in this area and the fact that these sites will likely be delivered in the 2030/40s when solutions may look very different to now.

6.152 The likely effects of the final four policies in the 'Where homes and jobs will go' section of the Local Plan are summarised in **Table 6.14** and are described below the table.

Table 6.14: Likely effects of the Policies LP11: Major Sites Delivery, LP12: University of the West of England, LP13: Land at former Filton Airfield (Brabazon) and LP14: Severnside Employment Area

SA Objectives	Policy LP11	Policy LP12	Policy LP13	Policy LP14
1a. Contributing to climate change	+	+	+/-	+
1b. Adaptation to climate change	+	+	+/-	+
2a. Public open space	+	+	+	0
2b. Noise	0	0	0	0
2c. Air quality	+	+	+/-	+/-
2d. Access to healthcare services	0	+	+	0
3a/3b. Housing	+	+	++	0
3c/3d/3e. Access to community facilities, education and retail	0	+	+	0
3f. Sustainable travel	0	+	++	0
3g. Deprivation	0	0	0	0
3h. Digital connectivity	0	0	0	0
4a. New employment floorspace	+	+	++	++
4b. Access to major employment areas	0	+	+	+
5a/5b. Historic environment	0	0	-?	-?

SA Objectives	Policy LP11	Policy LP12	Policy LP13	Policy LP14
5c. Biodiversity	+	+	-?	+/-?
5d. Landscape	+	0	+/-?	+
5e. Green infrastructure	+	+	+	+/-
5f/5g. Land use	0	0	++	+/-
5h/5i. Flood risk	+	+	+	+/-
5j. Water resources	+	+/-	-	0
6a/6b. Waste and resources	0	-	-	0

Policy LP11: Major Sites Delivery

6.153 The policy seeks to deliver high-quality, cohesive and inclusive communities at Strategic Development allocations, through robust programme management and collaboration. The policy requires the use of nationally recognised accreditation standards, such as BREEAM Communities and Building with Nature, depending on the scheme's vision and objectives. Further to this, the policy requires mechanisms to ensure that new developments incorporate evolving standards and technologies to meet climate change objectives, with review processes in place to align construction, mitigation, and adaptation with the latest regulations and policies. Therefore, a minor positive effect is expected for the policy in relation to **SA objectives 1a. Contributing to climate change** and **1b. Adaptation to climate change**.

6.154 The policy emphasises pre-application engagement, Design Review and Design Code testing, while requiring affordable, self-build, and custom housing masterplans and delivery schedules to align with market housing timelines. The policy also promotes opportunities for SME housebuilders, custom, and self-builders, which is likely to diversify housing supply. It also supports local economic growth, which will result in a more dynamic and accessible housing market. As such minor positive effects are expected in relation to **SA objectives 3a/3b: Housing**.

6.155 The policy supports a community, retail, and employment strategy that integrates diverse opportunities and floorspace for various business types, including start-ups, SMEs, and charities, both during construction and in the long term. This approach is expected to have a minor positive effect in relation to **SA objective 4a: New employment floorspace**.

6.156 The policy's requirement for developments to provide topographical and strategic drainage and earthmoving information at the outline application stage will ensure that strategic green infrastructure, drainage, and public open space are effectively planned and integrated into the master planning process. Additionally, the policy requires ecological and landscape benefits to be delivered early in the construction phrase, which will help to promote natural habitats, green spaces, and biodiversity features at the onset of development. Therefore, a minor positive effect is expected in relation to **SA objectives 2a: Public open space, 2c: Air quality, 5c: Biodiversity, 5d: Landscape, 5e: Green infrastructure, 5h/5i: Flood risk, and 5j: Water resources**.

Policy LP12: University of the West of England, Frenchay Campus

6.157 The policy sets out specific types of development which will be supported within the University of the West of England Frenchay Campus. This includes specialist student accommodation and Build-to-Rent accommodation. This will help to provide high-quality housing for students and has the potential to reduce pressure on the local housing market. As such, a minor positive effect is expected in relation to **SA objective 3a/3b: Housing**. Further to this, the policy supports proposals that enhance community access to on-site facilities, including cultural, sporting and recreational facilities, and improve the public realm and open space. Specialist accommodation specifically must make an appropriate contribution to health care, and other public services as required. As such, the policy will lily result in improved quality of open spaces in South Gloucestershire and access to key services and facilities. Therefore, the policy is likely to have a minor positive effect in relation to **SA objectives 2a: Public open space, 2d: Access to healthcare services, and 3c/3d/3e. Access to community facilities, education and retail**.

6.158 The policy includes requirements that will help to address aspects of climate change. Development for

renewable energy generation will be supported, and development proposals should provide for substantial reductions in carbon dioxide emissions across the University Campus. Therefore, a minor positive effect is expected in relation to **SA objective 1a: Contributing to climate change**.

6.159 The policy clearly sets out that the layout of development should provide for integrated public transport connections, including improved bus interchanges, and additional walking, wheeling and cycling access points and routes through the University of the West of England Frenchay Campus. This will help to facilitate access to neighbouring residential, commercial and retail areas, Southmead Hospital and Parkway and Filton Abbey Wood stations. The policy also stipulates that development proposals must provide measures to ensure that there will be no addition to off-site parking as a result in nearby residential neighbourhoods. This is expected to help encourage journeys to be made by active modes of transport as well as support access to a range of services in the area. Furthermore, the modal shift supported is likely to help minimise air pollution in the plan area. As such a minor positive effect is expected in relation to **SA objectives 2c: Air quality**, **3f: Sustainable travel, and 4b: Access to major employment areas.**

6.160 The University of the West of England contributes significantly to the local economy and plays a key role in the West Innovation Arc and West of England local Growth Plan. The policy seeks to strengthen its economic role by supporting the development of research and education facilities and compatible employment uses at the Frenchay Campus. As such, a minor positive effect is expected in relation to **SA objective 4a: New employment floorspace.**

6.161 The policy also supports the delivery of new green infrastructure and enhancing the surface water drainage network. This includes through a strategic woodland link between Splatts Abbey Wood and Stoke Park via the east side of the site allocation to respond to the Local Nature Recovery Strategy focus area. This will have a range of benefits, therefore minor positive effects are expected in relation to **SA objectives 1b: Adaptation to climate change, 2c: Air quality, 5c: Biodiversity, 5e: Green Infrastructure, 5h/5i: Flood risk and 5j: Water resources.**

6.162 However, minor negative effects are also expected in relation to **SA objective 5j: Water resources** as this policy does not include a water efficiency target for the development. As such, the new development will likely result in pressure on existing water resources. In addition, as the policy proposes a larger development over the plan period it is likely that the amount of waste generated will increase, but this policy does not directly address waste management. As such, minor negative effects are expected in relation to **SA objective 6a/6b: Waste and resources.**

Policy LP13: Land at former Filton Airfield - Brabazon

6.163 The policy sets out guidance for the development at the former Filton Airfield, now known as Brabazon. The site is located just north of the Bristol City Council boundary and is attached to Cribbs Causeway and Filton. The policy states that the development on site will be a high-quality, urban, mixed-use community providing a minimum of 6,500 dwellings up to 2040 and beyond. In addition, 6.5ha of employment land and a series of local centres will be provided. As this site is located at a former airfield it will be developed on brownfield land, making effective use of land. As such, significant positive effects are expected in relation to **SA objectives 3a/3b: Housing, 4a: New employment floorspace and 5f/5g: Land use.**

6.164 Significant positive effects are also expected in relation to **SA objective 3f: Sustainable travel** because the policy sets out that a new railway station, metrobus route, active travel measures and links to existing transport schemes will be provided on site. This is expected to help encourage journeys to be made by active modes of transport as well as support access to a range of services in the plan area. Furthermore, supporting the modal shift is likely to help minimise greenhouse gas emissions and air pollution in the plan area. As such, a minor positive effect is expected in relation to **SA objectives 1a Contributing to climate change, 2c: Air quality and 4b: Access to major employment areas.** However, minor negative effects are also expected in relation to **SA objectives 1a: Contributing to climate change and 2c: Air quality** because it is likely that such a large development site will increase traffic congestion on roads within the area.

6.165 The policy also supports the delivery of high-quality public realm and public open space that is multifunctional and has long-term management and maintenance provision in place. It also notes that Natural England's Urban Greening Factor standards should be complied with. In addition, a surface water drainage network will be delivered which could reduce the risk of flooding. As such, this policy is likely to improve access to public open space, improve the green infrastructure network and build resilience to climate change. As such, minor positive effects are expected in relation to **SA objectives 1b: Climate adaptation, 2a: Public open space, 5e: Green infrastructure and 5h/5i: Flood risk.**

6.166 The policy also aims to provide schools, community buildings, health facilities and sports facilities. As such, minor positive effects are expected in relation to **SA objectives 2d: Access to healthcare services and 3c/3d/3e: Access to community facilities, education and retail.**

6.167 Although the site is on brownfield land, it can still harbour valuable biodiversity. However, this policy does state that it will deliver a new designation park which could include

green space. As such, a potential but uncertain minor negative effect is identified for **SA objectives 5c: Biodiversity and 5d: Landscape**. However, minor positive effects are also expected in relation to **SA objective 5d: Landscape** as the delivery of high-quality public realm and open space could improve the local townscape and landscape within the area.

6.168 Minor negative effects are expected in relation to **SA objectives 5a/5b: Historic environment** as there are a number of listed buildings located adjacent to the site that could be adversely affected by development, but this is uncertain at this stage.

6.169 As this policy does not include a water efficiency target for the development, the new development will likely result in pressure on existing water resources. In addition, as the policy proposes a larger development over the plan period it is likely that the amount of waste generated will increase, but this policy does not directly address waste management. As such, minor negative effects are expected in relation to **SA objectives 5j: Water and 6a/6b: Waste and resources.**

Policy LP14: Severnside Employment Area

6.170 Policy LP14 sets out requirements for new development within the Severnside Employment Area and safeguards existing employment land in the area. The Severnside Employment Area is over 650 hectares and comprises predominately large-scale warehousing and industrial uses. As such a significant positive effect is expected in relation to **SA objective 4a: New employment space.** The site is made up of previously developed land and greenfield sites not yet developed. However, since it is uncertain at this stage where new development will be located within the Severnside Employment Area, greenfield land may be developed. As such, a mixed minor positive and minor negative effect is expected in relation to **SA objective 5f/5g: Land use**.

6.171 The policy states that land within the Severnside Employment Area will be safeguarded and developed for uses focused on net zero energy, adaptation and resilience to climate change. The policy also sets out that development proposals must provide flood risk mitigation measures and avoid increasing flood risk elsewhere. As such, minor positive effects are expected in relation to **SA objectives 1a: Contributing to climate change, 1b: Climate adaptation and 5h/5i: Flood risk.**

6.172 The policy states that development proposals must be of high-quality design and landscaping which could improve the overall appearance of the area and reduce the impact of development on neighbouring communities. As such, minor positive effects are expected in relation to **SA objective 5d: Landscape.**

6.173 The policy also states that development proposals must achieve biodiversity net gain, enhance green infrastructure assets and connections and prepare a Habitats Regulations Assessment. However, the site falls entirely within a green infrastructure corridor and is adjacent to the Severn Estuary SAC, SPA, SSSI and Ramsar Site. As such, it is likely that any development in the area will have some adverse effects on the local wildlife and habitats. Therefore, mixed minor positive and minor negative effects are expected in relation to **SA objectives 5c: Biodiversity and 5e: Green infrastructure.** In addition, the Severnside area is known for having important heritage assets. As such minor negative effects are expected in relation to **SA objective 5a/5b: Historic environment.** Uncertainty is attached to all of these effects however, as the exact design and location of the development proposals are unknown at this stage.

6.174 Mixed effects are also expected in relation to **SA objective 2c: Air quality** as additional development in the area could worsen traffic congestion on the local road and motorway network. However, the incorporation of green infrastructure could act as a natural barrier and minimise the impacts of air pollution in the area.

Recommendations

6.175 The following recommendations are made in relation to Policy LP13: Land at former Filton Airfield - Brabazon :

1. This policy could include wording that encourages renewable installations on-site.
2. This policy could go further in terms of seeking to achieve low carbon development.
3. Consider expanding on the definition of what the new designation park will entail.
4. Policy wording could be included to address heritage conservation and biodiversity.
5. Policy wording could be included to address water conservation.

6.176 After considering these recommendations, the Council's reasons for not incorporating them are as follows:

- The policy is not intended to provide detailed masterplanning of a significant strategic site and its components but rather set out the strategic principles. A range of existing and emerging consents exist on the site, including a consent for the new destination park. The use of renewables onsite will in the first instance be required by draft policies Energy Management in New Development and Embodied Carbon, more widely the suite of climate policies in the new Local Plan would apply to determination of future applications. In addition, all future planning applications will be required to accord

with emerging policy Local Ecology and Biodiversity Net Gain and saved Policy PSP17 Heritage Assets, to ensure proposals enhance and protect ecological and heritage assets. Saved Policy PSP20 – Flood risk, surface water and watercourse management apply in relation to water conservation.

Homes for all

6.177 The likely effects of the policies in the 'Homes for all' section of the Local Plan are summarised in **Table 6.15** and are described below the table.

Table 6.15: Likely effects of the policies in the 'Homes for All' section

SA objective	Policy LPS4	Policy LPS5	Policy LPS6	Policy LP15	Policy LP16	Policy LP17	Policy LP18
1a. Contributing to climate change	0	+/-	+/-	+	0	0	0
1b. Adaptation to climate change	0	0	0	0	0	0	0
2a. Public open space	0	+	+	0	0	0	0
2b. Noise	0	0	0	+	0	0	0
2c. Air quality	0	+/-	+/-	+/-	+	+/-	+
2d. Access to healthcare services	0	-	-	+	+	+/-	0
3a/3b. Housing	++/-	++	++	++/-	++	++	++
3c/3d/3e. Access to community facilities, education and retail	0	-	-	0	+	+/-	0
3f. Sustainable travel	0	+/-	+/-	+/-	+	+/-	+
3g. Deprivation	++	-	-	+/-	+	++	+
3h. Digital connectivity	0	0	0	0	0	0	0
4a. New employment floorspace	0	0	0	0	0	0	+
4b. Access to major employment areas	0	+/-	+/-	0	0	0	0
5a/5b. Historic environment	0	--?	--?	+?	0	+/-	0
5c. Biodiversity	0	+/-	+/-	0	0	+/-	0
5d. Landscape	0	+/-	+/-	+?	0	+/-	0
5e. Green infrastructure	0	+/-	+/-	0	0	0	0
5f/5g. Land use	+	--	--?	0	0	0	0
5h/5i. Flood risk	0	--	--	0	0	+	0
5j. Water resources	0	-	-	0	0	0	0
6a/6b. Waste and resources	0	--?	--?	+	0	0	+

Policy LPS4: Affordable Homes

6.178 The policy requires the delivery of affordable housing at larger developments to help meet the target of providing 6,686 affordable homes over the plan period. The policy gives priority for the provision of this type of housing to residents from the locality. As such the policy will go some way to addressing the housing requirements of the local population as such a significant positive effect is expected in relation to **SA objective 3a/3b: Housing**. While the policy includes allowances for a reduced level of affordable housing to be delivered where viability issues arise, the requirement for housing sites to incorporate affordable homes may result in some schemes being deemed entirely unviable. Therefore, the significant positive effect expected is mixed with a minor negative effect.

6.179 The policy will support the achievement of housing stock in South Gloucestershire that a wider proportion of local residents can afford to access. This includes requiring at least 20% of on-site Build-to-Rent units to be Affordable Private Rented homes and mandating that 40% of all new housing developments of 10 or more dwellings (or 0.5 hectares) and self/custom-build schemes with 10 or more plots provide 40% on-site affordable housing. This approach will be of particular benefit to those from lower income backgrounds and therefore a significant positive effect is expected in relation to **SA objective 3g: Deprivation**.

6.180 It is likely that the policy approach set out will support a higher level of housing development at brownfield sites in the plan area. An allowance is included in the policy for a lower percentage of affordable homes (35%) to be provided on these types of sites. This approach is likely to help limit the potential for viability issues to result at schemes on previously developed sites. Therefore, a minor positive effect is recorded in relation to **SA objective 5f/5g: Land use**.

Policy LPS5: Accommodation for Gypsies and Travellers

6.181 The policy provides for the intensification, expansion, and allocation of new sites to meet both social needs and the demand for private sites within the Gypsy and Traveller community. The policy allocates 13 new sites. The scores for these sites and the policy are set out in **Table 6.16** below.

Table 6.16: Likely effects of Policy LPS5: Accommodation for Gypsies and Travellers

SA Objectives	GTPU01 (policy-off)	GTPU02 (policy-off)	GTPU03 (policy-off)	GTPU04 (policy-off)	GTPU05 (policy-off)	GTPU06 (policy-off)	GTPU07 (policy-off)	GTPU08 (policy-off)	GTNS01 (policy-off)	GTNS02 (policy-off)	GTNS03 (policy-off)	GTNS04 (policy-off)	GTNS05 (policy-off)	Policy LPS5
1a. Contributing to climate change	?	?	?	?	?	?	?	?	?	?	?	?	?	+/-
1b. Adaptation to climate change	?	?	?	?	?	?	?	?	?	?	?	?	?	0
2a. Public open space	++	+	+	++	++	++	+	+	++	++	++	++	++	+
2b. Noise	0	0	0	--	0	0	0	0	--	0	0	0	--	0
2c. Air quality	0	0	0	0	0	0	0	0	0	0	0	0	0	+/-
2d. Access to healthcare services	--	--	--	+	+	--	--	--	+	+	+	--	+	+/-?

SA Objectives	GTPU01 (policy-off)	GTPU02 (policy-off)	GTPU03 (policy-off)	GTPU04 (policy-off)	GTPU05 (policy-off)	GTPU06 (policy-off)	GTPU07 (policy-off)	GTPU08 (policy-off)	GTNS01 (policy-off)	GTNS02 (policy-off)	GTNS03 (policy-off)	GTNS04 (policy-off)	GTNS05 (policy-off)	Policy LPS5
3a/3b. Housing	++	++	++	++	++	++	++	++	++	++	++	++	++	++
3c/3d/3e. Access to community facilities, education and retail	--/+	--	--	--	+/-	--	--	--	--/+	--/+	--/+	--	--/+	+/-?
3f. Sustainable travel	+	+	+	+	+	+	--	--	+	+	+	+	+	+/-
3g. Deprivation	0	0	0	0	0	0	0	0	0	0	0	0	0	+/-?
3h. Digital connectivity	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0
4a. New employment floorspace	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SA Objectives	GTPU01 (policy-off)	GTPU02 (policy-off)	GTPU03 (policy-off)	GTPU04 (policy-off)	GTPU05 (policy-off)	GTPU06 (policy-off)	GTPU07 (policy-off)	GTPU08 (policy-off)	GTNS01 (policy-off)	GTNS02 (policy-off)	GTNS03 (policy-off)	GTNS04 (policy-off)	GTNS05 (policy-off)	Policy LPS5
4b. Access to major employment areas	--	--	--	--	--	--	--	-	++	--	--	+	+	+/-
5a/5b. Historic environment	?	?	?	?	?	?	?	?	?	?	?	?	?	--?
5c. Biodiversity	--	-	-	--	-	-	-	--	--	--	--	--	--	+/-
5d. Landscape	?/--	?/--	?/--	?/--	?/-	?/--	?/--	?/--	?-	?-	?--	?--	?--	+/-
5e. Green infrastructure	--	-	0	0	-	-	0	--	0	0	--	--	--	+/-
5f/5g. Land use	?/--	?/--	?/--	?/--	?/--	?/--	?/--	--	?--	--	?--	-	?--	--
5h/5i. Flood risk	--	--	0	--	--	0	0	--	--	--	0	--	--	--

SA Objectives	GTPU01 (policy-off)	GTPU02 (policy-off)	GTPU03 (policy-off)	GTPU04 (policy-off)	GTPU05 (policy-off)	GTPU06 (policy-off)	GTPU07 (policy-off)	GTPU08 (policy-off)	GTNS01 (policy-off)	GTNS02 (policy-off)	GTNS03 (policy-off)	GTNS04 (policy-off)	GTNS05 (policy-off)	Policy LPS5
5j. Water resources	0	0	0	0	0	0	0	0	0	0	0	0	0	-
6a/6b. Waste and resources	?+/-	?/+	?/+	?/+	?+/-	?/+	?+/-	?+	?+/-	?+/-	?+	?+/-	?+	--?

6.182 Policy LP5 facilitates the delivery of Gypsy and Traveller sites to meet the specific housing needs of these communities. The policy provides for the intensification, expansion, and allocation of new sites to meet both social needs and the demand for private sites within the Gypsy and Traveller community. Therefore, a significant positive effect is expected in relation to **SA objective 3a/3b. Housing.**

6.183 The allocated sites are predominantly situated in rural areas, with most located over 1.2km away from essential services and facilities such as health centres, GP practices, and supermarkets. Whilst some sites are relatively close to primary and secondary schools, numerous sites are located more than 1km from the nearest educational facilities. The limited proximity of the allocated Gypsy and Traveller sites to settlements and limited access to a range of services including health and education provision may reduce accessibility and hinder inhabitants mental and physical health and social wellbeing. It may also exacerbate isolation from different groups within the community and increase deprivation. However, the provision of new sites / additional accommodation will help provide a safe, secure and settled home for many which can help to bring health and education benefits to a community where health outcomes and educational attainment are known to be generally worse when compared with the settled population. As such, a potential but uncertain mixed minor positive and minor negative effect is identified in relation to **SA objectives 2d: Access to healthcare services, 3c/3d/3e: Access to community facilities, education and retail, and 3g: Deprivation**. A minor positive effect, however, is identified in relation to **SA objective 2a: Public open space** due to the close proximity of the majority of the sites to open space and Public Rights of Way and the policy states that the provision of adequate play space for children should be considered. As such, both of which could improve recreational opportunities and improve residents' quality of life.

6.184 A minor negative effect is expected in relation to **SA objectives 1a: Contributing to climate change, 2c: Air quality, and 3f: Sustainable travel** due to the rural location of the allocated sites, which may increase reliance on private vehicles. This is compounded by their proximity to A roads and the motorway, along with the policy's requirement for sites to provide adequate vehicular access, parking, and manoeuvring. However, a minor positive effect is also identified in relation to **SA objectives 1a: Contributing to climate change, 2c: Air quality, and 3f: Sustainable travel**. This is because the allocated sites for the Gypsy and Traveller community are all within close proximity of at least one bus stop, which may encourage sustainable travel, while reducing transport related emissions, including carbon dioxide.

6.185 A mixed minor negative and minor positive effect is expected in relation **SA objective 4b. Access to major employment areas** as many of the sites allocated for intensification, and expansion and the allocation of new sites to meet social needs, are within 1km of either an Enterprise Area, or a major employment area. However, there are a number of sites which are located further than 5km from the Enterprise Areas and major employment areas.

6.186 Many of the allocated sites are within close proximity to listed buildings, and conservation areas. Although the policy states that sites should not have a significant impact on character and appearance, the policy does not provide safeguards for the protection of heritage assets, there is a potential risk that the development of Gypsy and Traveller sites could negatively impact the character or setting of the historic assets. Therefore, a significant negative effect is expected in relation **to SA objective 5a/5b. Historic environment**. However, the extent to which new development may enhance the historic environment, will be dependent on the design and layout of specific proposals. Therefore, there is uncertainty attached to the effects identified in relation to **SA objective 5a/5b: Historic environment.**

6.187 South Gloucestershire's rural areas contain many natural assets and landscape designations. All of the allocated sites are situated within these rural areas, with many located near ancient woodlands. However, the policy includes provisions to ensure that developments do not significantly impact the character and appearance of the area if such impacts cannot be mitigated through landscaping measures. Additionally, the policy encourages incorporating opportunities for green infrastructure into site design. As such, mixed minor positive and minor negative effects are expected in relation to **SA objectives 5c: Biodiversity, 5d: Landscape, and 5e: Green infrastructure**.

6.188 The allocated Gypsy and Traveller sites are largely located on Grade 3 agricultural land, with a limited number situated on Grade 1 and 2 agricultural land. The development of these sites would therefore likely lead to the loss of best and most versatile agricultural land. The policy also stipulates that Gypsy and Traveller sites are, as a matter of principle, considered acceptable in the open countryside. as such, a significant negative effect is expected in relation to **SA objective 5f/5: Land use.**

6.189 Some of the allocated sites are located within flood zone 3a, and therefore are at risk of fluvial flooding. The majority of the sites are within areas at risk of surface water or ground water flooding. Furthermore, the allocated sites are located on greenfield land, which has the potential to increase surface water flood risk. The policy does not provide any specific flood risk mitigation measures. Therefore, a significant negative effect is expected in relation to **SA objective 5h/5i: Flood risk,** whilst a minor negative effect is recorded in relation to **SA objective 5j: Water resources.**

6.190 A large number of the allocated sites for Gypsy and Traveller sites are located within mineral safeguarding areas, However, the policy stipulates that such sites should avoid locations unsuitable for general housing—such as contaminated land that cannot be remediated, or areas adjacent to refuse sites, landfill sites, heavy industry, or electricity pylons—this creates a potential conflict between the requirement for Gypsy and Traveller site allocations and the safeguarding of minerals. As such, an uncertain significant negative effect is recorded in relation to **SA objective 6a/6b: Waste and resources.**

Policy LPS6: Accommodation for Travelling Showpeople

6.191 This policy supports the safeguarding and allocation of new sites to meet the needs of the Travelling Showpeople community. The policy allocates one new plot. The scores for these sites and the policy are set out in **Table 6.17**.

Table 6.17: Likely effects of Policy LPS6: Accommodation for Travelling Showpeople

SA Objectives	TSP01 (policy-off)	Policy LPS6
1a. Contributing to climate change	?	?
1b. Adaptation to climate change	?	?
2a. Public open space	++	++
2b. Noise	--	--
2c. Air quality	0	--
2d. Access to healthcare services	+	+/-?
3a/3b. Housing	++	++
3c/3d/3e. Access to community facilities, education and retail	--	+/-?
3f. Sustainable travel	+	+
3g. Deprivation	0	+/-?
3h. Digital connectivity	N/A	N/A
4a. New employment floorspace	0	++
4b. Access to major employment areas	+	++/-
5a/5b. Historic environment	?	-
5c. Biodiversity	--	?/+/-
5d. Landscape	?/--	?/-
5e. Green infrastructure	-	-
5f/5g. Land use	?--	--
5h/5i. Flood risk	0	-
5j. Water resources	0	0

SA Objectives	TSP01 (policy-off)	Policy LPS6
6a/6b. Waste and resources	?+	-

6.192 Policy LPS6 seeks to meet the needs of the Travelling Showpeople community through the provision of a new Travelling Showpeople site, as well as safeguarding existing authorised sites. This is likely to have a significant positive effect in relation to **SA objective 3a/3b. Housing**.

6.193 The sites allocated for Travelling Showpeople are scattered throughout South Gloucestershire, although the majority of these sites are located over 1.2km from the closest healthcare facilities, which include dental, and GP practices. The allocated sites are also not within close proximity to educational facilities, specifically primary and secondary schools. However, the provision of additional plots will help provide a safe, secure and settled home for many which can help to bring health and education benefits to a community where health outcomes and educational attainment are known to be generally worse when compared with the settled population. As such, a potential but uncertain mixed minor positive and minor negative effect is identified in relation to **SA objectives 2d: Access to healthcare services, and 3c/3d/3e: Access to community facilities, education and retail, and 3g: Deprivation.**

6.194 The policy also provides desirable criteria for proposals for Travelling Showpeople sites, which include the provision of green infrastructure within site design, and provision of adequate play space for children. The allocated sites are within close proximity to open space as well as Public Rights of Way, which has the potential to further improve recreational opportunities and improve residents' quality of life. As such, a minor positive effect is recorded in relation to **SA objective 2a: Public open space.**

6.195 A mixed minor positive and minor negative effect is expected for the policy in relation **to SA objectives 1a: Contributing to climate change, 2c: Air quality, and 3f: Sustainable trave**l. The rural location of the allocated sites may increase reliance on private vehicles, compounded by their proximity to A roads and the motorway. Also, the policy focuses on providing adequate vehicular access, parking, and manoeuvring. However, the inclusion of allocated sites for the Travelling Showpeople community near bus stops will encourage sustainable travel and help to reduce transport-related emissions, including carbon dioxide.

6.196 A mixed minor negative and minor positive effect is also expected in relation **SA objective 4b: Access to major employment areas** as many of the sites allocated to meet the needs of Travelling Showpeople are within 800m of either an Enterprise Area, or a major employment area. However, there are a number of sites which are located further than 5km from the Enterprise Areas and major employment areas.

6.197 Many of the allocated sites are within close proximity to listed buildings, and conservation areas. As the policy does not provide safeguards for the protection of heritage assets, there is a potential risk that the development of Travelling Showpeople sites could negatively impact character or setting of the historic environment. Therefore, a significant negative effect is expected in relation to **SA objective 5a/5b. Historic environment.** However, the extent to which new development may impact the historic environment, will be dependent on the design and layout of specific proposals. Therefore, there is uncertainty attached to the effects identified in relation to **SA objective 5a/5b: Historic environment.**

6.198 South Gloucestershire's rural areas contain many natural assets and landscape designations. All of the allocated sites are situated within these rural areas, with many located near ancient woodlands. However, the policy includes provisions to ensure that developments do not significantly impact the character and appearance of the area if such impacts cannot be mitigated through landscaping measures. Additionally, the policy encourages incorporating opportunities for green infrastructure into site design. As such, mixed minor positive and minor negative effects are expected in relation to **SA objectives 5c: Biodiversity, 5d: Landscape, and 5e: Green infrastructure**.

6.199 The allocated Travelling Showpeople sites are located on Grade 3 agricultural land, with one site located in between Grades 1, 2 and 3 agricultural land. The development of these sites could potentially lead to the loss of best and most versatile agricultural land. The policy also stipulates that Travelling Showpeople sites are, as a matter of principle, considered acceptable in the open countryside. As such, a significant negative effect is expected in relation to **SA objective 5f/5g: Land use,** but it is currently uncertain**.**

6.200 Some of the allocated sites are located within flood zone 3a, and therefore are at risk of fluvial flooding. The majority of the sites are within identified areas at risk of surface water or ground water flooding. Furthermore, the allocated sites are located on greenfield land, which has the potential to increase surface water flood risk. The policy does not provide any specific flood mitigation measures. Therefore,

a significant negative effect is expected in relation to **SA objective 5h/5i: Flood risk**, whilst a minor negative effect is expected in relation to **SA objective 5j: Water resources.**

6.201 A large number of the allocated Travelling Showpeople sites are located within mineral safeguarding areas, However, the policy stipulates that such sites should avoid locations unsuitable for general housing—such as contaminated land that cannot be remediated, or areas adjacent to refuse sites, landfill sites, heavy industry, or electricity pylons—this creates a potential conflict between the requirement for Travelling Showpeople site allocations and the safeguarding of minerals. As such, an uncertain significant negative effect is expected in relation to **SA objective 6a/6b: Waste and resources.**

Policy LP15: Houses in Multiple Occupation (HMO)

6.202 The policy sets out criteria for HMOs to help ensure the quality of this type of development as well as the amenity of surrounding properties. The approach will help to prevent an overconcentration of HMOs and ensure that an adequate amount of room space and amenity space is provided at the HMO property. As such the policy is expected to support the maintenance of a high quality of housing stock in the plan area therefore a significant positive effect is expected in relation to **SA objective 3a/3b: Housing**. Given the contribution that HMOs can make to local housing provision and considering that the requirements of the policy may make certain developments unacceptable in planning terms, the significant positive effect is mixed with a minor negative effect. An associated minor positive effect is recorded in relation to **SA objective 2d: Access to healthcare services** given the likely benefits of protecting residential amenity to public health. A mixed minor positive and minor negative effect is expected in relation to **SA objective 3g: Deprivation** given the importance of this type of accommodation to those from lower income backgrounds. The policy will support the delivery of higher quality HMOs that better meet the needs of occupiers but could also act to limit their supply.

6.203 The criteria set out in the policy includes a requirement for HMOs to achieve an Energy Performance Certificate (EPC) rating of C or higher. As such the policy will support improved energy efficiency at these types of developments therefore a minor positive effect is expected in relation to **SA objective 1a: Contributing to climate change**. It is expected that preventing over concentrations of HMOs will limit the potential for (or perceived prevalence of) noise pollution as well as waste management issues that are often associated with this type of development. The policy furthermore requires that HMOs should incorporate sufficient recycling and refuse facilities. Therefore, a minor positive effect is expected in relation to **SA objectives 2b: Noise** and **6a/6b: Waste and resources**.

6.204 The policy also states that developments should incorporate an appropriate level of car and bicycle parking. As such, the policy includes requirements that might support but also limit the potential for a modal shift. A mixed minor positive and minor negative effect is therefore expected for S**A objectives 2c. Air quality** and **3f. Sustainable travel**.

6.205 Furthermore, the policy sets out that HMO developments should maintain the character of the street-scene and host property. Therefore, a minor positive effect is also recorded in relation to **SA objectives 5a/5b: Historic environment** and **5d: Landscape.** However, this effect is uncertain as the details of development designs are unknown at this stage.

Policy LP16: Age-friendly Housing and Care Homes

6.206 The policy supports the provision of housing in South Gloucestershire that will better meet the needs of the ageing local population. This includes meeting the needs of those with dementia and other disabilities. As such the policy will support the delivery of a local housing stock that better meets the needs of local people. Therefore, a significant positive effect is expected in relation to **SA objective 3a/3b: Housing**. Given that the provision of this type of housing is likely to support the wellbeing of the residents as they get older, it may reduce the potential for pressures on healthcare services in South Gloucestershire. Therefore, a minor positive effect is expected in relation to **SA objective 2d: Access to healthcare services**.

6.207 The policy requires that care schemes with community facilities should be accessible to the wider community and easily accessible to public transport and local facilities. The policy also stipulates that ancillary facilities provided as part of development should complement locally available amenities, enable residents to engage in community life and encourage use by people from the surrounding and wider community. As such a minor positive effect is expected in relation to **SA objective 3c/3d/3e: Access to community facilities, education and retail**. Given that this approach may help to reduce the need to travel by car in the plan area, a minor positive effect is also expected in relation to **SA objectives 2c: Air quality** and **3f: Sustainable travel**.

6.208 The requirements of the policy are likely to help ensure that the needs of people from less represented groups (including older people and those with disabilities) are better met in South Gloucestershire. Furthermore, the policy states that the developments should be in sustainable, inclusive and mixed communities as such stand-alone gated developments and proposals which restrict public access are not acceptable. This is likely to support the creation of better integrated communities. Therefore, a minor positive effect is expected in relation to **SA objective 3g. Deprivation.**

Policy LP17: Rural Exception Sites and Community-Led Rural Housing

6.209 The policy will help to deliver housing, primarily Affordable Housing, in the rural parts of South Gloucestershire to meet the needs of local people. As such a significant positive effect is expected in relation to **SA objective 3a/3b. Housing**. Given that the provision of affordable housing as supported by the policy will help to address disparity in the plan area, a significant positive effect is also expected in relation to **SA objective 3g: Deprivation**.

6.210 The locations where rural exception sites come forward are likely to be less connected to the wider range of services and facilities that are accessible within the larger settlements in the plan area. As such this type of development is likely to contribute to increased numbers of journeys being made in South Gloucestershire as well as worsening local air pollution. However, the policy seeks to address this issue through its requirement for development to adjoin or be well-related to the existing village/ settlement to avoid a reliance on the private car to access services and facilities within the village or settlement. Additionally, development proposals will need to enhance and provide Active Travel within and surrounding the site. Therefore, a mixed minor positive and minor negative effect is expected in relation to **SA objectives 2c: Air quality, 2d: Access to healthcare services, 3c/3d/3e: Access to community facilities, education and retail** and **3f: Sustainable travel**.

6.211 Where development comes forward at more rural locations there is potential for increased sensitivity in terms of ecology, heritage assets and landscape setting. This reflects the less developed nature of these rural areas. The policy states that development should avoid harm to key environmental and landscape considerations. Therefore, a mixed minor positive and minor negative effect is also expected in relation to **SA objectives 5a/5b: Historic environment, 5c. Biodiversity** and **5d. Landscape**.

6.212 There are areas at risk of flooding scattered throughout the rural locations within South Gloucestershire. However, the policy requires developments to avoid impacts relating to flood risk, as such a minor positive effect is expected in relation to **SA objective 5h/5i: Flood risk.**

Policy LP18: Internal Space and Accessibility Standards

6.213 The requirement for new housing developments to meet the M4(2) accessible and adaptable dwellings standard and to meet or exceed the Nationally Described Space Standards (NDSS) will support the creation of a housing stock in South Gloucestershire that better meets the needs of a range of user types. This includes the needs of older people and people with disabilities. The policy also requires all major developments to provide 4% of market housing and 10% of affordable housing as wheelchair-adaptable (M4(3) (2a)) homes. Specialist accommodation for older people must ensure all dwellings meet this standard, regardless of tenure. This will ensure the long-term independence and comfort of residents, particularly older people and those with disabilities. Meeting the needs of these groups is expected to be of increasing importance given the ageing nature of South Gloucestershire's population. A significant positive effect is therefore expected for the policy in relation **to SA objective 3a/3b: Housing**.

6.214 Meeting the NDSS at new dwellings will also help to support home working in the plan area. While the policy will not provide new employment land in the plan area, it may support job creation and support entrepreneurship when it might otherwise not be possible. The potential for home working in the plan area is likely to reduce the need for some workers to have to travel regularly for work and the air pollution associated with those journeys. Therefore, a minor positive effect is expected in relation to **SA objectives 2c: Air quality, 3f: Sustainable travel** and **4a: New employment floorspace**. The potential for job creation to be supported by the policy may also have benefit in terms of addressing indicators of disparity in South Gloucestershire. Furthermore, the requirement for new homes to be accessible and adaptable and for a percentage of homes to be wheelchair adaptable is likely to help address the needs of those with disabilities who might otherwise be disproportionately affected in terms of access to suitable housing. Therefore, the policy is also expected to have a minor positive effect in relation to **SA objective 3g: Deprivation.**

6.215 Additionally, requiring developments to provide for adequate internal floorspace is likely to allow for appropriate home storage space for waste and recycling. Therefore, a minor positive effect is also expected in relation to **SA objective 6a/6b. Waste and resources.**

Recommendations

1. Policies LPS5: Accommodation for Gypsies and Travellers and LPS6: Accommodation for Travelling Showpeople could include specific mitigation measures such as flood-resilient construction techniques, sustainable drainage systems to manage surface water, and should specifically state that development proposals should avoid areas with high flood risk wherever possible.
2. Policy LPS5: Accommodation for Gypsies and Travellers could specifically state that it will prioritise allocating sites on lower-quality agricultural land.

6.216 After considering these recommendations, the Council's reasons for not incorporating them are as follows:

- For the first recommendation, as flooding is covered by saved Policy PSP20, reference to the saved policy has been added to the supporting text of Policies LPS5: Accommodation for Gypsies and Travellers and LPS6: Accommodation for Travelling Showpeople.
- For the second recommendation, the Council has noted that they are reluctant to further reduce the pool of sites owing to the shortage of sites / available land for Gypsy and Traveller / Travelling Showpeople sites.

Delivering jobs and prosperity

6.217 The likely effects of the policies in the 'Delivering jobs and prosperity' section of the Local Plan are summarised in **Table 6.16** and are described below the table.

Table 6.18: Likely effects of the policies in the 'Delivering jobs and prosperity' section

SA Objectives	Policy LPS7	Policy LP19	Policy LP20
1a. Contributing to climate change	0	0	0
1b. Adaptation to climate change	0	0	0
2a. Public open space	0	0	0
2b. Noise	0	0	0
2c. Air quality	+/-	+/-	0
2d. Access to healthcare services	0	0	0
3a/3b. Housing	0	+	0
3c/3d/3e. Access to community facilities, education and retail	+	+	+
3f. Sustainable travel	0	+	+
3g. Deprivation	0	0	+
3h. Digital connectivity	0	0	0
4a. New employment floorspace	++	++	0
4b. Access to major employment areas	++	0	0
5a/5b. Historic environment	-?	0	0
5c. Biodiversity	+/-?	+/-?	0
5d. Landscape	0	0	0
5e. Green infrastructure	+/-?	+/-?	0
5f/5g. Land use	+	+	0
5h/5i. Flood risk	0	0	0
5j. Water resources	0	0	0
6a/6b. Waste and resources	0	0	0

Policy LPS7: Safeguarded Employment Areas

6.218 This policy sets out criteria relating to Safeguarded Employment Areas and supports proposals within Safeguarded Employment Areas. It supports business, industrial and distribution uses, other economic development uses where they would improve economic output of the area and uses that would improve specific Safeguarded Employment Areas (University of the West of England, Brabazon and Strategic Site Allocations in North Lyde and Shortwood). As such, significant positive effects are expected in relation to **SA objectives 4a: New employment floorspace and 4b: Access to major employment areas**. As the policy supports educational and academic investment proposals this could lead to improved access to educational opportunities within the area. As such, minor positive effects are expected in relation to **SA objective 3c/3d/3e: Access to community facilities, education and retail.**

6.219 Although the policy states that all development should manage its off-site impacts on the environment, a number of the Safeguarded Employment Areas fall within GI corridors and are within close proximity to biodiversity designations. As such, it is likely that development in the area will have adverse effects on the local wildlife and habitats. Therefore, mixed minor positive and minor negative effects are expected in relation to **SA objectives 5c: Biodiversity and 5e: Green infrastructure.** In addition, the Severnside area, in particular, is known for having important heritage assets. As such, minor negative effects are expected in relation to **SA objective 5a/5b: Historic environment.** Uncertainty is attached to all of these effects however, as the exact design and location of the development proposals are unknown at this stage.

6.220 Mixed effects are also expected in relation to **SA objective 2c: Air quality** as additional development in the area could worsen traffic congestion on the local road and motorway network, but the policy states that off-site impacts on the highway network should be managed. In addition, the policy supports the efficient use of land which would prioritise the development of brownfield land over greenfield land. As such, minor positive effects are expected in relation to **SA objective 5f/5g: Land use.**

Policy LP19: Non-Safeguarded Employment Areas

6.221 The policy aims to protect existing employment uses in non-safeguarded employment sites unless it can be demonstrated that this type of use is no longer viable. Where redevelopment of a non-safeguarded employment site is proposed, the priority will be for a continued economic development use or an ancillary use that serves economic development uses. As such, given the protection included for existing and support for new employment uses, the policy is expected to have a significant positive effect in relation to **SA objective 4a: New employment floorspace**. The protection of non-safeguarded sites for economic development uses will include sites that currently support Use Class F2 which incorporates local community uses. As such the policy is expected to have a minor positive effect in relation to **SA objective 3c/3d/3e: Access to community facilities, education and retail**.

6.222 Flexibility included in the policy allows for changes of use to non-economic development where it can be demonstrated that the existing use is no longer viable. In such instances a mixed-use scheme will be considered acceptable. These types of schemes could contribute to housing provision in South Gloucestershire and therefore a minor positive effect is recorded in relation to **SA objective 3a/3b: Housing**. The conditional support in the policy for the change of use of non-safeguarded employment sites to other uses is likely to encourage the re-use of brownfield land in some instances. Furthermore, the policy requires that proposals should make efficient use of land. Therefore, a minor positive effect is expected in relation to **SA objective 5f/5g: Land use**.

6.223 It is expected that helping to maintain a suitable level of employment provision in South Gloucestershire will promote a degree of self-containment and reduce the need for commuting outside of South Gloucestershire. As such the policy is likely to have a minor positive effect in relation to **SA objective 3f: Sustainable travel**.

6.224 Although the policy states that all development should manage its off-site impacts on the environment, there is potential for development to have adverse effects on the local wildlife and habitats. Therefore, mixed minor positive and minor negative effects are expected in relation to **SA objectives 5c: Biodiversity and 5e: Green infrastructure**. Uncertainty is attached, however, as the exact design and location of the development proposals are unknown at this stage.

6.225 Mixed effects are also expected in relation to **SA objective 2c: Air quality** as additional development in the area could worsen traffic congestion on the local road and motorway network; however the policy states that off-site impacts on the highway network should be managed.

Policy LP20: Employment and Skills Development

6.226 The policy will require major developments to contribute to opportunities for employment and training in South Gloucestershire. The policy will also require all major developments to provide an Employment and Skills Plan. This will promote local employment and training associated with a major development. As such, while the policy is unlikely to result in the provision of new education facilities in South Gloucestershire, it is likely to support the upskilling of the local population therefore a minor positive effect is expected in

relation to **SA objective 3c/3d/3e: Access to community facilities, education and retail**.

6.227 The supporting text of the policy is clear that any opportunities for apprenticeships, training and job creation supported by major employment developments should be local and should avoid the need for commuting. Where travel is needed, active modes and public transport should be encouraged. Therefore, a minor positive effect is also expected in relation to **SA objective 3f: Sustainable travel**.

6.228 It is expected that training and upskilling supported by the policy will be of particular benefit to those from more disadvantaged groups including those with learning difficulties. As such, the policy is likely to help address disparities in South Gloucestershire and a minor positive effect is expected in relation to **SA objective 3g: Deprivation**.

Thriving town centres, leisure and cultural facilities

6.229 The likely effects of the policies in the 'Thriving town centres, leisure and cultural facilities' section of the Local Plan are summarised in **Table 1.1:** and are described below the table.

Table 6.19: Likely effects of the policies in the 'Thriving town centres, leisure and cultural facilities' section

SA objective	Policy LPS8	Policy LP21
1a. Contributing to climate change	0	0
1b. Adaptation to climate change	0	0
2a. Public open space	0	0
2b. Noise	0	0
2c. Air quality	+	+/-
2d. Access to healthcare services	++	0
3a/3b. Housing	+	0
3c/3d/3e. Access to community facilities, education and retail	++	++
3f. Sustainable travel	+	+
3g. Deprivation	+	0
3h. Digital connectivity	0	0
4a. New employment floorspace	+	+
4b. Access to major employment areas	0	0
5a/5b. Historic environment	+/-?	--?
5c. Biodiversity	0	--?
5d. Landscape	+/-?	--?
5e. Green infrastructure	0	--?
5f/5g. Land use	+	0
5h/5i. Flood risk	0	0
5j. Water resources	0	0
6a/6b. Waste and resources	0	0

Policy LPS8: Town Centres, Retail and Leisure

6.230 The policy supports the successful functioning of town and local centres as locations at which South Gloucestershire's town centre uses will be concentrated. These locations are amongst the most accessible in South Gloucestershire and benefit from strong sustainable transport connections. As such, a high proportion of residents are expected to be able to access the range of services and facilities provided at these locations, including by sustainable transport. A significant positive effect is therefore expected in relation to **SA objective 3c/3d/3e: Access to community facilities, education and retail** for this policy. The approach of directing of services and facilities primarily towards the more accessible locations of South Gloucestershire is likely to increase the potential for trips to be made by active modes with associated benefits for health and wellbeing. Furthermore, the policy allows for health facilities within the Primary Shopping Areas where they would support the vibrancy of these locations. As such the policy is likely to improve public health in the area and a significant positive effect is recorded in relation to **SA objective 2d: Access to healthcare services**.

6.231 As the town and local centres are some of the most accessible areas via public transport and active travel routes, it is likely that residents will utilise more sustainable modes of transport to get to and around the town and local centres. The policy also requires development proposals to be conveniently and safely accessible by active travel options and well served by public transport. Furthermore, the use of sustainable modes of transport will help to minimise local emissions, as such a minor positive effect is also expected in relation to **SA objectives 2c: Air quality** and **3f: Sustainable transport**. The policy also supports the provision of infrastructure for electric vehicle charging at new town centre uses.

6.232 Promoting service provision in areas that are accessible to a large number of residents, including those without a car is likely to help address disparity in the plan area. Furthermore, allowing for new development in the town centre locations will include some growth in Patchway, Staple Hill and Kingswood which contain LSOAs within at least the 30% most deprived in the country. This development is likely to help address some issues of deprivation in areas of most need in South Gloucestershire and therefore a minor positive effect is expected in relation **to SA objective 3g: Deprivation**.

6.233 The policy provides conditional support for residential development in vacant upper floors of properties within the primary shopping areas. This approach is likely to contribute to meeting the housing needs of the area. As such, a minor positive effect is expected in relation to **SA objective 3a/3b: Housing**. Maintaining the vitality of town centre locations is expected to support economic growth in the plan area. The policy also allows for town centre uses in out of centre locations where there are no suitable sites within the town centre. Furthermore, office development will be permitted within safeguarded employment areas and the University of the West of England. As such the policy sets out an approach that is likely to encourage economic growth of its town centres and will be flexible to opportunities at other locations where no suitable sites exist within the centres. A minor positive effect is therefore expected in relation to **SA objective 4a: New employment floorspace**.

6.234 There is potential for development within the town centre locations to result in adverse impacts on the settings of heritage assets and existing character and townscapes. Notably, Yate and Thornbury Town Centres include several Listed Buildings and are covered in part by Conservation Areas. The policy requires that town centre uses should be in proportion to their location, make a positive contribution towards the public realm and where any signs are incorporated that they should be of a scale and siting appropriate to the existing character and the wider street scene. As such, mixed minor negative and minor positive effects are expected in relation to **SA objectives 5a/5b: Historic environment** and **5d: Landscape**. The uncertainty attached to the effects recorded reflects the potential increased sensitivity of the town centre locations.

6.235 The policy is set out to support flexibility in terms of adapting town centres to changing market conditions. Furthermore, the policy expressly requires that proposals for town centre uses should make efficient use of land. Therefore, a minor positive effect is also expected in relation to **SA objective 5f/5g: Land use**.

Policy LP21: Major Stadia Policy

6.236 This policy sets out criteria which a proposal, or expansion of an existing facility to that scale would be assessed against. The criterion within the policy sets out that any proposals must provide a range of sporting, leisure and cultural facilities. As such, a significant positive effect is expected in relation to **SA objective 3c/3d/3e: Access to community facilities, education and retail.** Furthermore, a new stadium could provide additional jobs for the area, therefore a minor positive effect is expected in relation to **SA objective 4a: New employment floorspace.**

6.237 In addition, the stadium would have to be conveniently located and easily accessible to public transport and the active travel network. In addition, the use of Park and Ride facilities is encouraged through the development of an offsite car parking strategy. As such, minor positive effects are expected in relation to **SA objective 3f. Sustainable travel.** However, the policy states that sufficient car parking should be provided.

As such, a mixed minor positive and minor negative effect is expected in relation to **SA objective 2c: Air quality.**

6.238 The policy states that development proposals should apply the mitigation hierarchy to avoid harm to ecological and geological assets. However, there is potential for the development of a new major stadium to result in adverse impacts on local wildlife and habitats, green infrastructure networks, settings of heritage assets and existing character and townscapes. As such, significant negative effects are expected in relation to **SA objectives 5a/5b: Historic Environment, 5c: Biodiversity, 5d: Landscape and 5e: Green infrastructure.** Uncertainty is attached as the location and design of the new stadium is unknown at this stage.

Helping you get around

6.239 The likely effects of the policies in the 'Helping you get around' section of the Local Plan are summarised in **Table 1.1:** and are described below the table.

Table 6.20: Likely effects of the policies in the 'Helping you get around' section

SA objective	Policy LPS9	Policy LP22
1a. Contributing to climate change	+	0
1b. Adaptation to climate change	+	0
2a. Public open space	0	0
2b. Noise	0	0
2c. Air quality	+	+/-
2d. Access to healthcare services	+	+/-
3a/3b. Housing	0	0
3c/3d/3e. Access to community facilities, education and retail	+	+
3f. Sustainable travel	++	+/-
3g. Deprivation	+	+
3h. Digital connectivity	0	0
4a. New employment floorspace	0	0
4b. Access to major employment areas	+	0
5a/5b. Historic environment	0	0
5c. Biodiversity	0	0
5d. Landscape	0	0
5e. Green infrastructure	0	0
5f/5g. Land use	0	0
5h/5i. Flood risk	0	0
5j. Water resources	0	0
6a/6b. Waste and resources	0	0

Policy LPS9: Sustainable Movement & Transport Infrastructure

6.240 This policy sets out how development proposals will need to demonstrate how they are in sustainable locations and how they will provide a range of sustainable transport options including walking, cycling, wheeling and public transport throughout the development. Streets throughout the development must be safe and accessible which will also encourage a modal shift to active forms of transport. Additionally, the policy safeguards rail track bed and associated land for their continued use or reuse for public transport, footpaths or cycleways. Furthermore, land at Severn Beach station, Pilning station and Westerleigh Junction has been identified for transport infrastructure safeguarding. As such, significant positive effects are expected in relation to **SA objective 3f: Sustainable travel.**

6.241 This policy also sets out movement hierarchy principles that development proposals need to follow to show how users will be able to access services and facilities. As such, minor positive effects are expected in relation to **SA objectives 2d: Access to healthcare services, 3c/3d/3e: Access to community facilities, education and retail and 4b. Access to major employment areas.** Minor positive effects are also expected in relation to **SA objective 3g: deprivation** as increased sustainable travel options will likely increase access to services and facilities and employment opportunities which can help reduce deprivation.

6.242 Minor positive effects are also expected in relation to **SA objectives 1a: Contributing to climate change, 1b: Climate adaptation and 2c: Air quality** as the measures set out in this policy will support a modal shift away from fossil-fuel powered private vehicles, thereby reducing emissions and minimising air pollution. Furthermore, the policy supports the development of infrastructure to support electric vehicles, which will aid in decreasing emissions and mitigating climate change.

Policy LP22: Parking Requirements, including Electric Vehicles

6.243 The policy is set out to ensure that appropriate levels of car parking are incorporated at new developments. Developments that seek to incorporate a lower level of parking will be required to be supported by a parking assessment. As such the approach is not expressly to reduce the number of cars that might be supported at a residential property. This approach is likely to be appropriate at many of the more rural parts of South Gloucestershire. It is also likely to help ensure that undue pressure does not result on on-street parking that might otherwise contribute to traffic congestion. The policy also includes support for measures such as car clubs, cycle parking, and electric and ultra low vehicle charging provision, that could promote modal shift. Overall, a mixed minor positive and minor negative effect is expected in relation to **SA objective 3f: Sustainable travel**. Given that the approach will help to ensure good access to services and facilities for many residents, a minor positive effect is also expected in relation to **SA objectives 2d: Access to healthcare services** and **3c/3d/3e: Access to community facilities, education and retail**. The minor positive effect recorded in relation to **SA objective 2d: Access to healthcare services** is combined with a minor negative effect. This is because the provision of car parking is unlikely to discourage car ownership, would do little to promote healthier lifestyles and support improvements in public health that might otherwise limit the potential pressures on local healthcare facilities. A similar mixed minor positive and minor negative effect is expected in relation to **SA objective 2c. Air quality** given the link between car travel and air pollution. The mixed effect also reflects the support in the policy for travel by alternative modes such as cycles and electric and low emissions vehicles.

6.244 Ensuring local people can access a range of services and facilities is likely to help reduce the potential for deprivation in South Gloucestershire. Therefore, a minor positive effect is likely in relation to **SA objective 3g: Deprivation**. Furthermore, the policy supports the delivery of car parking that will benefit people with disabilities.

Responding to climate change

6.245 The likely effects of the policies in the 'Responding to Climate Change' section of the Local Plan are summarised in **Table 6.19** and are described below the table.

Table 6.21: Likely effects of the policies in the 'Responding to Climate Change' section

SA Objectives	Policy LPS10	Policy LP23	Policy LP24	Policy LP25	Policy LP26	Policy LP27
1a. Contributing to climate change	++	+	++	++	++	+
1b. Adaptation to climate change	++	++	0	0	++	+
2a. Public open space	0	+	0	0	0	0
2b. Noise	0	0	0	0	0	0
2c. Air quality	+	+	+	0	+	+
2d. Access to healthcare services	0	0	0	0	0	0
3a/3b. Housing	+	+	+	+	0	0
3c/3d/3e. Access to community facilities, education and retail	0	0	0	0	0	0
3f. Sustainable travel	0	+	0	+	0	0
3g. Deprivation	+	0	+	0	0	++
3h. Digital connectivity	0	0	0	0	0	0
4a. New employment floorspace	0	0	0	+	0	0
4b. Access to major employment areas	0	0	0	0	0	0
5a/5b. Historic environment	0	0	0	0	+?	0
5c. Biodiversity	0	+	0	0	+?	0
5d. Landscape	0	+	0	0	+?	+?
5e. Green infrastructure	0	+	0	0	0	0
5f/5g. Land use	0	0	0	+	+	0
5h/5i. Flood risk	+	+	0	0	0	0
5j. Water resources	+	+	0	+	+	0
6a/6b. Waste and resources	+	0	0	+	0	0

Policy LPS10: Climate Change, Sustainable Design and Construction

6.246 The policy is set out to meet the challenges of climate change mitigation and adaptation. The related policy requirements include maximising on-site renewable energy generation, minimising embodied carbon and incorporating designs such as Passivhaus, that support resilience to the changing climate. Furthermore, the policy states that a BREEAM 'Excellent' rating will be required for major non-residential development. Therefore, the policy is expected to have a significant positive effect in relation to **SA objectives 1a: Contributing to climate change** and **1b: Adaptation to climate change**. As part of the approach to mitigating climate change, the policy requires that developments should minimise heating and cooling energy demand. This requirement is likely to reduce the need for power from fossil fuel sources in the plan area with a minor positive effect likely in relation to **SA objective 2c: Air quality**.

6.247 Ensuring residential developments are more energy efficient will support the delivery of a higher quality of housing stock in South Gloucestershire. As such a minor positive effect is expected in relation to **SA objective 3a/3b: Housing**. It is also likely that reducing the energy demands of homes will be of particular benefit to those who are affected by fuel poverty, including those from low income backgrounds. The policy is therefore expected to have a minor positive effect in relation to **SA objective 3g: Deprivation**.

6.248 The policy does not specifically address the challenge of flood risk. However, the potential for these types of impacts is likely to increase as a result of climate change. The requirement in the policy to ensure that developments are resilient to the effects of the changing climate, is likely to support the delivery of developments that are better equipped to handle the impacts of flooding. A minor positive effect is therefore expected for the policy in relation to **SA objective 5h/5i: Flood risk**.

6.249 Furthermore, the policy requires developments to include measures to utilise water efficiently and to make efficient use of natural resources. Therefore, a minor positive effect is also recorded for the policy in relation to **SA objectives 5j. Water resources** and **6a/6b. Waste and resources**.

Policy LP23: Climate Change Adaptation and Resilience

6.250 The policy seeks to ensure that developments delivered in the plan area are designed to cope with the effects of climate change. The requirements of the policy include undertaking assessments of climate risk and using findings to inform the design of developments so that the layout, form, massing and orientation of the development is appropriate and promotes climate resilience. As such the policy is likely to have a significant positive effect in relation to **SA objective 1b: Adaptation to climate change**. As part of the principles that developments should follow in relation to climate change, the policy sets out that proposals should demonstrate how they avoid or minimise increases to energy use and CO_2 emissions. Therefore, a minor positive effect is expected in relation to **SA objective 1a: Contributing to climate change**. The provision of more energy efficient buildings in South Gloucestershire is likely to reduce reliance on energy from fossil fuels that might otherwise contribute to air pollution. Therefore, a minor positive effect is also expected in relation to **SA objective 2c: Air quality**. The transition towards a more energy efficient housing stock in the plan area is likely to have more marked benefits for those in fuel poverty and those from low-income backgrounds. A minor positive effect is therefore expected in relation to **SA objectives 3a/3b: Housing** and **3g: Deprivation**.

6.251 The policy sets out that the design of developments should incorporate green and blue (and brown) infrastructure as informed by the climate risk assessment. This element of the policy is likely to have a range of benefits. Green infrastructure can provide public open spaces for local people and support travel by active modes as well as ecological and landscape character benefits. Therefore, minor positive effects are expected in relation **to SA objectives 2a: Public open space, 5e: Green infrastructure**, **3f: Sustainable travel, 5c: Biodiversity** and **5d: Landscape**. Green infrastructure provision in South Gloucestershire is also likely to help reduce flood risk and support the filtration of surface waters. The adaptation and resilience assessment should include how the development will use multi-functional SuDS and demonstrate how water will be conserved. As such, a minor positive effect is likely in relation to SA objectives **5h/5i: Flood risk** and **5j: Water resources**. Furthermore, the policy is clear that the adaptation and resilience assessment should identify how water supplies will be conserved at developments as well as the how they will incorporate multi-functional SuDS.

Policy LP24: Energy Management in New Development

6.252 The policy promotes measures that would minimise energy demand and maximise onsite renewable energy generation at new developments. It also includes total energy use targets for non-residential developments and specific standards for residential and on-residential development. Therefore, a significant positive effect is expected in relation to **SA objective 1a: Contributing to climate change**. Reducing the demand for energy in the plan area is likely to benefit the local air quality given the contribution energy production from fossil fuels can make to air pollution. Therefore, a minor positive effect is expected in relation to **SA objective 2c. Air quality**. Minimising the demand for energy at new

developments is also likely to help reduce residential energy bills. The benefit will be most felt by those from less affluent backgrounds and therefore a minor positive effect is also expected in relation to **SA objective 3g: Deprivation**.

6.253 The policy is likely to support the achievement of high quality housing stock in the plan area. Therefore, a minor positive effect is expected in relation to **SA objective 3a/3b. Housing**.

Policy LP25: Embodied Carbon

6.254 The policy will support developments that will minimise its embodied carbon. This would result in lower levels of carbon for the extraction, processing, manufacture and transport of building materials and from the energy and water used in production, assembly, and construction. As such, the policy is likely to result in a significant positive effect in relation to **SA objective 1a: Contributing to climate change**. Given that the policy approach may also encourage a lower level of water use and the reuse of recycled materials in the construction of new developments, a minor positive effect is expected in relation to **SA objectives 5j: Water resources and 6a/6b: Waste and resources**.

6.255 The policy is likely to support the provision of homes and other buildings that are more adaptable to the future needs of residents and businesses, to reduce the need for redevelopment for buildings to continue to be functional. As such a minor positive effect is expected for **SA objectives 3a/3b: Housing** and **4a: New employment floorspace**.

6.256 The policy is likely to encourage the use of locally available resources and resources that can be transported by more sustainable modes, such as by water and rail. This approach will contribute to a reduced level of transport related carbon associated with building materials and will also reduce the potential for congestion resulting from HGVs travelling within South Gloucestershire. Therefore, a minor positive effect is expected in relation to **SA objective 3f: Sustainable travel**.

6.257 A minor positive effect is also expected in relation to **SA objective 5f/5g: Land use** because the policy states that developments that require demolition should seek to maximise the amount of material recovered for reuse and recycling.

Policy LP26: Renewable and Low Carbon Energy Systems

6.258 The policy seeks to promote renewable energy generation and facilitate development that enables a smarter and more flexible energy system. The policy encourages proposals that involve renewable energy infrastructure, the recovery of waste heat or cooling, and proposals that support the transition to a smart, flexible, and zero carbon energy system. The policy also sets out criteria for different technologies such as wind, solar, mine-water and energy balancing including storage and generation. As such, the policy is expected to have a significant positive effect in relation to **SA objectives 1a: Contributing to climate change** and **1b: Adaptation to climate change**. The policy also encourages opportunities for the co-location of renewable energy generation with energy demand and storage for local need, which will help to improve energy efficiency. Furthermore, as development must include measures to enhance nature and biodiversity it is likely that this will promote climate resilience within the area. By minimising reliance on fossil fuel-based energy production, the policy is expected to see a reduction in greenhouse gas emissions which will minimise air pollution in the plan area. Therefore, a minor positive effect is expected in relation to **SA objective 2c. Air quality**.

6.259 The policy outlines that when assessing proposals weight might be given to the conservation of heritage assets and their setting. The policy also stipulates that the impact of any proposal on the significance of any non-designated heritage asset should also be taken into account. As such, a minor positive effect is recorded in relation to **SA objective 5a/5b. Historic environment**.

6.260 The policy seeks to ensure that proposals for renewable energy and low carbon energy systems provide measures to enhance and enable nature and biodiversity in the scheme design for the lifetime of the development. Wind energy development must also prepare a Habitats Regulations Assessment to ensure there will be no adverse effects on the integrity of SAC, SPA or Ramsar sites. Additionally, the policy encourages the restoration of sites following the decommissioning or removal of energy infrastructure, ensuring that the ecological value of the land is preserved or enhanced. In relation to biomass, the policy notes that all schemes using crops should demonstrate a positive effect on local biodiversity. As such, a minor positive effect is expected in relation to **SA objective 5c: Biodiversity**.

6.261 A minor positive effect is also expected in relation to **SA objective 5d: Landscape** as the policy places significant emphasis on mitigating landscape and visual impacts of renewable and low carbon energy generation and storage. The policy states that proposals for all forms of renewable energy technology should be situated in an appropriate location, which will ensure that developments are sensitive to their surroundings and minimise disruption to the visual and environmental character of the area. However, uncertainty is attached to **SA objectives 5a/5b: Historic Environment, 5c: Biodiversity and 5d: Landscape** because the exact location of the renewable energy development is unknown at this stage.

6.262 In relation to ground-mounted solar installations, the policy specifically discourages their placement on the best and most versatile agricultural land, unless it can be demonstrated that the benefits of the proposal significantly outweigh the temporary loss of the land. This approach protects valuable agricultural resources while promoting thoughtful land use. This is expected to have a minor positive effect in relation to **SA objective 5f/5g: Land use**.

6.263 The policy stipulates that proposals involving mine water must ensure that there is no unacceptable impact on the water regime. Additionally, potential effects on water quality must be thoroughly assessed, with appropriate mitigation measures implemented to address any identified risks. As such, a minor positive effect is recorded in relation to **SA objective 5j: Water resources.**

Policy LP27: Community Energy

6.264 The policy supports proposals for the development of community-led energy schemes, and schemes that will demonstrably benefit a community, or communities within the Cotswolds National Landscape and Green Belt. The requirements of the policy include that for the host community, or communities, it must maintain an enduring legal interest in the operation and governance of the proposed energy scheme. This will help to ensure that these schemes directly contribute to the local economy and social well-being. Furthermore, by directing the majority of the benefits of the schemes, such as long-term financial returns, to the host communities or communities, the policy encourages funding for local projects and opportunities for skills development and job creation. Additionally, access to affordable and sustainable energy will help to reduce energy poverty and promote social equity. As such, a significant positive effect is expected in relation to **SA objective 3g: Deprivation**.

6.265 Minor positive effects are expected in relation to **SA objectives 1a: Contributing to climate change**, and **1b: Adaptation to climate change** as the policy encourages the development of community-led energy schemes, thereby supporting the transition to low-carbon energy sources, whilst also enhancing local resilience to climate change. A minor positive effect is also expected in relation to **SA objective 2c: Air quality**, as these schemes will reduce reliance on fossil fuels, which will minimise air pollution by lowering pollutant emissions.

6.266 The policy stipulates that proposals, in the Cotswolds National Landscape, or Green Belt, must demonstrate a significantly greater level of benefit to the community to ensure that the benefits of the schemes outweigh any potential harm. This approach will ensure that developments in sensitive and protected locations are carefully evaluated for their impact on the natural environment harm, helping to protect the integrity and scenic value of these important landscapes while still allowing for sustainable energy development. As such, a minor positive effect is expected in relation to **SA objective 5d: Landscape.** However, uncertainty is attached as the exact location of the renewable energy development is unknown at this stage.

Recommendations

6.267 Policy LP27: Community Energy could state more generally that community-led energy schemes are supported throughout South Gloucestershire.

6.268 After considering this recommendation, the Council's reasons for not incorporating it is as follows:

- The policy is in line with the changes to the NPPF and ensures that community energy groups are not disadvantaged by them. The upshot of this is that policy is more akin to an exceptions policy.

Enhancing our natural environment

6.269 The likely effects of the policies in the 'Enhancing our natural environment' section of the Local Plan are summarised in **Table 1.1:** and are described below the table.

Table 6.22: Likely effects of the policies in the 'Enhancing our natural environment' section

SA Objectives	Policy LPS11	Policy LP28
1a. Contributing to climate change	0	0
1b. Adaptation to climate change	++	+
2a. Public open space	+	0
2b. Noise	0	0
2c. Air quality	+	0

SA Objectives	Policy LPS11	Policy LP28
2d. Access to healthcare services	+	0
3a/3b. Housing	0	0
3c/3d/3e. Access to community facilities, education and retail	0	0
3f. Sustainable travel	+	0
3g. Deprivation	0	0
3h. Digital connectivity	0	0
4a. New employment floorspace	0	0
4b. Access to major employment areas	0	0
5a/5b. Historic environment	+	+
5c. Biodiversity	++	++
5d. Landscape	++	+
5e. Green infrastructure	++	+
5f/5g. Land use	0	0
5h/5i. Flood risk	+	+
5j. Water resources	+	+
6a/6b. Waste and resources	0	0

Policy LPS11: Strategic Green and Blue infrastructure and the Natural Environment

6.270 The policy aims to ensure development proposals maintain, protect and enhance the Strategic Green/Blue Infrastructure corridors in South Gloucestershire as well as protect visually important hillsides. Developments are required by the policy to have high regard for the Cotswold National Landscape and its setting, natural and scenic beauty. They should also provide a minimum of 10% biodiversity net gain and protect, enhance and buffer designated biodiversity sites. As such a significant positive effect is expected in relation to **SA objectives 5c: Biodiversity, 5d: Landscape** and **5e: Green infrastructure**. Given the benefits green infrastructure provision will have in relation to supporting climate change resilience including addressing flood risk and protecting water quality, a significant positive effect is also expected in relation to **SA objective 1b: Adaptation to climate change**. A minor positive effect is also expected in relation to **SA objectives 5h/5i: Flood risk** and **5j: Water resources**. The protection of landscape character in the plan area is likely to contribute to the protection of heritage assets and their settings in the plan area and therefore a minor positive effect is also expected in relation to **SA objective 5a/5b: Historic environment**.

6.271 The provision of green infrastructure in the plan area will also support increased access to open spaces and the incorporation of active travel routes which could contribute to a reduced need to travel by car Therefore, a minor positive effect is also expected in relation to S**A objectives 2a. Public open space, 2c: Air quality** and **3f: Sustainable travel**. Furthermore, supporting increased access to open space and encouraging the use of active travel may support improved levels of public health and help to reduce pressures on healthcare services in South Gloucestershire. Therefore, a

minor positive effect is expected in relation to **SA objective 2d. Access to healthcare services**.

Policy LP28: Ecology and Biodiversity Net Gain

6.272 The policy sets out ecological requirements that new development should maximise opportunities to enhance, create and extend ecological networks in South Gloucestershire, including designated sites. It also requires new development to achieve at least 10% biodiversity net gain and show how onsite gains will be maintained for at least 30 years. Given the policy's protection for important elements of the natural environment, a significant positive effect is expected in relation to **SA objectives 5c: Biodiversity**.

6.273 Given that the policy is likely to support the protection of green infrastructure corridors where they contribute to the ecological value of South Gloucestershire, a minor positive effect is expected in relation to **SA objective 5e: Green infrastructure**. A minor positive effect is also expected in relation to **SA objectives 1b: Adaptation to climate change**, **5h/5i: Flood risk** and **5j. Water resources** considering the benefits of green infrastructure provision in relation to supporting climate resilience (including the potential for increased flood risk) and promoting improvements in water quality.

6.274 The support in the policy for ecological networks in South Gloucestershire is likely to improve the character of local landscapes as well as the settings of heritage assets where natural features make important contributions. Therefore, a minor positive effect is expected in relation to **SA objectives 5a/5b: Historic environment** and **5d: Landscape**.

Creating well designed spaces

6.275 The likely effects of the policies in the 'Creating well designed spaces' section of the Local Plan are summarised in **Table 6.21** and are described below the table.

Table 6.23: Likely effects of the policies in the 'Creating well designed spaces' section

SA Objectives	Policy LPS12	Policy LP29	Policy LP30
1a. Contributing to climate change	+	0	0
1b. Adaptation to climate change	+	+	+
2a. Public open space	+	++	0
2b. Noise	0	0	0
2c. Air quality	+/-	0	+
2d. Access to healthcare services	+	+	+
3a/3b. Housing	+	0	++
3c/3d/3e. Access to community facilities, education and retail	+	0	0
3f. Sustainable travel	+/-	0	+
3g. Deprivation	+	+	+
3h. Digital connectivity	+	0	0
4a. New employment floorspace	+	0	0
4b. Access to major employment areas	0	0	0
5a/5b. Historic environment	++	+	+
5c. Biodiversity	+	+	+

SA Objectives	Policy LPS12	Policy LP29	Policy LP30
5d. Landscape	++	+	+
5e. Green infrastructure	+	++	+
5f/5g. Land use	+	0	0
5h/5i. Flood risk	+	+	+
5j. Water resources	+	+	+
6a/6b. Waste and resources	+	0	+

Policy LPS12: Creating Well-Designed Places

6.276 Given the policy's focus on design and ensuring that developments respond positively to the built, landscape and visual characteristics of an area in terms of its distinctiveness and identity, it is expected that the policy will have the most significant effects in relation to local character and the setting of heritage assets. The policy sets out requirements for developments to help create a well-designed, visually attractive and legible environment and for their scale and massing to respond positively to local character. As such, a significant positive effect is expected in relation to **SA objectives 5a/5b: Historic environment** and **5d: Landscape**.

6.277 The policy also includes requirements that will help to address aspects of climate change. Developments should seek to maximise renewable electricity generation installations onsite and should be resilient to projected changes in the climate over their lifetime. Therefore, a minor positive effect is expected in relation to **SA objectives 1a: Contributing to climate change** and **1b: Adaptation to climate change**.

6.278 Public open spaces are required by the policy to be accessible for all users and should be attractive, functional and safe spaces. As such the policy will help support an uplift in the quality of open spaces in South Gloucestershire, therefore a minor positive effect is expected in relation to **SA objective 2a: Public open space**. The policy is clear that the layout of development should connect to the wider network of active travel links, as well as any existing or proposed key services and facilities. It should furthermore support the creation of compact and walkable neighbourhoods. This approach is expected to help encourage journeys to be made by active modes of transport as well as supporting access to a range of services in the plan area. Furthermore, the modal shift supported is likely to help minimise air pollution in the plan area. As such a minor positive effect is expected in relation to **SA objectives 2c: Air quality, 2d: Access to healthcare services, 3c/3d/3e: Access to community facilities, education and retail** and **3f: Sustainable travel**. For SA objectives 2c and 3f the minor positive effect is mixed with a minor negative effect given that the policy requires that parking provided is conveniently sited and meets the needs of all users. This requirement will support access to services and facilities for a range of user types, however, it may encourage travel by private vehicle, thereby contributing to air pollution and traffic congestion. The potential to support access to services for those who might otherwise not be able to access them (including people with disabilities) means that a minor positive effect is also expected in relation to **SA objective 3g: Deprivation**.

6.279 The policy supports appropriately designed development to meet the needs of a range of user types which is expected to require developments to support digital connectivity. The supporting text highlights that the design of developments will need to consider provision for digital infrastructure. Therefore, a minor positive effect is expected in relation to **SA objective 3h: Digital connectivity**. Given that the policy also supports the creation of environments that support working, there is potential for it to support some level of job creation where home working can occur. Therefore, a minor positive effect is expected in relation to **SA objective 4a: New employment floorspace**.

6.280 The policy states that developments should be designed to ensure that the natural environment is protected. Furthermore, appropriate amounts of high-quality green and blue infrastructure should be provided. Given the range of benefits green infrastructure can have for nature provision, flood risk and water quality, a minor positive effect is also expected in relation to **SA objectives 5c: Biodiversity, 5e:**

Green infrastructure, 5h/5i: Flood risk and **5j: Water resources**.

6.281 Requiring the conservation of natural resources, including land, water and materials is set out in the criteria of the policy. These criteria also include the requirement for development to incorporate an appropriate amount of space and facilities for the sorting and storage of recyclable and other waste materials. As such the policy may encourage a more efficient use of finite materials and help to encourage recycling in the plan area therefore a minor positive effect is expected in relation to **SA objectives 5f/5g: Land use** and **6a/6b: Waste and resources**

Policy LP29: Stewardship Arrangements

6.282 The requirement in the policy for major developments that include new areas of open space and green infrastructure to be supported by a management and maintenance strategy is likely to help support the upkeep of these types of areas. Ensuring their appropriate maintenance will promote the long-term functioning of open spaces and green infrastructure and help retain them as high-quality spaces. As such, significant positive effects are expected in relation to **SA objectives 2a: Public open space** and **5e: Green infrastructure**.

6.283 The provision and maintenance of green infrastructure in South Gloucestershire will have a range of benefits. This is likely to include supporting opportunities for exercising, building resilience of the plan area to the effects of climate change, including flooding, and providing areas in which ecological networks and connectivity can flourish. Therefore, a minor positive effect is expected in relation to **SA objectives 1b: Adaptation to climate change, 5c. Biodiversity** and **5h/5i: Flood risk and 5j. Water resources**. A minor positive effect is also expected in relation to **SA objective 2d: Access to healthcare services**. There is potential for the uplift in public health supported by the maintenance of high-quality green infrastructure and open space in the area, to help to reduce demand on local healthcare facilities.

6.284 The policy prioritises the public management of open space, and involvement of established local organisations, charities and social enterprises, which encourages community ownership and local decision-making. This is likely to have a minor positive effect in relation to **SA objective 3g: Deprivation**, as this supports enhanced access to recreational spaces, and fosters community cohesion, which can help contribute to reducing deprivation.

6.285 Maintaining landscaping in the plan area to an appropriate standard over the lifetime of a development is likely to benefit the aesthetic quality of the plan area. Associated benefits are likely in relation to local character and the settings of heritage assets. Therefore, a minor positive effect is also expected in relation to **SA objectives 5a/5b: Historic environment** and **5d: Landscape**.

Policy LP30: Private & Communal Amenity Space Standards

6.286 The policy supports the provision of a higher quality of housing stock in South Gloucestershire. The requirements set out will help ensure the provision of external landscaped communal amenity space and an appropriate level of private amenity space at many new homes delivered in the plan area. Therefore, a significant positive effect is expected in relation to **SA objective 3a/3b: Housing**.

6.287 The incorporation of suitable external amenity space and private amenity space at new residential properties is likely to have a range of benefits for new residents as well as for those in the wider area. Incorporating landscaping as part of external communal spaces will support the wider green infrastructure network and is likely to prevent the increase in hard surfaces in some areas. This is likely to support resilience to the effects of climate change, helping to manage flood risk and allowing for the infiltration of surface water. A minor positive effect is therefore expected in relation to **SA objectives 1b: Adaptation to climate change**, **5h/5i: Flood risk** and **5j: Water resources**. It is likely that the provision of landscaping within these areas could support some level of biodiversity and habitat connectivity and therefore a minor positive effect is also expected in relation to **SA objective 5c: Biodiversity**. The provision of landscaping could also benefit the established character of the plan area as well as the setting of heritage assets. As such a minor positive effect is likely in relation to **SA objectives 5a/5b: Historic environment** and **5d: Landscape**.

6.288 The supporting text of the policy notes that amenity spaces provided in line with the policy will allow residents to store bicycles and provide areas for the sorting and storage of recycling and waste. As such the policy could have benefits in relation to improved levels of travel by active modes and reduced levels of air pollution, while also encouraging recycling. Therefore, minor positive effects are expected in relation to **SA objectives 2c: Air quality**, **3f: Sustainable travel** and **6a/6b: Waste and resources**.

6.289 The requirements of the policy are likely to support the health and wellbeing of residents in South Gloucestershire through the provision of suitable living space and access to outdoor spaces that might be used for personal enjoyment and exercise. The support provided for public health may help to limit the potential for overburdening of the healthcare system and therefore a minor positive effect is expected in relation to **SA objective 2d. Access to healthcare services**. The benefits of the policy are likely to be most felt at smaller properties where the minimum standards for these types of

provision might otherwise not be met. Given that those from less affluent backgrounds are most likely to purchase or rent such properties, a minor positive effect is expected in relation to **SA objective 3g. Deprivation.**

Minerals, resources and waste

6.290 The likely effects of the policies in the 'Minerals, resources and waste' section of the Local Plan are summarised in **Table 6.22** and are described below the table.

Table 6.24: Likely effects of the policies in the 'Minerals, resources and waste' section

SA Objectives	Policy LPS13	Policy LPS14	Policy LPS15	Policy LP31	Policy LP32	Policy LP33
1a. Contributing to climate change	0	0	+	+	++	+
1b. Adaptation to climate change	+	0	0	+	0	0
2a. Public open space	+	0	0	0	0	0
2b. Noise	+/-	0	0	0	-	+
2c. Air quality	+/-	+	+	+	+/-	+
2d. Access to healthcare services	0	0	0	0	0	0
3a/3b. Housing	+	+	0	0	0	-
3c/3d/3e. Access to community facilities, education and retail	0	+	0	0	+	0
3f. Sustainable travel	0	+	0	0	0	+
3g. Deprivation	0	0	0	0	0	0
3h. Digital connectivity	0	0	0	0	0	0
4a. New employment floorspace	+	+	0	+	+	+
4b. Access to major employment areas	0	0	0	0	0	0
5a/5b. Historic environment	+	+	0	+	+/-	+
5c. Biodiversity	+	+/-	+	+	+/-	+
5d. Landscape	+	+/-	+	+	+/-	+
5e. Green infrastructure	+	0	0	0	0	0
5f/5g. Land use	+/-	+	0	+	+/-	+
5h/5i. Flood risk	+	+/-	+	+	+/-	+
5j. Water resources	+	+/-	0	0	0	+
6a/6b. Waste and resources	++/-	+	++	++	+	++

Policy LPS13: Mineral Working and Restoration

6.291 The policy is set out to ensure the steady and adequate supply of aggregates in South Gloucestershire. Furthermore, the policy supports the provision of recycled aggregates and that any waste produced as part of extraction and processing should be kept to a minimum. Therefore, a significant positive effect is expected in relation to **SA objective 6a/6b: Waste and resources**. Given that there is a finite supply of these resources in the plan area and that their extraction will contribute to a reduction in overall supply available to future generations, the significant positive effect is expected in combination with a minor negative effect. The maintenance of an appropriate supply of aggregates will support housing and economic development in the plan area and therefore a minor positive effect is expected in relation to **SA objectives 3a/3b: Housing** and **4a: New employment floorspace**.

6.292 The policy sets out that the restoration and aftercare of mineral development should reflect local character. Furthermore, the restoration process should seek to deliver uses including geodiversity, biodiversity and habitats, native woodland, the historic environment or recreation. Additionally, restoration schemes should result in biodiversity net gain and opportunities for public access to green space where safe and practical to do so. As such, the policy is supportive of the provision of green infrastructure that could also build climate resilience, including to flood risk, and protect water quality. Therefore, a minor positive effect is expected in relation to **SA objectives 1b: Adaptation to climate change, 2a: Public open space, 5: Green infrastructure, 5h/5i: Flood risk** and **5j: Water resources**. The supporting text to the policy provides three preferred areas (existing quarries) within South Gloucestershire to achieve the 10-year landbank for crushed rock, noting that extraction of crushed rock outside of the preferred areas will not be permitted, except at the boundaries of existing quarries, where this would prevent mineral sterilisation. As such, a positive effect is also expected in relation to **SA objectives 5a/5b: Historic environment, 5c: Biodiversity** and **5d: Landscape,** as this will reduce unnecessary disruption to the environment and minimise the risk of over-extraction.

6.293 The workings of minerals sites in South Gloucestershire will invariably result in noise pollution and dust that will affect local air quality. The policy requires that new minerals workings should not have adverse impacts on the natural and historic environment, human health or local amenity, with consideration to be given to blasting and vibration. Overall, a mixed minor positive and minor negative effect is expected in relation to **SA objectives 2b: Noise** and **2c: Air quality**.

6.294 New minerals workings are likely to require greenfield land in the plan area. However, the policy states that ancillary and secondary operations sites relating to minerals working should be located within the extent of the permitted mineral working site area to minimise impacts on the wider environment. Therefore, a mixed minor positive and minor negative effect is also expected in relation to **SA objective 5f/5g: Land use**.

Policy LPS14: Nationally Significant Infrastructure Projects (NSIPs) and Related Development

6.295 The policy sets out the Council's approach to managing NSIPs in South Gloucestershire, seeking to ensure that the nature, scale, and extent of such development is proportionate to the needs of the area and in line with relevant strategies and policies with regard to climate change, nature recovery and biodiversity. The policy stipulates that the Council will seek to ensure that consideration is given to the full range of the proposed project's environmental, transport and socio-economic impacts: positive and negative, tangible and intangible, and the level and duration of those impacts over time. This includes through habitat creation, landscape mitigation and/or screen planting where significant impacts are predicted. This approach is expected to help minimise any potential adverse effects on local ecology, landscape character, flood risk, and water quality. Therefore, a mixed minor positive and minor negative effect is expected in relation to **SA objectives 5c: Biodiversity, 5d: Landscape, 5h/5i: Flood risk and 5j: Water resources.**

6.296 NSIPs can directly create jobs through the construction and operational phases, and also encourage the growth of supporting industries. The policy notes that local economic and community benefits should be maximised through agreement and implementation of social, education, training, economic, environmental and transport strategies. As such, a minor positive effect is expected in relation **SA objectives 3c/3d/3e. Access to community facilities, education and retail and 4a. New employment floorspace.**

6.297 The policy states that phasing plans and triggers are essential to ensure the timely delivery of elements of the NSIPs, and its supporting infrastructure and associated development. This includes the early implementation of measures such as transport infrastructure and worker accommodation to minimise impacts on the local road network, community facilities, and the rented housing market. This is likely to have a minor positive effect in relation **SA objectives 2c: Air quality, 3a/3b: Housing, and 3f: Sustainable travel.**

6.298 The policy encourages the use of brownfield land and/or redundant facilities where possible. The policy also requires an agreed scheme of works, in relation to temporary development or construction areas, to ensure that temporary infrastructure is removed, serviced land is left in a condition suitable for agreed use, and land is restored to its original

state. A minor positive effect is therefore expected in relation **SA objectives 5f/5g: Land use and 6a/6b: Waste and resources** by encouraging sustainable land use and efficient resource management.

Policy LPS15: Nuclear New Build

6.299 The policy supports the development of a nuclear new build facility at the Oldbury site. This development would make a significant contribution in terms of low carbon energy, and the South Gloucestershire's sustainable energy objectives. As such, a significant positive effect is expected in relation to **SA objective 1a: Contributing to climate change.** The policy also stipulates that preferred principles for radioactive waste storage and disposal in relation to the decommission of the Oldbury power station will be expected to be clearly outlined. A minor positive effect is therefore expected in relation to **SA objective 6a/6b: Waste and resources.**

6.300 The development of a nuclear new build facility will help to minimise local air pollution as a form of low carbon energy. However, the construction of a new facility, and decommissioning of the existing Oldbury power station could temporarily result in increased local air pollution due to machine operation and transportation. As such, a mixed minor positive and minor negative effect is expected in relation to **SA objective 2c: Air quality.** Similarly, the development, particularly during the construction and operational phases is likely to cause localised noise disturbance. Therefore, a minor negative effect is expected in relation to **SA objective 2b: Noise.**

6.301 Nuclear new build projects have the potential to deliver high-quality education, training, supply chain and employment benefits. This is acknowledged by the policy, which states that the Council will seek to maximise benefits and legacy for local communities and businesses. As such, a minor positive effect is expected in relation to **SA objective 4a: New employment floorspace**. A minor positive effect is also expected in relation to **SA objective 3c/3d/3e: Access to community facilities, education and retail**, due to the increased opportunities for education, training and employment for the community.

6.302 The nominated site for the development of a nuclear new build power station is located in a sensitive location on the eastern bank of the internationally designated Severn Estuary. It is also adjacent to a number of listed buildings, and within the historic, flat, open landscape and habitats of the Severn Levels. The construction and operation of the facility could result in visual changes which affect the landscape character and cultural heritage of the area, as well as disrupt the local ecosystem, particularly the protected habitats and species of the Severn Estuary. The policy, however, provides mitigation measures to address these concerns. This includes through the reuse of existing NDA assets, such as developed land, facilities, and materials, for new nuclear build projects wherever feasible, to limit the need for greenfield land, and collaboration with project promoters on site-specific survey and assessment methodologies, to address socio-economic, ecological, archaeological, heritage, and visual sensitivities. As such, a mixed minor positive and minor negative effect is expected in relation to **SA objectives 5a/5b: Historic environment, 5c: Biodiversity, 5d: Landscape, and 5f/5g: Land use.**

6.303 The site is located within flood zone 3, and therefore is at a high risk of flooding, and there is potential for the development of a nuclear new build to increase risk elsewhere. Although not specifically addressed in the policy, the supporting text notes that associated development is likely to include works including flood defences for the site and surrounding area. As such, a mixed minor positive and minor negative effect is recorded in relation to **SA objective 5h/5i: Flood risk.**

Policy LP31: Oldbury A Station: Decommissioning

6.304 The policy supports the sustainable decommissioning of the existing Oldbury power station, through the creation of a co-ordinated, integrated and phased site wide strategic masterplan. This will involve the removal and temporary storage and/or disposal of hazardous waste, including asbestos and radioactive waste, to ensure the long-term protection of the public and the environment. A significant positive effect is therefore expected in relation to **SA objective 6a/6b: Waste and resources.**

6.305 The policy requires that the masterplan for the site and any individual proposals safeguard the routes and amenities of the Severn Way and other Public Rights of Way (PRoW) links. It also mandates that associated transport proposals are carefully managed to minimise impacts on local communities and ensure the safety of all road users. These measures are expected to help alleviate potential traffic congestion, as well as support walking, cycling and other forms of active travel, particularly through safeguarding PRoWs. Therefore, a minor positive effect is expected in relation to **SA objectives 2c: Air quality and 3f: Sustainable travel.**

6.306 The policy also states that the strategic masterplan should seek to secure sustainable and beneficial use, and/or reuse and restoration of the site at both the interim and end states. This includes meeting the needs of nuclear new build proposals, and other employment, and / or low/zero carbon energy related uses. As such, a minor positive effect is expected in relation to **SA objectives 1a: Contributing to climate change, 4a: New employment floorspace, and 5f/5g: Land use.** Furthermore, the policy notes that the masterplan should build resilience to climate change, including any flooding. As such, a minor positive effect is also expected

in relation to **SA objectives 1b: Adaptation to climate change and 5h/5i: Flood risk.**

6.307 The policy requires the masterplan to include detailed archaeological and geoarchaeological assessments, investigations, recordings, and publications in areas where development could impact buried archaeological or environmental remains. This reflects the significant archaeological potential of the Severn Levels, near the Oldbury site, and the possibility of surface or sub-surface features and finds. As such, a minor positive effect is expected in relation to **SA objective 5a/5b: Historic environment.**

6.308 Considering the sensitivity of the Oldbury site, located on the edge of the Severn Estuary, which is a designated biodiversity site, the policy seeks to ensure that the masterplan will minimise any impact on the environment. This includes through ensuring that any proposed development and their timings avoid impacts on biodiversity designations and protected species associated with the estuary. Furthermore, the masterplan should seek to address policies regarding green and blue infrastructure and biodiversity. In addition, proposals will need to conserve, and where possible, enhance landscape character and visual amenity of the site. Therefore, a minor positive effect is expected in relation to **SA objectives 5c: Biodiversity and 5d: Landscape.**

Policy LP32: Radioactive Waste

6.309 The policy directly addresses the management and storage of radioactive waste, as well as the disposal of low level waste at the Oldbury licensed site. Although all nuclear fuel has been removed from the Oldbury site, the decommissioning of the power station will generate radioactive waste. A significant positive effect is expected in relation to **SA objective 6a/6b: Waste and resources**, as the policy focuses on the careful management and disposal of hazardous, radioactive waste. In particular, the policy mandates the management of waste at the highest practical level of the waste hierarchy.

6.310 The policy seeks to ensure responsible radioactive waste management through adherence to the principle of proximity, which seeks to ensure that waste is managed as close as possible to its place of production. The policy also states that there is a need to minimise impacts on communities along transport routes from the site. It is expected that adherence to the principle of proximity will minimise the need for long-distance transportation of radioactive waste, thereby reducing fuel consumption, and greenhouse gas emissions associated with long-haul transport. Therefore, a minor positive effect is expected in relation to **SA objectives 1a: Contributing to climate change, 2c: Air quality, and 3f: Sustainable travel.** Furthermore, the policy seeks to ensure that measures are in place to mitigate risks from flooding and climate change. This is particularly important due to the location of the existing power station, on the edge of the Severn Estuary. As such, a minor positive effect is also expected in relation to **SA objective 5h/5i: Flood risk.**

6.311 The policy requires proposals for the management or storage of radioactive waste, or disposal of low level waste to ensure that the environmental, social, and economic impacts are acceptable and that the benefits outweigh any negative effects. Provisions will be put in place to maintain accurate records of the waste's location, extent, and nature for future reference by stakeholders, along with proper site regulation to ensure public health and environmental safety. As such, the policy is expected to have a minor positive effect in relation to **SA objectives 5c. Biodiversity, and 5d. Landscape.**

Policy LP33: Waste

6.312 The policy directly addresses the reduction of waste generation and the promotion of re-use and recycling in line with the waste hierarchy in South Gloucestershire. Proposals for less sustainable waste management facilities, including landfill will only be supported where a clear local demand is demonstrated, and the facilities are not importing waste from elsewhere, particularly via road or fossil fuel rail. Such proposals must also consider and minimise the environmental impacts associated with waste transportation. A significant positive effect is therefore expected in relation to **SA objective 6a/6b: Waste and resources**. An associated minor positive effect is recorded in relation to **SA objective 4a: New employment floorspace** given that this approach is likely to help support a transition to a greener economy in South Gloucestershire and job creation in this area.

6.313 Minimising the number of new landfill sites in the plan area will help prevent loss of greenfield land. Given that the policy is also clear that waste management facilities should prioritise the development of previously developed land, it is expected to have a minor positive effect in relation to **SA objective 5f/5g: Land use**. Reducing dependency upon landfill sites to meet the waste management needs of the area is also likely to limit carbon emissions given the amount of methane production associated with this type of land use. Furthermore, the policy states that waste recovery facilities beyond those for recycling and re-use will only be considered, where proposals can clearly demonstrate that they contribute to achieving net zero carbon emissions targets, such as heat offtake, carbon capture, or power generation benefits. It is expected that this approach will contribute to reduced greenhouse gas emissions and therefore a minor positive effect is expected in relation to **SA objective 1a: Contributing to climate change**.

6.314 The policy states that facilities for waste management should not adversely affect local health with specific reference included to air quality and noise pollution. Therefore, a minor positive effect is expected in relation to **SA objectives 2b: Noise** and **2c: Air quality**.

6.315 Developments that would prevent or prejudice the use of existing recycling or re-use waste sites for waste purposes are to be resisted under the 'agent of change' principle in line with the policy. As such the policy may result in some locations being deemed unacceptable in planning terms for housing delivery. A minor negative effect is therefore expected for **SA objective 3a/3b: Housing**.

6.316 It is expected that the requirement for waste management facilities to be located appropriately in relation to the primary highway network will reduce the potential for traffic congestion that might otherwise be associated with HGVs and other modes of transport needed for transporting waste. Therefore, a minor positive effect is expected in relation to **SA objective 3f: Sustainable travel**.

6.317 The policy expressly requires that facilities for waste management should not result in unacceptable environmental effects. This requirement is expected to help limit the potential for the most adverse effects relating to local ecology, heritage assets, landscape character, flood risk and water quality. Therefore, minor positive effects are expected for the policy in relation to **SA objectives 5a/5b: Historic environment, 5c: Biodiversity**, **5d: Landscape**, **5h/5i: Flood risk** and **5j: Water resources**.

Recommendations

6.318 The following recommendation is made in relation to Policy LPS15: Nuclear New Build:

- The incorporation of flood risk mitigation measures within the policy text is recommended.

6.319 After considering this recommendation, the Council's reasons for not incorporating it is as follows:

- Consideration of flood risk including mitigation is referenced in the Table accompanying the policy and it is referred to in policy text. Saved Policy PSP20 – Flood risk, surface water and watercourse management along with national policy applies in relation to flood risk mitigation in relation to the site.

Cumulative Effects

6.320 This section summarises the likely cumulative effects of the Local Plan objectives, Spatial Strategy and other policies on each of the SA objectives in the SA framework. The total combined effects of all the Plan policies working together are discussed, highlighting that many of the potential negative sustainability effects identified for individual provisions for development will be reduced or avoided by strong policy requirements governing all development in South Gloucestershire. **Table 6.14** provides a single overall cumulative effect for the Local Plan in relation to the achievement of each of the SA objectives.

6.321 The SA has highlighted the potential for some effects of the plan as a whole to be experienced across South Gloucestershire due to the development proposed in a range of locations (e.g. potential increases in air pollution). Conversely, some of the effects, both positive (e.g. for social inclusion, a mix of housing or health and wellbeing) and negative (e.g. for historic environment or biodiversity) are likely to be concentrated in particular locations within South Gloucestershire where most new housing development occurs, e.g. the north and east fringes of Bristol. This section also considers the potential for cumulative effects of the South Gloucestershire Local Plan in combination with other neighbouring plans. Additionally, the cumulative effects of the saved local plan policies have been taken into account.

Table 6.25: Cumulative Effects of the Regulation 19 Local Plan

SA objective	Cumulative effect
SA objective 1a	+/-
SA objective 1b	+/-
SA objective 2a	+
SA objective 2b	+/-
SA objective 2c	+/-
SA objective 2d	+
SA objective 3a	++
SA objective 3b	++
SA objective 3c	+
SA objective 3d	+
SA objective 3e	+
SA objective 3f	++
SA objective 3g	+
SA objective 4a	++
SA objective 4b	++
SA objective 5a	-?

SA objective	Cumulative effect
SA objective 5b	-?
SA objective 5c	+/-
SA objective 5d	+/-
SA objective 5e	+/-
SA objective 5f	--/+
SA objective 5g	--/+
SA objective 5h	-
SA objective 5i	-
SA objective 5j	-
SA objective 6a	--/+
SA objective 6b	--/+

SA Objective 1a. Climate change mitigation and SA Objective 1b. Climate change adaptation

6.322 South Gloucestershire Council declared a Climate Emergency in 2019. South Gloucestershire aims to be carbon neutral by 2030 which is supported in particular by the policies in the Responding to Climate Change section of the Local Plan which relate to Climate Change, Sustainable Design and Construction, Climate Change Adaptation and Resilience, Energy Management in New Development, Embodied Carbon, Renewable and Low Carbon Energy Systems and Community Energy. Each of these policies will help to achieve the goal of carbon neutrality as they encourage the generation of energy through renewable and low carbon sources and minimise energy use. Furthermore, Policy LPS1: Strategic Principles of the plan promotes Oldbury Nuclear Site as a potential opportunity for low carbon energy production. In relation to climate change resilience, Policy LPS1 emphasise the need for new development to have high quality, climate adaptive design. Strategic sites in the plan area will deliver a large proportion of the new housing in the plan area, thereby substantially increasing local energy demands and carbon emissions. Through Policy LP11: Major Sites Delivery these types of developments are required to be supported by review mechanisms to ensure sustainable construction, climate mitigation and adaptation objectives which is likely to further mitigate climate change and the associated effects. Although development proposals will need to consider these policies and the potential for achieving climate change resilience will be influenced most by the design of new development, the overall scale of new development proposed through the Local Plan could contribute to climate change.

6.323 Overall, a cumulative **mixed minor positive and minor negative effect** is expected in relation to these SA objectives. These effects are likely to be experienced in the long-term.

SA Objective 2a. Access to public open space

6.324 The Spatial Strategy will provide many of the new homes for the plan period at locations that are within the North or East Fringe areas of Bristol (including within the Brabazon and UWE development areas) or locations that are relatively well related to these areas. This includes Strategic Village Extensions at Easter Compton and Almondsbury as well as at various settlements in more rural locations where the level of development to be delivered is more limited. It is expected that avoiding the more rural settings when delivering much of the larger developments may limit the potential for adverse impacts on the open countryside. While some of the strategic sites contains existing areas of open space, development will need to accord with the site-specific policies which require that developments contribute to open space and sports facilities. Furthermore, Policy LP11 requires that developments provide for public open space as part of the master planning process. In addition, Policies LP23: Climate Change Adaptation and Resilience and LP29: Stewardship Arrangement both make specific reference to the inclusion of green infrastructure and open space as part of development proposals which could help increase the amount of public open space. Saved Policies CS24 - Green Infrastructure, sport and recreation standards, PSP5 - Undesignated Open Spaces Within Urban Areas and Settlements and PSP44 - Open Space, Sport and Recreation incorporate further requirements relating to access to open space and sports facilities. Saved Policy PSP4 Designated Local Green Spaces is also of relevance stating that inappropriate development within a designated Local Green Space will only be acceptable in very special circumstances.

6.325 Overall, a cumulative **minor positive effect** is expected in relation to this SA objective.

SA Objective 2b. Noise

6.326 The delivery of large-scale new communities could have noise implications for existing residents within South Gloucestershire given the construction activities required. Furthermore, Policy LPS2: Locational Strategy includes several sites for housing development that are close to motorways, A-roads or industrial uses where there is potential for new residents to be adversely affected by noise pollution. Notably this includes the Woodlands and Almondsbury strategic sites which are adjacent to the M4 and M5, respectively. The allocation policies for these sites require the incorporation of green infrastructure which may help to address this issue. Furthermore, Saved Policy PSP8 Residential Amenity protects against unacceptable living

conditions or impacts on residential occupiers which is likely to help ensure all residential development sites are provided to mitigate against noise and other impacts relating to residential amenity.

6.327 Overall, **mixed minor negative and minor positive effects** are expected in relation to SA objective 2b. The effects identified in relation to noise would likely be more pronounced in the short term and could be temporary during the construction phases of development. Noise associated with traffic or industrial uses affecting new residents could be permanent and long-term where appropriate mitigation is not delivered.

SA Objective 2c. Air quality

6.328 The overall scale of development proposed through the Local Plan will inevitably result in an increase in traffic as well as air pollution and carbon emissions associated with this. However, Policies LP23: Climate Change Adaptation and Resilience and LPS10: Climate Change, Sustainable Design and Construction seek to provide more energy efficient buildings in South Gloucestershire which is likely to reduce reliance on energy from fossil fuels that might otherwise contribute to air pollution. In addition, each of the seven major sites policies aim to provide a comprehensively planned and connected development with active travel routes which is likely to encourage walking and cycling, instead of journeys by private car. Notable improvements supported by the strategic allocations include the delivery of a new active travel bridge across the M4 at the Woodlands allocation, the provision of new strategic cycle links alongside the new railway station to be provided in support of the Charfield allocation and active travel routes across the A38 at the Almondsbury allocation. Furthermore, the focus of most new growth (including employment growth) in line with Policy LPS2: Locational Strategy towards the urban edges of Bristol and Severnside and as extensions to existing larger villages is likely to encourage many journeys to be made by cycling and walking given the shorter distances to essential services and facilities and jobs. However, there is potential for the scale of development within the North and East Fringe areas to contribute to localised congestion. Furthermore, the Warmley allocation may worsen air pollution within the Kingswood Warmley AQMA. The potential for increasing numbers of journeys to result will be mitigated in part by the services and facilities required by the relevant allocation policies to support the large-scale strategic site allocations. Further mitigation will be provided through Saved Policy CS6 – Infrastructure and Developer Contributions which is likely to help ensure that new developments are supported by adequate, accessible infrastructure which considers the cumulative impact of growth. Furthermore, Saved Policy PSP11 – Transport Impact Management requires that the transport implications of new development are fully addressed and Saved Policy PSP21 – Environmental Pollution and Impacts requires the prevention of unacceptable pollution (including air pollution) and mitigation of adverse impacts.

6.329 Overall, a **cumulative minor positive and minor negative effect** is expected in relation to this objective. This effect is expected to be long-term unless additional sustainable modes of transport are incorporated throughout South Gloucestershire and people's behaviour changes, especially in more rural areas.

SA Objective 2d. Access to healthcare services and facilities

6.330 The scale of growth proposed through the Local Plan could result in increased pressure on healthcare services and facilities. However, the delivery of a high proportion of the new housing development towards the urban edges of Bristol, in line with Policy LPS2: Locational Strategy, will provide many residents with good access to existing healthcare facilities. In contrast, as the Locational Strategy allocates some growth beyond the urban edges, some residents within the more rural areas of South Gloucestershire may find it more difficult to access healthcare facilities, especially as these facilities are increasingly becoming centralised. At the strategic site allocations there are requirements in the associated allocation policies for contributions towards primary care services which will help mitigate capacity issues, with new facilities to be incorporated on site at the Woodlands and Carsons Green and Rockhouse Farm allocations. In addition, the focus of much of the new growth (including employment growth) towards the urban edges of Bristol and Severnside and at strategic sites that incorporate new service provision will encourage more journeys to be made by cycling and walking given the shorter distances to essential services and facilities and jobs. Requirements for development proposals to demonstrate sustainable travel links, which residents could use to access and commute to healthcare facilities to the benefit of public health, are set out in Policies LPS8: Town Centres and LP11: Major Sites Delivery. Saved Policies PSP8 – Residential Amenity and PSP9 – Health Impact Assessment will also help to ensure that developments do not result in noises, fumes and odour and provide an environment that promotes health and wellbeing. It is expected that these measures will help limit demand on healthcare services.

6.331 Overall, a **minor positive effect** is expected. This effect will be long-term and permanent.

SA Objective 3a. High quality housing and SA Objective 3b. Mix of high-quality housing types and tenures

6.332 The Local Plan sets out the delivery of 22,573 homes over the plan period. The strategic allocation policies are set

out to support the delivery of affordable homes as well as self-build and custom dwellings. Furthermore, Policy LP11: the Major Sites Delivery is clear that the aim should be for these different types of homes to be delivered in step with each other, thereby achieving the creation of more balanced and integrated communities. Many of the allocations are to be delivered within the North and East Fringe areas of the Bristol Urban Area with more sizeable developments also distributed beyond these areas to support the extension of a small number of larger villages. The approach to providing affordable homes in South Gloucestershire is set out through the Policy LPS4: Affordable Homes which stipulates the required number of dwellings to be provided over the plan period. The plan also seeks to ensure that homes to meet the needs of a range of user types are provided for through Policies LPS5 and LPS6: Accommodation for Gypsies and Travellers and Travelling Showpeople, Policy LP15: Houses in Multiple Occupancy and Older Peoples Housing. This would contribute towards providing an appropriate mix of housing across South Gloucestershire's urban and to a lesser extent, rural areas. Furthermore, Policies LP18: Internal Space and Accessibility Standards and Private and Communal Amenity Space Standards will help ensure that new housing stock will be compliant with Nationally Described Space Standards and that a proportion of housing delivered will meet higher accessibility standards. New dwellings will also be required to incorporate private amenity space to meet the applicable minimum size standards and be of a high quality. Saved Policy CS17 – Housing Diversity will further support the delivery of an appropriate mix of homes to meet local needs in South Gloucestershire.

6.333 Overall, a cumulative **significant positive effect** is expected. This is likely to be long term and permanent.

SA Objectives 3c. Access to community facilities and 3d. Access to educational facilities

6.334 The scale of growth proposed through the Local Plan could result in increased pressure on community services and facilities, including educational facilities. However, the strategic site allocations set out in the plan are required by their associated policies to deliver or financially contribute to the delivery of a range of provisions including schools, libraries and other community facilities as well as the incorporation of new local centres. These provisions will help mitigate capacity issues relating to existing facilities as the population grows as well as improving access for those residents already in South Gloucestershire. In addition, requirements for development proposals to demonstrate sustainable travel links, which residents could use to access and commute to community and educational facilities, are set out in Policies LPS8: Town Centres and LPS9: Strategic Transport Movement and Infrastructure policies. Saved Policy PSP11 – Transport Impact Management will also help to ensure that development benefits from suitable access to services and facilities by sustainable modes. Furthermore, Saved Policy CS6 – Infrastructure and Developer Contributions requires that developments of a sufficient scale to increase demand on infrastructure should seek to mitigate impacts including through the provision of new facilities.

6.335 Overall, a cumulative **minor positive effect** is expected. This is expected to be long-term and permanent.

SA Objective 3e. Access to retail and food buying

6.336 Requirements for development proposals to demonstrate sustainable travel links, which residents could use to access and commute to community facilities, are set out in the Town Centres and Sustainable Movement and Transport Infrastructure policies. Additionally, Policies LPS8: Town Centres and LP11: Major Site Delivery will support, and safeguard town centres uses and include a retail strategy for a variety of uses. It is expected that focusing new development at and close to the North and East Fringe of the Bristol urban area and as extensions to larger villages that benefit from some existing provisions, under Policy LPS2: Locational Strategy, will achieve relatively good levels of access for most residents to existing retail and food buying facilities. Furthermore, many of the strategic allocations include the delivery of new retail provisions. Most notably this includes the incorporation of new local centres at the Woodlands, North Lyde and Carsons Green and Rockhouse Farm strategic sites. Saved Policy PSP32 – Local Centres and Parades will help to ensure the function and viability of local centres that provide access for residents to opportunities for retail.

6.337 Overall, a **minor positive effect** is expected. This is expected to be long-term and permanent.

SA Objective 3f. Deprivation

6.338 Deprivation is measured across multiple dimensions, including education, employment, health and housing. The deprivation that exists in South Gloucestershire is spread across the authority's urban areas, market towns and rural settlements. Within the North and East Fringe, areas experiencing the greatest levels of deprivation are located towards Patchway, Staple Hill and Kingwood. Policy LPS2: Locational Strategy is expected to contribute towards delivering some new development in and close to areas that are more deprived which is likely to help address existing issues through regeneration. Policies LPS4: Affordable Homes, LP27: Community Energy, LP11: Major Site Delivery, LP20: Employment and Skills Development and LPS8: Town Centres all include measures to support the local community (such as through the delivery for suitable and affordable housing and contributing to a more educated workforce) and

therefore could reduce deprivation within the area. Saved Policy CS23 - Community Infrastructure and Cultural Activity could further help to contribute towards this objective by ensuring that residents benefit from appropriate levels of community infrastructure.

6.339 Overall, a **significant positive effect** is expected. This effect is expected to be long term and permanent.

SA Objective 3g. Digital connectivity

6.340 Policy LPS2: Locational Strategy provides much of the new development at or close to the urban edge towards the North and East Fringe areas. At these areas, digital connectivity is likely to be stronger and there may be potential to extend existing service provision given that critical mass is already present to help support infrastructure improvements. The more rural areas of South Gloucestershire may have greater need for improved digital connectivity, and this is likely to be achieved through the growth supported through the plan, including strategic allocations at some of the larger villages including Easter Compton, Charfield and Almondsbury. The Saved Policies CS6 – Infrastructure and Developer Contributions and PSP36 - Telecommunications Infrastructure will help to ensure that infrastructure necessary for broadband and other forms of digital connectivity is provided for by new development where demand is generated and that where this infrastructure is delivered local amenity is protected.

6.341 Overall, a **minor positive effect** is expected. This is expected to be long-term and permanent.

SA Objective 4a. Employment floor space and SA Objective 4b. Access to major employment areas

6.342 The Local Plan will allocate 49.7ha of employment land. The Economic Strategy set out in the plan is to maintain and further realise the potential of strong-performing locations, while further enhancing the North Fringe, the East Fringe, Severnside, and rural areas, with new employment allocations. Furthermore, many of the strategic allocations included in the plan are proposed to include employment uses alongside new residential growth meaning that some residents could have reduced need to travel from these locations for work. Most notably this includes the Warmley, Carsons Green and Rockhouse and North Lyde allocations which will deliver substantial amounts of new employment land. Furthermore, the UWE and Brabazon areas will continue to be developed to include employment uses at highly sustainable locations of South Gloucestershire. By including economic development in the areas that are well related to and well served by transport links from the Bristol urban area it is likely that many new and existing residents can benefit from good access to jobs. Policies LPS7: Safeguarded Employment Areas, LP19: Non-Safeguarded Employment Areas and LP20: Employment and Skills Development set out the approach to maintaining existing areas of employment in South Gloucestershire as well as the contribution of major developments towards local training. Maintaining access to employment areas and ensuring that congestion does not detrimentally affect economic growth in the plan area will be supported by Saved Policy PSP11 Transport Impact Management. Development within the key Enterprise Areas at Emersons Green, Filton and Avonmouth/Severnside is to be coordinated and to support the provision of essential infrastructure in line with Saved Policy PSP26 - Enterprise Areas. This approach is likely to help ensure the continued viability and functioning of these key employment areas in South Gloucestershire. Furthermore, Saved Policy PSP28 – Rural Economy provides criteria for the achievement of appropriate economic development within rural areas.

6.343 Overall, a **significant positive effect** is expected. This is likely to be long-term and permanent.

SA Objective 5a. Historic environnent and SA Objective 5b. Undesignated heritage assets

6.344 The delivery of the scale of new growth proposed over the plan period in line with the Locational Strategy, towards the North and East Fringes of the Bristol urban area, is likely to have implications for the settings of heritage assets. Although heritage assets are distributed throughout South Gloucestershire, there are concentrated areas of heritage assets within the urban areas. Notably the strategic allocations at Carsons Green and Rockhouse Farm and Almondsbury are close to Conservation Areas. Effects relating to historic environment are to some extent uncertain until the exact design of development is determined. However, within Policies LP11: Major Site Delivery and LPS12: Creating Well-Designed Places there are a number of measures which are drafted to ensure the design and implementation of developments do not adversely impact the surrounding area, including in terms of the area's visual characteristics. Further mitigation is set out through Saved Policy CS9 - Managing the Environment and Heritage which requires that developments are delivered to conserve, respect and enhance heritage assets.

6.345 Overall, a potential but **uncertain minor negative effect** is identified. This is likely to be a long-term and permanent effect.

SA Objective 5c. Biodiversity, SA Objective 5d. Landscape and SA Objective 5e. Green infrastructure

6.346 The scale of development proposed through the Local Plan could result in adverse effects on biodiversity, including as a result of habitat loss, fragmentation and disturbance as well as the displacement of species as a result of construction and human activities once development is occupied. Policy

LPS2: Locational Strategy would likely limit negative effects on biodiversity by achieving a more efficient pattern of land use promoting opportunities for brownfield development in urban areas. It is noted that there are also a number of opportunities along the East Fringe for development to create and enhance access from the urban area into the countryside by protecting and connecting existing green infrastructure assets such as woodland and common land. However, a relatively high level of development provided at locations within the North and East Fringes and generally within urban areas could increase pressures on habitats and open green spaces in these areas. Many of the strategic allocations include areas within green infrastructure corridors which might result in disruption but could also provide opportunities for enhancement depending on their specific design. Development within Severnside and within the west of South Gloucestershire is noted to have potential to adversely affect the Severn Estuary SAC, SPA and Ramsar site given its proximity. The HRA has concluded that adverse effects on integrity cannot yet be ruled out in relation to air pollution (Severn Estuary SAC and the SPA/Ramsar indirectly, Bath & Bradford on Avon Bats SAC, River Wye SAC, Wye Valley Woodlands SAC and Avon Gorge Woodlands SAC) or recreation pressure (Severn Estuary SAC/SPA/Ramsar). As such, the Council will need to resolve these issues prior to adoption of the plan.

6.347 Policy LPS2: Locational Strategy includes development within more rural locations of South Gloucestershire meaning potentially that more areas might be affected by development. South Gloucestershire's rural areas contain many natural assets and landscape designations. Notably, Policy LPS2 allocates several sites in the Cotswolds National Landscape, which may cause harm to the character and appearance of the area. The distribution of growth set out by the Locational Strategy may therefore have a negative effect on South Gloucestershire's urban green infrastructure network, landscape and biodiversity.

6.348 However, Policies LP23: Climate Change Adaptation and Resilience and LPS11: Strategic Green and Blue Infrastructure and the Natural Environment state that green and blue infrastructure should be incorporated into the design of new developments and that developments should protect and enhance the integrity, connectivity and function of any strategic green and blue infrastructure corridors. Similarly, Policy LP11: Major Site Delivery requires development proposals to demonstrate that sufficient space is given to green infrastructure possibilities during the feasibility and pre-application stage. The potential for adverse effects relating to biodiversity sites and the Local Nature Recovery Strategy are addressed through the Ecology and Biodiversity Net Gain policy. Furthermore. Saves Policies PSP2 – Landscape and PSP7 - Development in the Green Belt will help to limit the potential for adverse impacts on landscape character including that of the Cotswolds National Landscape and preserve the open character of the Green Belt.

6.349 Overall, a **mixed minor positive and minor negative effect** is expected. This is likely to be a long-term and permanent effect.

SA Objective 5f. Land use and SA Objective 5g. Agricultural land

6.350 The scale of development proposed through the Local Plan will inevitably result in the loss of greenfield land which it will not be possible to mitigate. Policy LPS2: Locational Strategy includes much of the new development as urban extensions to the Bristol urban area and to the larger villages in the plan area where there may be potential to make use of brownfield land in presently developed areas. Much of the land in South Gloucestershire is Grade 3 agricultural land with smaller corridors of Grade 2 agricultural land also present. The majority of allocations lie on Grade 3 agricultural land (although some of this may be Grade 3b land) and some contain Grade 2 land. As such it is expected that development set out in the plan is likely to result in loss of access to some best and most versatile agricultural land. Policies LP1: Making Effective Use of Land in Urban and Town Hubs and LP25: Embodied Carbon require developments to optimise the use of land by achieving area specific densities and to use land sustainably and prioritise the renovation or retrofit of existing structures. Furthermore, by prioritising developments within the settlement boundaries, Policy LP2: Settlement Boundaries is likely to help encourage the recycling of brownfield land in urban locations.

6.351 Overall**, mixed significant negative and minor positive effects** are expected. This would be long term and permanent.

SA Objective 5h. Tidal/fluvial flooding and SA Objective 5i. Surface water flooding

6.352 Much of the western part of South Gloucestershire is affected by higher levels of flood risk. This area is constrained by extensive areas of Flood Zone 2 and 3 associated with the Severn Estuary. A number of the sites proposed for allocation in line with Policy LPS2: Locational Strategy fall within higher risk flood areas and some of these sites also demonstrate higher levels of risk of surface water flooding. The Severnside development area also lies within an area affected by fluvial flood risk, although mitigation will be provided by the Avonmouth Severnside Enterprise Area Ecology Mitigation and Flood Defence Project (the "ASEA Project"). Development in these areas could increase the number of properties at risk of flooding and the area of impermeable surfaces which would further disrupt natural drainage systems. Additionally, all urban areas within South Gloucestershire are

identified as areas susceptible to ground water flooding. However, the sites that fall within the eastern part of South Gloucestershire are mostly outside of these higher flood risk areas.

6.353 Policy LP11: Major Sites Delivery requires development proposals to consider green infrastructure and drainage incorporation during pre-application stage, which could include important SUDs features which would help alleviate the potential for flooding. The issue of flood risk in South Gloucestershire is directly addressed through Saved Policy PSP20 - Flood Risk, Surface Water and Watercourse Management which requires that proposals follow the sequential test and should be able to demonstrate provision of suitable surface water drainage features.

6.354 Overall, a **minor negative effect** is expected. This would be permanent and long-term.

SA Objective 5j. Water quality and quantity

6.355 Policy LPS2: Locational Strategy directs the majority of the development over the plan period to areas which do not intersect with Source Protection Zones, thereby limiting the potential for adverse effects on groundwater resources as a result of pollution from new construction. While the scale of development set out in the Local Plan would result in an increased demand for water consumption in South Gloucestershire; the Environment Agency has not classified the Bristol Water area, within which South Gloucestershire falls, as being water stressed.[11] Policy LPS10: Climate Change, Sustainable Design and Construction requires that developments include measures to utilise water more efficiently which is likely to help promote design that limits demand for water resources at new homes and businesses. Furthermore, the design of development is required by Policy LPS12: Creating Well Designed Places to consider how natural resources, including water will be conserved during the lifetime of the development. Saved Policy PSP20 - Flood Risk, Surface Water and Watercourse Management will support the protection and enhancement of watercourses, ponds and lakes in South Gloucestershire thereby contributing to improved local water quality.

6.356 Overall, a **minor negative effect** is expected. This would be permanent and long-term.

SA Objective 6a. Waste

6.357 Development as part of the Spatial Strategy will result in the generation of waste, both in construction and operation. However, this will not be influenced by the spatial distribution of development. Waste management practices are largely dependent on individuals' behaviour and the design of development. Policy LP25: Embodied Carbon includes an emphasis on waste reduction being designed in from project inception to completion. This includes the re-use and recycling of materials whenever possible and minimisation of waste including as part of demolition processes. Policy LP33: Waste also supports the achievement of the waste hierarchy at new developments and sets out the approach to decision making for proposals for new waste management facilities.

6.358 Overall, a **mixed minor positive and significant negative** effect is expected. The effects from construction would likely be short term, but the generation of waste could have long term and permanent effects based on individual's behaviours.

SA Objective 6b. Minerals

6.359 Development as part of the Spatial Strategy will result in the use of raw materials, however this is not influenced by the spatial distribution of development. The location of new development may, however, result in loss of access to or sterilisation of mineral resources. This may be the case for a number of site allocations, particularly to the east of South Gloucestershire where they fall within mineral safeguarding access. However, there may be some potential to extract mineral resources before the provision of new homes or other uses begin. While Policy LPS13: Minerals Working and Restoration makes provisions for the extraction of crushed rock at Cromhall Quarry, Tytherington Quarry southwest and Wickwar Quarry northwest, it also encourages the provision of recycled aggregates within the policy.

6.360 Overall, a **mixed significant negative and minor positive effect** is expected.

Cumulative effects with development proposed by other relevant plans and projects

6.361 Development proposed in the Local Plan will not be delivered in isolation from development proposals in other plans and projects covering South Gloucestershire and the surrounding area. This section outlines the development proposed by the Local Plans of the five neighbouring authorities – all of which may combine with South Gloucestershire's new Local Plan to produce cumulative effects.

Bristol City Council Core Strategy

6.362 The current Bristol Core Strategy was adopted in June 2011 and sets out the vision, objectives, spatial strategy and planning policies for the entire City. The Core Strategy made

[11] Environment Agency (2021) Water stressed areas – final classification 2021 [online] Available at: https://www.gov.uk/government/publications/water-stressed-areas-2021-classification

provision for around 8,000 new homes, 60,000 metres squared of net additional office floorspace focused on centres and major regeneration areas and up to 10 hectares of new industrial land. The location of the new development is mostly centred across South Bristol with major regeneration areas at Knowle West and Hengrove Park. The new Local Plan was submitted to the Secretary of State on 25 April 2024 and outlines plans to deliver 1,925 new dwellings per year until 2040. As South Gloucestershire lies just north of the City, the development could increase vehicle numbers on the roads into and out of South Gloucestershire, with negative effects in relation to SA objectives 1a/1b: climate change mitigation and adaptation and 2c: air quality that combine with those of the South Gloucestershire Local Plan.

Stroud District Council Local Plan

6.363 The current Local Plan (adopted November 2015) sets out the vision, objectives, development strategy and core policies for the spatial planning of the District up to 2031. The Local Plan seeks to deliver at least 11,400 dwellings; however the majority are already built or in the process. As such, the residual number of homes is 3,615 dwellings, the majority of which will be delivered through five strategic sites. The strategic sites are located within the central or northern parts of Stroud District and as such, any cumulative effects with the South Gloucestershire Local Plan are likely to be limited. The new Local Plan was submitted to the Secretary of State on 25th October 2021 and the examination is ongoing. The new Local Plan aims to deliver 12,600 additional dwellings. The location of the new development is mostly directed to the main towns; however there is a strategic location for future employment growth located along the boundary with South Gloucestershire. As such, the new development could increase vehicle numbers on the roads into and out of South Gloucestershire, with negative effects in relation to SA objectives 1a/1b: climate change mitigation and adaptation and 2c: air quality that combine with those of the South Gloucestershire Local Plan. The allocation could also provide jobs for residents of South Gloucestershire, resulting in a positive in-combination effect on SA objective 4b: Access to major employment areas.

Cotswold District Local Plan

6.364 The current Local Plan (adopted August 2018) sets out the vision, objectives, development strategy and core policies for the spatial planning of the District up to 2031. The Local Plan states that at least 8,400 dwellings and 24 hectares of employment land will be delivered over the Plan period across Principal Settlements. Tetbury, one of the Principal Settlements, is located reasonably close to the boundary with South Gloucestershire, but any cumulative effects are likely to be minor.

Wiltshire Council Core Strategy

6.365 The Wiltshire Core Strategy was adopted January 2015 and sets out the vision and spatial strategy for the Council up to 2026. The Core Strategy made provision for at least 42,000 new homes and 178 hectares of new employment land which will be directed to Principal Settlements and Market Towns. The new Local Plan was submitted to the Secretary of State on 28 November 2024 and the examination is ongoing. The new Local Plan aims to deliver 36,740 additional dwellings and 160ha of employment land up to 2038. Wiltshire's Principal Settlements will deliver a significant amount of homes and jobs, one of which is Chippenham which is the closest Principal Settlement to South Gloucestershire, however any cumulative effects are likely to be minor.

Bath and North East Somerset Council Core Strategy

6.366 The Bath and North East Somerset Core Strategy (Adopted 2014), Placemaking Plan (Adopted 2017) and Core Strategy Partial Update (Adopted January 2023) set out the vision and spatial strategy for the Council. The Core Strategy and Placemaking Plan made provision for 13,000 homes and 10,300 jobs. One of the strategic locations for development (Keynsham) is located at the border with South Gloucestershire. As such, the new development could increase vehicle numbers on the roads into and out of South Gloucestershire, with negative effects in relation to SA objectives 1a/1b: climate change mitigation and adaptation and 2c: air quality that combine with those of the South Gloucestershire Local Plan.

How environmental and sustainability consideration have been integrated into the Publication Local Plan

The Sustainability Appraisal has been conducted in such a way that it meets the requirements of the EU Strategic Environment Assessment Directives (including through EU exit legislation) and UK Government guidance on the preparation of Sustainability Appraisals. As required by the regulations, the Sustainability Appraisal has been developed through an iterative process and has informed decision making at every stage of developing the South Gloucestershire Local Plan.

The initial informative stage of the Sustainability Appraisal was the Scoping process. The Scoping stage of the SA was carried out by South Gloucestershire Council. This included a review of other relevant plans, programmes and strategies that have an influence on sustainability and provide the policy context for the Local Plan. The social, environmental and economic baselines were established which identified the key sustainability issues to be addressed and provided the basis from which the potential effects of the Local Plan could be assessed. The Scoping process has been updated as the plan has developed over time. The original Scoping

consultation took place in October 2020 and the key elements of the Scoping Report (i.e. the baseline information, review of plans, policies and programmes and key sustainability issues) have been reviewed and updated as appropriate in the SA Reports prepared at each stage of plan preparation since then.

How the Sustainability Appraisal has been taken into account

The policies and sites within the Publication Local Plan have been subject to SA throughout their development, along with reasonable alternative options. Each policy and proposal has been assessed against the social, environmental and economic objectives in the SA framework in order to establish the likely positive and negative effects. Where significant negative effects were found, potential mitigation measures were identified wherever possible. The results of the appraisals were used to inform the decision-making process and establish appropriate options to take forward into the Local Plan. Each stage of developing the Local Plan has included undertaking Sustainability Appraisal to take account of new evidence and new policy options. These updates helped further refine the options to include in the Local Plan.

Various recommendations for the Local Plan were made in the SA of the Phase 3 Local Plan to help strengthen the positive effects and mitigate the negative effects expected. The full list of recommendations and the Council's reasoning for incorporating the recommendation or not is set out in **Table 6.24** overleaf.

Table 6.24: Recommendations made previously and how they have been addressed

Policy or site allocation	Recommendation made previously	Council response
Climate Change Mitigation, Adaptation and Resilience Policy	Provide further wording regarding criteria for hydropower and other renewable and low carbon technologies.	The general criteria as set out in paragraph 2 will apply to all technologies. The detailed technology specific criteria are in relation to those that have specific challenges above other legislation and that are most likely to be expected to come forward within South Gloucestershire rather than an exhaustive list. The RERAS set out in relation to hydropower Therefore, it is concluded that no further practical potential hydroelectric capacity is available in South Gloucestershire. It should be noted that technological advances could enable more sites to become a Win-Win solution and as such we do not have any specific criteria for hydropower at present.
Major Sites Delivery and Strategic Urban and Village Extension Policies	The concept of a 20-minute neighbourhood is a useful tool for informing the design of schemes and the assessment of planning applications.	Noted. The SUaVEs are located in locations with relatively good proximity to existing jobs and services, will improve active travel links locally and incorporate additional amenities as viability allows. The aspiration is to achieve 20-minute neighbourhood principles.
Embodied Carbon Policy	The policy could be updated to require whole life-cycle carbon assessments.	The Embodied Carbon target for new major development is now split into two parts: a target for Upfront Embodied Carbon (Construction Phase), and Whole life-cycle embodied carbon. The policy guidance describes which life-cycle stages, as defined by BS EN 15978 Sustainability of Construction Works, should be included for each target.
Climate Change Mitigation, Adaptation and Resilience and Major Sites Delivery Policies	The inclusion of nature-based flood management could be incorporated to ensure new developments are more resilient as well as providing a range of benefits beyond flood risk management.	Policy PSP20 Flood Risk, Surface Water and Watercourse Management policy is being saved and there is an associated and Sustainable Urban Drainage SPD. These policies set out our flood management and sustainable urban drainage policy at present.

Policy or site allocation	Recommendation made previously	Council response
Climate Mitigation, Adaptation and Resilience Policy	The water hierarchy as well as water neutrality targets could be included to ensure that developers consider water efficiency from an early stage of project development.	Including measures to show how development will utilise water efficiently is included in the policy wording of Climate Change Sustainable Design and Construction, and it can also be included in BREEAM assessment (which is also required by the policy once certain thresholds of development it met). It is also covered by building regulations. To go higher than building regulations evidence is needed, and the information we have at present from Wessex water does not show this.

Chapter 7
Monitoring

7.1 The SEA Regulations require that *"the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action"* and that the environmental report should provide information on *"a description of the measures envisaged concerning monitoring"*. Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

7.2 Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken.

7.3 The monitoring framework includes only those SA objectives against which any potential significant effects (both positive and negative) have been identified in the SA (see **Chapter 6**).

7.4 Table 7.1 overleaf sets out a number of suggested indicators for monitoring the potential sustainability effects of the Local Plan. Where possible, this draws from the proposed monitoring framework for the adopted South Gloucestershire Core Strategy (2013) and the adopted Policies, Sites and Places Plan (2017) that have been prepared by South Gloucestershire Council.

7.5 The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced, and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

Table 7.1: Proposed monitoring framework for the South Gloucestershire Local Plan

SA Objectives	Proposed Monitoring Framework
1a. Climate change mitigation	■ Per capita CO2 emissions in South Gloucestershire. ■ Number (and capacity) of renewable energy schemes granted planning permission annually. ■ Number of wind energy schemes granted planning permission (in areas safeguarded for wind). ■ Number (and capacity) of community renewable energy schemes granted planning permission annually. ■ Percentage of major developments providing a renewable or low carbon heat generation network or CHP, or connecting to an existing facility. ■ Number of bus passenger journeys. ■ Index rate of cycle trips (at a representative number of cycling points). ■ S106 contributions to green commuting. ■ Number of permissions for park and ride/park and share/kiss and ride. ■ Number of bus passenger journeys. ■ Number of car clubs provided at the Strategic Urban Extensions. ■ % of homes permitted where total energy target is met. ■ % of non-residential development homes permitted where total energy target is met.
1b. Climate change adaptation	■ Proportion of planning permissions for large residential and employment developments incorporating SuDS.
2a. Public open space	■ Quantity of open space per 1,000 people. ■ Average journey time to nearest open space. ■ Number of open spaces managed to Green Flag Award standard. ■ Loss/gain of space used for sport and recreational uses.
2b. Noise	■ Appeals won/lost where PSP8 – Residential Amenity was a material consideration.
2d. Access to healthcare services	■ Amount of new residential development within 30 minutes (public transport time) of a GP, hospital, primary school, secondary school, major retail centres and areas of employment. ■ Number of Extra Care housing units completed.

SA Objectives	Proposed Monitoring Framework
3a/3b. Housing	■ Number of new homes completed per annum broken down by locational strategy area: North and East Fringe Urban Areas, Market Towns, North and East Fringe Urban Edges, Market Town Edges, Charfield and Rural Villages. ■ Net additional dwellings in future years; and Managed Housing Delivery. ■ New and converted dwellings on previously developed land. ■ Percentage of new dwellings completed (on fully completed sites of 10+ dwellings) at: i) < 30 dwellings per ha, ii) 30 - 50 dwellings per ha, iii) > 50 dwellings per ha. ■ Proportions of 1, 2, 3 and 4 bed dwellings and flats built by tenure. ■ Percentage of affordable housing negotiated and delivered on qualifying sites. ■ Gross affordable housing completions. ■ Affordable housing completions by tenure. ■ Number of social rented homes completed. ■ Number of Homes with Care (ExtraCare) completed. ■ Number of nursing care bedspaces completed. ■ Number of dwellings completed on rural exception sites. ■ Number of homes completed on community-led sites. ■ Housing quality – Building for Life Assessments. ■ Number of applications refused on design grounds. ■ Number of new Gypsy and Traveller pitches completed (private/public). ■ Number of new plots for Travelling Showpeople. ■ Vacancy rate for South Gloucestershire's authorised Gypsy/Traveller Sites. ■ No. of self/custom build plots granted permission. ■ No. of planning applications for rural workers dwellings approved. ■ Appeals won / lost for new dwellings outside of the settlement boundaries.
3c/3d/3e. Access to community facilities, education and retail	■ Amount of new residential development within 30 minutes (public transport time) of a GP, hospital, primary school, secondary school, major retail centres and areas of employment. ■ Index rate of cycle trips (at a representative number of cycling points).

SA Objectives	Proposed Monitoring Framework
	■ Travel to school: Proportion of school pupils who travel to school via modes other than by car. ■ Amount of completed retail development and proportion in town/district/local centres. ■ Total primary retail frontage in town centres and proportion in A1 Use[12]. ■ Percentage of vacant A1 units in the town/district centres. ■ Percentage of households within 500m of a food store selling basic food provisions. ■ Amount of completed community facilities. ■ Amount of completed leisure development and the percentage within town centres.
3f. Deprivation	■ Worklessness: a) Unemployment International Labour Organisation (ILO) measure (official district level estimate); b) Unemployment JSA Claimant Count (sub-district level estimate). ■ Number of Extra Care housing units completed. ■ Amount of completed community facilities. ■ Amount of completed leisure developments and the percentage within town centres. ■ Number of Very Major Developments and other qualifying developments that submit Health Impact Assessments as part of a planning application.
4a. New employment floorspace	■ Estimate of the total number of jobs (employees in employment) by sector and geographical policy area. ■ Number of jobs arising from implemented planning permissions by geographical policy area. ■ New employment development (floorspace & jobs) compared to the number of new residential developments in the North Fringe Policy Area. ■ Number of new business start ups. ■ Small business in South Gloucestershire showing business growth. ■ Total amount of additional employment floorspace completed by type (use class) and geographical policy area. ■ Employment land available by type. ■ Losses of employment land to residential development within safeguarded areas. ■ Changes in employment use classes within safeguarded employment areas by geographical policy area. ■ Losses of economic development uses to residential development outside of the safeguarded areas by area.

[12] Please note that since the time of writing the monitoring framework in the Core Strategy (2013), Classes A1 applicable to retail has been removed and new Class E replaces it through The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

SA Objectives	Proposed Monitoring Framework
	■ Total amount of floorspace for 'town centre uses'. ■ New employment development in the three Enterprise Areas.
4b. Access to major employment areas	■ Travel to work: Proportion of workers who travel to their place of work via modes other than by private car. ■ New employment development in the three Enterprise Areas.
5a/5b. Historic environment	■ Proportion of appeals dismissed where Conservation Area and/or listed buildings and/or National Landscape was a material consideration. ■ Conservation Areas/Listed buildings/Scheduled Monuments on the at risk register. ■ Appeals won/lost where planning policy relating to the historic environment was a material consideration.
5c. Biodiversity	■ Area of SSSI lost as a result of built development. ■ Improved local biodiversity – active management of local sites. ■ Change in areas of biodiversity importance. ■ Change in priority habitats and species, by type. ■ Improved local biodiversity – active management of local sites.
5d. Landscape	■ Number of applications granted permission within the National Landscape or with potential to affect its setting.
5e. Green infrastructure	■ Number of trees given Tree Preservation Orders (TPOs).
5f/5g. Land use	■ Amount of best and most versatile agricultural land lost to built development. ■ New and converted dwellings on previously developed land.
5h/5i. Flood risk	■ Proportion of planning permissions for large residential and employment developments incorporating SuDS. ■ Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds.
6a/6b. Waste and resources	■ Production of primary land won aggregates. ■ Size of landbank for crushed rock. ■ Size of landbank for clay. ■ Area of land affected by permissions for major built development in the Mineral Resource Areas. ■ Number of planning applications granted contrary to The Coal Authority's advice.

SA Objectives	Proposed Monitoring Framework
	■ No. of licences granted for Hydrocarbon Extraction activity. ■ No. of planning applications for Hydrocarbon Extraction activity.

Chapter 8
Conclusions

8.1 The SA of the Publication (Regulation 19) South Gloucestershire Local Plan has been undertaken to accord with current best practice and the guidance on SA/SEA as set out in the National Planning Practice Guidance. SA objectives developed at the Scoping stage of the SA process have been used to undertake a detailed appraisal of the plan.

8.2 The SA of the Regulation 19 consultation document builds on the SA work carried out in relation to the Phase 1, Phase 2 and Phase 3 consultations. The Regulation 19 consultation document sets out Local Plan vision, objectives, the scale and type of development to be planned for, site allocations, the Spatial Strategy as well as infrastructure requirements. The Regulation 19 document also includes policies in relation to topics including climate change, affordable homes, the economy and town centres.

8.3 The Local Plan's spatial strategy (as set out in Policies LPS1: Strategic Principles and LPS2: Locational Strategy) directs development within the North and East Fringes of Bristol as well as strategic urban and village extensions in the first instance. While the spatial strategy aims to direct development to brownfield land where possible, in order to meet the local housing needs a number of greenfield sites are allocated.

8.4 Due to the overall scale of development proposed in the Local Plan, adverse effects have inevitably been identified in relation to some of the SA objectives, in particular those relating to the landscape, biodiversity, cultural heritage, flood risk, land use and water. Some of these effects have the potential to be significant. However, the development proposed will meet the identified need for housing within South Gloucestershire and will stimulate economic growth. The plan seeks to achieve a balance between housing development and environmental considerations which will ensure the sustainable growth of South Gloucestershire.

8.5 Focussing the majority of growth in the urban fringes of Bristol and the Market Towns will maximise access to jobs, services and facilities and should help to stimulate the use of sustainable modes of transport. While there is some development proposed in the rural areas of South Gloucestershire, this will help to maintain the vitality and viability of these areas. In combination with the other policies in the Local Plan there is potential to generate new positive changes for South Gloucestershire across the range of sustainability issues tested in this SA process, as shown in the

number of positive cumulative effects identified in **Chapter 6** of this report.

Next Steps

8.6 This SA Report will be available for consultation alongside the Regulation 19 Local Plan between February and April 2025.

8.7 Following consultation, the Council will consider whether to propose any modifications to the Local Plan. The Local Plan, any proposed modifications to this, other supporting and submission documents, including this SA and responses received during the consultation, will be submitted to the Secretary of State for Examination.

LUC
February 2025

Appendix A

Previous Consultation Responses

Table A.1: Scoping consultation responses and how they have been addressed

Note that references to chapters and appendices in the final column refer to those in the Phase 1 SA Report, which is where the Scoping consultation comments were originally addressed. Changes have been carried through into the relevant parts of this SA report.

Consultee	Issue Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
Historic England	Highlights national guidance and good practice on SA/SEA – Sustainability Appraisal and Strategic Environmental Assessment, Historic England Advice Note 8.	The SA is being undertaken in line with best practice and is informed by the advice note noted. The advice note has duly been noted in **Chapter 3** and **Appendix 3** of this report which provide details of the relevant plans, policies and programmes which have been reviewed as part of the SA process.
	In relation to the SA framework highlights the following points: ■ SA objective 5a should be updated as follows – Listed Buildings, Grade 1, Grade 11*, Grade II, Conservation Areas, Scheduled Ancient Monuments Registered Historic Parks and Gardens, Registered Battlefields, and non-designated archaeology which is demonstrably of equivalent significance to scheduled monuments. ■ SA objective 5a – the criteria suggest that there is little distinction between significant and minor negative effects, and also implies that less than substantial harm is a minor effect. National policy is clear that less than substantial harm is still harm and that great weight is applied to ensure harm is avoided. It may therefore be helpful to consider the following alternative, or variation, to ensure the subtleties of national policy are appreciated: Designated Assets: – Significant negative – Development that has been assessed as likely to result in considerable harm to the significance of a designated heritage asset, historic townscape or landscape including their character and setting. – Minor negative effect – Development that has been assessed as likely to result in minor or limited harm to the significance of a designated heritage asset, historic townscape or landscape including their character and setting.	The recommended updates to the effect criteria have been incorporated. Please see **Appendix 4** for the example effects criteria in this report. The changes made are shown with underlined text.
	States that it would be useful for the scoping report to set out the evidence that will be applied to assess significant environmental affects; how cumulative impact will be considered; what indicators will be applied and how mitigation will be informed and suggested.	Further detail of how the significance of effects will be decided upon is set out in **Chapter 2: Methodology**. Cumulative effects of the plan will be determined at later stages of the SA once the preferred policy

Consultee	Issue Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
		approaches are known. Where recommendations have been identified in relation to the policy options considered for the Local Plan 2020 Phase 1 document these are presented in **Chapter 4** of this report alongside the appraisal findings.
Natural England	In relation to the scope of the SA, states that this is generally appropriate. SA objective 7a. Protect and enhance valuable Green Belt is noted and it is stated that further details of how the Green Belt will be assessed to determine what is 'valuable' are needed.	The Council will need to undertake Green Belt assessment work to inform the consideration of updates to the Green Belt boundary in South Gloucestershire. This work will inform the determination of what is considered 'valuable'.
	States that the plans, policies or programmes listed appear up to date and relevant with respect to the natural environment. However, highlights that the draft JSP SA and HRA reports should be of relevance. In particular, the HRA for the JSP concluded that a strategic approach was needed to manage the increasing recreational pressure on protected sites, including the Severn Estuary, that new development brings.	In April 2020 the West of England authorities sent formal confirmation to the Planning Inspectorate of the decision to withdraw the JSP from the examination process. The SA and HRA have therefore not been included in the review of plans, policies or programmes in **Appendix 3** of this report. Work is currently being undertaken for on a new West of England Spatial Development Strategy (SDS) and the SA and HRA documents prepared for the JSP will form a basis for the progression of this work. The HRA will consider in more detail the types of effects which might result in relation to the nearby European Sites. Both the SA and HRA reports produced for the SDS will be referred to as necessary within subsequent stages of the South Gloucestershire Local Plan SA.
	States that the following plans and projects relating to the Severn Estuary designated sites(s) may be relevant to the new Local Plan: ■ Association of Severn Estuary Relevant Authorities (ASERA) 2018-2023 Management Scheme document ■ Recreational Boating in the Severn Estuary report by ASERA ■ The Severn Estuary High Tide Roost study	Reference to the plans highlighted are included in **Appendix 3** of this SA Report.

Consultee	Issue Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	In relation to the baseline evidence for the SA the following is highlighted: ■ Reference should be included to the England coast path route through South Gloucestershire. ■ It is important to also recognise that development outside, but within the setting of the AONB, can have significant impacts on its natural beauty and special qualities.	**Appendix 2** of this SA Report presents the updated baseline information for the SA and the information highlighted by the consultee has been included.
	The following comments are made in relation to the SA framework and key sustainability issues: ■ Highlights that South Gloucestershire Council is identifying a number of strategically important green infrastructure programmes for parts of South Gloucestershire, which the SA framework should recognise. ■ It is important to recognise that development outside, but within the setting of the AONB, can have significant impacts on its natural beauty and special qualities. It is suggested this is recognised in a suitably worded objective to ensure the AONB is given proper consideration in the local plan, particularly in relation to site allocations. ■ The wording of the objective relating to biodiversity needs to go beyond 'maintain and enhance where possible'. *'Protect and enhance biodiversity and the nature network, including protected sites and species, to achieve a measurable net gain and greater natural resilience'* is suggested. ■ Biodiversity is referred to in relation to the effects of climate change, but there are many other potential effects from new development that could result in further biodiversity loss, for example through habitat loss/damage/fragmentation, pollution of soils/water/air/light/noise pollution, and recreational pressures. ■ It should be recognised that biodiversity exists and must be protected outside designated sites. ■ It is suggested that there should be an objective relating to suitable artificial lighting alongside noise, vibration and other causes of pollution and disturbance.	The SA will consider details of strategically important green infrastructure programmes in South Gloucestershire where this information is available. The SA framework in **Chapter 3** of this SA Report has been updated to make reference to the setting of the National Landscape (SA objective 5d). The framework has been further updated for SA objective 5c which now includes the need to 'protect and enhance biodiversity and the nature network, including protected sites and species, to achieve a measurable net gain and greater natural resilience'. Changes are shown with strikethrough and underlined text. Potential pollution of soils/water/air/light/noise pollution are already considered through SA objectives 5f, 5g, 5j, 2c and 2b of the SA framework. The potential for effects relating to biodiversity (including with regards to effects of light, noise and air pollution) is to be considered through the proximity based approach for SA objective 5c: biodiversity set out through the SA framework and effects criteria, in **Chapter 3** and **Appendix 4** of this SA Report, respectively. The distances included are indicative of how development could have implications for nearby biodiversity sites in terms of light, noise and air pollution. The distances set out in the criteria also reflect the potential for development that is within close proximity of designated conservation sites to potentially result in habitat damage/loss, fragmentation, disturbance to species, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.

Consultee	Issue Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
		Therefore, proximity to designated sites provides an indication of the potential for an adverse effect.
	The following comments are made in relation to the approach of monitoring in the SA: ■ Suggests that data gathered by the West of England Nature Partnership (WENP) and to inform the West of England Green Infrastructure Framework will be a good source of data to inform the new Local Plan. ■ States that there are some concerns about the current suggested criteria set out to establish the significance of effects in relation to aspects of the natural environment. For example, notes that distance is suggested as an indication of likely impacts/effects on designated sites; however, distance is only one indicator of risk and the scale and nature of the development and the sensitivities of the receptor site are also relevant.	The SA Scoping Report included criteria to be used for the appraisal of site options when these have been identified later in the SA process. This table is represented in **Appendix 4** of this SA Report. This SA Report also includes suggested monitoring indicators for the monitoring of effects of the Local Plan in **Chapter 5**. The monitoring indicators include reference to the data gathered by the WENP. While it is recognised that there are some limitations to the use of distance based criteria to establish the potential significance of effects of development sites on biodiversity, the strategic scale of the SA and large number of site options which will need to be considered in a consistent manner means that this approach is considered appropriate. As explained in the cell above the proximity-based approach considers the potential for effects relating to pollution and recreational pressures as well as habitat damage/loss, fragmentation or disturbance. Effects will be uncertain in most cases, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined at the strategic level of assessment undertaken through the SA. This would be determined once more specific proposals are developed and submitted as part of a planning application.
Environment Agency	Notes general support for the SA Scoping Report but suggests a number of updates to the document which are detailed below.	Comment noted and specific comments responded to in cells below.
	The review of relevant Plans and Programmes should make reference to the Water Framework Directive (WFD).	The detailed review of relevant plans, policies and programmes in **Appendix 3** of this SA Report included the WFD.
	Expects guidance to be given for calculation of levels of environmental net gain and looks forward to future policy detailing how the plan will embed these principles as set out in the 25	The key sustainability issues for South Gloucestershire in **Chapter 3** of this SA Report highlight the importance of achieving biodiversity net

Consultee	Issue Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	Year Environment Plan. Invasive non-native species should be included as an existing biodiversity problem, with the promotion of good and effective biosecurity practices.	gain as well as addressing the issue of non-native invasive species. Guidance on environment net gain will be considered as part of the preparation of detailed policies for the new Local Plan.
	The promotion of and adopting of Natural Flood Management methods are encouraged for reasons of improved biodiversity and reduction in flood risk. Also highlights the importance of issues relating to biodiversity in the light of South Gloucestershire's declaration of a Biodiversity Emergency. States that the water quality theme should include reference to ground and surface waters, in terms of both quality and quantity. Given that phosphates are described as one of the main reasons water bodies fail WFD status in the scoping report, the comment states that wastewater infrastructure should include practical inclusion of appropriate phosphate/nitrate/nutrient stripping facilities. All new development should be encouraged to be nutrient neutral.	The key sustainability issues for South Gloucestershire in **Chapter 3** of this SA Report highlight the potential to adopt Natural Flood Management to achieve benefits in terms of biodiversity and flood risk. The key sustainability issues also highlight the need to address water quality, including ground and surface water. The appraisal of the building blocks which will help to distribute development in the plan area has considered the potential sensitivities of water resources. This has been reflected in the effects recorded in relation to SA objectives 5j: water resources. The Council has declared a Climate Emergency as of July 2019. A separate Biodiversity Declaration has not been made. However, as part of the declaration of a Climate Emergency, the approach is to embed tackling the ecological emergency within and alongside this as it is a critical aspect of the wider environmental crisis and to make it clear that there is a need to act holistically. Nature recovery forms a central part of the Council's Year 1 Climate Emergency Action Plan.
	States that the emphasis of helping to address climate change throughout the SA is supported and encouraged and that the production of a 'Carbon Neutrality and Climate Resilience Action Plan' should be considered.	Comment noted. The Council published its Climate Change Strategy 2018-2023 in July 2019, but the production of a 'Carbon Neutrality and Climate Resilience Action Plan' is a decision for the Council and not the SA.

Table A.2: Consultation responses received in relation to the Phase 1 SA Report (November 2020) and how they have been addressed

Note that references to chapters and appendices in the final column refer to those in the Phase 2 SA Report, which is where the consultation comments on the Phase 1 SA Report were originally addressed. Changes have been carried through into the relevant parts of this SA report.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
Historic England	The reuse of Brownfield, underutilised or unsightly sites within historic places can reknit a fragmented historic settlement and positively reinforce the attributes of that historic place providing a more suitable alternative to sprawl. Cathedral Cities in Peril (Foster and Partners/Historic England/Terence O'Rourke 2015) is perhaps worthy of reference. Presently the Sustainability Appraisal suggests a negative effect associated with this form of development; that needn't be the case.	Noted. The methodology used to identify the likely effects of site options on the historic environment is set out in **Appendix D**.
Natural England	The Sustainability Appraisal provides a fair and detailed assessment of the sustainability performance of the priorities, building blocks, guiding principles and various policy and locational options for accommodating growth and new development. It identifies a number of aspects that could be strengthened and makes recommendations for subsequent stages of the Local Plan, all of which Natural England would support, particularly with respect to making more explicit the role of GI in addressing the effects of Climate Change and the health benefits of enhancing access to green space and active travel. The SA is an important tool for furthering integration of objectives and policies and helping to avoid 'trade-offs' between what can be viewed as conflicting goals.	Noted.
Vistry Homes Limited	Paragraph 3.6 advises that "UK and sub-national Climate Change policy may change as public awareness and prioritisation of the threat of Climate Change grows, as illustrated by the increasing number of Local Authorities, including South Gloucestershire, that have declared a Climate Emergency. It is disappointing that Climate Change is not already an established policy tool for determining the sustainability of the Local Plan. South Gloucestershire Council has committed to achieve net zero Council emissions by 2030 and area-wide emissions by 2045. The findings of the Council's baseline Carbon emissions baseline gap analysis indicate that Carbon emissions from domestic, non-domestic properties and transport account for almost all emissions within South Gloucestershire, relatively evenly distributed between these three categories. To achieve South Gloucestershire's climate change target will require significant reductions in Carbon emissions from transport, a very high take up of electric vehicles and a substantial reduction in mileage. Land use planning will be critical to address the current imbalance between employment and resident workers, to increase the provision of homes close	Noted. The SA framework against which all policy and site options are appraised features two SA objectives directly addressing climate change. The comments will be addressed as appropriate at the next stage of the SA although the appraisal work in relation to the Building Blocks has to some extent been superseded by the appraisal work relating to the Phase 2 Local Plan.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	to the major urban areas and the associated services and facilities to achieving long-term, sustained reductions in Carbon emissions from transport. Relevant Government policy regarding Climate Change should be taken into account in the preparation of this Local Plan. The Sustainability Appraisal should take into account Policies for the Sixth Carbon Budget and Net Zero (December 2020), in the appraisal of the Local Plan. At paragraph 4.20 it anticipates that delivery of potential priority 6 would have a minor negative effect on the SA objectives of 1a) Climate Change mitigation and 2c) air quality. However, at this stage it does not take account of the location of the planned housing which could have a significant influence on the nature of the impact of development on these SA objectives; the degree to which the delivery of housing has a positive or negative impact on these SA objectives will be largely determined by the proposed locations for growth. It is unclear how the SA has quantified the impact of potential priority 6 on SA objectives 1a) and 2c) at this stage without knowledge of the planned locations. In respect of the appraisal of the Building Blocks, paragraphs 4.37 and 4.38 identify some potential negative effects of noise, pollution and congestion associated with additional development at or adjoining the Bristol North Fringe and East Fringe (Building Blocks 1 and 2), resulting in an uncertain minor negative effect on SA objectives 2b (Noise) and 2c (Air Quality). However, development at market towns and rural settlements (Building Blocks 3 and 4) is expected to perform marginally better against these criteria despite the likelihood of encouraging lengthier journeys, particularly for market towns to the North of the District. The Local Plan acknowledges the need to redress issues with congestion and pollution on Bristol urban fringes through the introduction of additional homes close to major employment areas. The introduction of electric cars should also reduce pollution, whilst the delivery of new homes close to the existing urban areas would encourage use of active travel and public transport. Therefore, the net effect of Building Blocks 1 and 2 on SA objectives 2b and 2c should present more positive outcomes than currently indicated by Table 4.4. Paragraph 4.42 highlights the existing connectivity issues and physical barriers presented by major roads in existing urban areas, together with the need for investment in open space. The SA should recognise that Building Block 2 could provide opportunities to unlock existing barriers, establish new connections between existing urban areas and provide access to or provision of new/existing public open space and sports facilities. The connectivity issues highlighted by the SA could be resolved through the development of undeveloped land within the Green Belt and Bristol North Fringe.	

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	We support the overall recommendations at paragraph 4.65 and 4.66 which set out the approach to be taken to appraising suitable development options within the Green Belt through Building Block 2. In addition to addressing the current imbalance of jobs and homes and the capacity of services and facilities, the Local Plan should also consider the potential of development to enhance connections between existing urban areas, services and facilities, particularly through the delivery of green infrastructure corridors which could encourage walking and cycling to the wider benefit of the area.	
Redrow Homes (SW)	States that they consider it essential for legibility, that a weighting system be applied to the SA assessment to aide legibility for the general public. If this is done and accepting the SA conclusions in respect of the 5 'building blocks' the most sustainable options for development include the reuse of underused land within existing urban areas and urban extension to Bristol. Concerns remain that the document presented, whilst headed in the right direction, is still overly complicated and confusing to the general reader. The process being adopted in the SDS is far more simplified and we feel it would help SGC make decisions about where to locate development if this approach were adopted as part of the Local Plan preparation.	Noted. The SA does not weight the various sustainability topics addressed within the assessment as this would result in undue weight being given to certain topics which is not justified or required in the SEA Regulations.
Bristol and England Properties (BEP) and Ivywell Capital (IC)	Paragraph 3.27 acknowledges Green Belt as a planning consideration, but not a specific sustainability issue that needs to be addressed through the SA. Indeed, the Green Belt designation and desire to protect it is often a barrier to delivering sustainable development. Green Belt land is often among the most sustainably located land within a District and its release has the potential to make a significantly greater contribution to the wider objectives and guiding principles of the Plan. It is important that any SA of development options needs to be 'policy off' in Green Belt terms because whether land is or is not designated as such is essentially irrelevant in sustainability terms. This is why we have concerns with the SA's conclusion that the loss of Green Belt land may have a minor adverse impact in sustainability terms on the basis that it supports the optimisation of development density and Brownfield sites (paragraph 4.18). Green Belt releases are only considered once all other reasonable alternatives have been considered, including how development within existing urban areas can be maximised. Whether Green Belt land is released or not, has no real bearing on the extent to which Brownfield sites are maximised. Development of Green Belt land is not inherently more or less sustainable than the development of non-Green Belt land and so it should not factor into the SA. The significant adverse impacts of	Noted. As has been recognised, the SA does not make recommendations about the release of Green Belt land.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	the five building blocks to the Green Belt identified in Table 4.4 of the SA are essentially irrelevant for the purposes of assessing sustainability. Table 4.7 summarises the sustainability effects of options for growth at rural communities in the context of the Green Belt. The fact that Option 2 would have a significant adverse impact on the Green Belt, compared with a minor positive impact of Option 1 is irrelevant for the purpose of the Sustainability Appraisal. What is important is that Option 2 performs as well or better against all of the other SA objectives. It does not appear that the consideration of impacts to the Green Belt have affected the SA's recommendations and we note its support for the exploration of Green Belt releases to meet the District's development needs.	
Ashfield Land	There were significant issues with the Sustainability Appraisal that supported the JSP. The primary issue was that the detailed version was undertaken after the Spatial Strategy and certain sites were selected, meaning the strategy was not justified by the evidence base. We are pleased to see that the Issues and Approaches consultation document is accompanied by two SA Reports (SGC and LUC Report) which indicates that this assessment is being considered at an early stage within the Plan-making process. We have examined both SA Reports and have some comments and. Firstly, the SA focuses on the appraisal of the 'Building Block' options that the Local Plan is considering. However, these are in effect Spatial Strategies as we set out in the previous section and we have questioned whether it is appropriate that these are determined at the Local Plan, rather than the SDS level. Secondly, we have concerns over paragraph 2.10 of the LUC Report. We disagree with this approach; as we previously demonstrated as part of evidence connected to the JSP, it is possible to provide a ranking system by applying a simple weighting value to each of the effects identified as part of Figure 2.1 of the LUC report. This will then give a ranking system that is easy for the public to relate to. If the other factors, such as those identified in para 2.10 of the LUC report, then justify why the highest ranked option has not been pursued, these can then be set out in clear and understandable terms. However, this is no reason to not present a ranked system as described, otherwise we question why rate each effect in terms that grade their positive of negative benefits. The SA should inform the Plan-making process and Planning Practice Guidance (PPG). Whilst we agree that there are other factors at play, the key aim of Plan-making is to ensure that	Noted. A ranking system is not used in the SA for the reasons previously described – the purpose of the SA/SEA is to identify likely significant effects and any attempt to numerically tally the likely effects of an option across the objectives could result in significant effects being 'masked'. Comparisons with the SA of the SDS are noted; however that is a separate plan which is subject to a separate appraisal process against a different set of objectives, as explained in this report.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	sustainable patterns of development are delivered. The SA ranking will set out, in SA terms, which option should be selected to achieve this. We have undertaken an assessment of the 'Building Blocks' within the new SA with the weighting system. This can be found in Figure 5 of these representations and shows that following the Building Block 1 and Building Block 2 is the most sustainable option for development. Questions why public opinion would be a reason to ignore the most sustainable strategy on its own; often development is unpopular and simply saying the negative public option will sway such decision making is very concerning. We have concerns over certain aspects of the Framework and the effect criteria set out. Why have objectives and effects (Objectives 1a, 1b, 2c, 3a, 5b, 5d, and 7a) yet to be determined in Table 5A of the SGC Scoping Report, particularly as this information is very similar to the SA Scoping Report that was published in 2018 as part of the original Local Plan Review. Some tables have printed incorrectly and can't be viewed in full. It states in paragraph 2.30 that 'as site options and allocations will only be considered at a later stage in the Plan preparation process and have not been considered for the Local Plan 2020 Phase 1 document, the criteria have not been used for the appraisal work included in this SA Report.' There is no explanation of how the Phase 1 document has been assessed against the sustainability objectives, and this leads us to question how the SA work undertaken by LUC could have assessed the effects of the policy options presented in the Local Plan Phase 1 document, other than via subjective assessments. The LUC Report states 'in some instances, the appraisal of policy options reflects other factors which are of relevance in relation to the achievement of an SA objective but which falls outside of the scope of the site assessment effects criteria.' It is unclear whether the SA has been influenced by other decisions unknown to the reader; the SA should be an independent, objective assessment with a clear set of criteria that proposals are assessed against. We have concerns over the scoring system used. The Scoping Report published in support of the new SDS has been simplified and a new scoring system has been proposed as set out in Figure 3. This is much easier to understand for the general reader and we question why this approach couldn't be used for the SGC Local Plan. Again, a simple weighing system could be applied to the SDS criteria. Table 4.4 of the SA Report, contains a more complicated scoring process used in the JSP by incorporating other symbols which aren't set out in the Scoring Key. This method contributes to confusion and could be easily simplified. The importance of this point	

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	has been emphasised by the Courts at the highest level. For example, Berkeley v SSETR [2001] 2 AC 603, the Housing of Lords stated that it must be compiled in a way that is easily understood by the lay person. The SA needs simplified for the next stages of consultation and an alternative, simpler assessment system to which a numerical weighting is applied.	
South West Strategic Developments (SWSD)	In respect of the Spatial Strategies that WECA assessed, all that was required was a sensible way of weighting the various objectives that the SA assessed. We did this and presented it in our evidence. The WECA conclusions are accepted there was a clear 'winner' in terms of the Spatial Strategy that should have been selected. The SDS and SGLP should be considering this Spatial Strategy as the primary option for accommodating growth, unless circumstances have changed to justify a different approach being taken. However, since the SA was undertaken as part of the JSP process, circumstances such as the Climate Change emergency and behavioural and economic patterns caused by the pandemic add further weight to the proposition that this strategy was. There were significant issues with the Sustainability Appraisal that supported the JSP. The primary issue was that the detailed version was undertaken after the Spatial Strategy and certain sites were selected, meaning that the strategy was not justified by evidence base. We are pleased to see that the Issues and Approaches consultation document is accompanied by two SA Reports. Figure 3 is much easier to understand for the general reader compared to the scoring key replicated in Figure 4 and we question why this approach couldn't be used for the SGLP. We disagree with the statement in Paragraph 2.10 of the LUC Report. It is possible to provide a ranking system by applying a simple weighting value to each of the effects. This will give weighting to each scenario that is easy to understand. From Table 4.4 of the report replicated below, with the exception of including our weighted system, it appears that the SA has begun to slip back into the more complicated scoring process used in the JSP by incorporating other symbols which aren't set out in the Scoring Key aiding confusion. Following the intensification of urban areas (Building Block 1), urban extensions to Bristol (Building Block 2) would be the most sustainable option for growth and should receive the	Noted. A ranking system is not used in the SA for the reasons previously described – the purpose of the SA/SEA is to identify likely significant effects and any attempt to numerically tally the likely effects of an option across the objectives could result in significant effects being 'masked'. Comparisons with the SA of the SDS are noted; however that is a separate plan which is subject to a separate appraisal process against a different set of objectives, as explained in this report.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	highest proportion of housing growth. WGC neatly fits in with this strategy and should be a preferred option for consideration in the next stage of the SGLP preparation. We urge SGC to ensure that, whilst taking public opinion into account in defining a strategy, this will not be the sole defining factor for determining growth for the next 20 years in the sub-region. During the JSP process there appeared to be limited public objection to the proposals for WGC. We are concerned that other influences are already coming into the SA process, It is unclear whether the SA has been influenced by other decisions that the reader doesn't know about and would welcome confirmation in the next stage. Paragraph 2.30 states that 'as site options and allocations will only be considered at a later stage in the Plan preparation process and have not been considered for the Local Plan 2020 Phase 1 document, the criteria have not been used for the appraisal work included in this SA Report.' There is no explanation of how Phase 1 document has been assessed against the sustainability objectives, and this leads us to question how the SA work undertaken by LUC could have assessed the effects of the policy options presented in the Local Plan Phase 1 document, other than via subjective assessments. Table 5A of the South Gloucestershire Scoping Report sets out the objectives and effects that will be used, albeit we note that in several instances these are still yet to be fixed, and on certain pages the tables have printed incorrectly and can't be viewed in full. We query why these are yet to be confirmed, particularly as this information is very similar to the SA Scoping Report that was published in 2018 as part of the original Local Plan Review. These need to be defined as soon as possible to allow for objective analysis to be undertaken. We strongly urge SGC to consider an alternative, simpler assessment system to which a numerical weighting is applied. The importance of this point has been emphasised by the Courts at the highest level. For example, in Berkeley v SSETR [2001] 2 AC 603.	
Ellandi LLP On Behalf of Crestbridge Corporate Trustees Ltd and Crestbridge T...	Using the scoring matrix within the Sustainability Appraisal Framework in Table 4.6, we have undertaken our own appraisal of the proposed allocation of Yate Town Centre for redevelopment should this be pursued in accordance with the Place Making Principles.	Noted.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
Newland Homes – Land West of The B4061 Bristol Road; Newland Homes – Land at Aust Road Strongvox Homes; Ivywell Capital (IC); Edward Ware Homes and Terry Chamberlain and Alan Jobbins	Paragraph 3.27 acknowledges Green Belt as a planning consideration, but not a specific sustainability issue that needs to be addressed through the SA. Indeed, the Green Belt designation and desire to protect it is often a barrier to delivering sustainable development. Where Green Belt constrains development around an urban area with development pressures, development is simply pushed further away from the centre leading to longer commuting times, dormitory settlements, and less sustainable patterns of development. Green Belt land is often among the most sustainably located land within a District and its release has the potential to make a significantly greater contribution to the wider objectives and guiding principles of the Plan. We understand that the Council has included the protection of the Green Belt as an objective to be assessed through the SA, with a view to understanding how the various building blocks would contribute to its protection. It is important that any SA of development options needs to be 'policy off' in Green Belt terms because whether land is or is not designated. This is why we have concerns with the SA's conclusion that the loss of Green Belt land may have a minor adverse impact in sustainability terms on the basis that it supports the optimisation of development density and Brownfield sites (paragraph 4.18). Green Belt releases are only considered once all other reasonable alternatives have been considered. As such, whether Green Belt land is released or not, has no real bearing on the extent to which Brownfield sites are maximised. Development of Green Belt land is not inherently more or less sustainable than the development of non-Green Belt land and so it should not factor into the SA. The significant adverse impacts of the five building blocks to the Green Belt identified in Table 4.4 of the SA are essentially irrelevant for the purposes of assessing sustainability. This is also the case at Table 4.7. The fact that Option 2 would have a significant adverse impact on the Green Belt, compared with a minor positive impact of Option 1 is irrelevant for the purpose of the Sustainability Appraisal. What is important is that Option 2 performs as well or better against all of the other SA objectives. It does not appear that the consideration of impacts to the Green Belt have affected the SA's recommendations and we note its support for the exploration of Green Belt releases to meet the District's development needs. We are slightly concerned that in assessing the building blocks, significant adverse impacts have been noted on the basis of development coming forward in relatively specific locations. For example, we note that a significant adverse impact has been noted for development at Market Towns on the basis that development around Thornbury would lead to the loss of Grade 2	Noted. As has been recognised, the SA does not make recommendations about the release of Green Belt land.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	agricultural land (paragraph 4.58). However, land around other market towns (such as Yate) is generally poorer quality and so a strategy which sought to bring development forward at Yate but not Thornbury would have a lesser impact. We would expect the SA to be updated to reflect this as the spatial distribution strategy develops.	
Barwood Development Securities & The North West Thornbury Landowner Consortium	1a (Contribution to Climate Change): ■ It is unclear why Building Block 3 has been given a similar score to Building Block 4 as they are completely different in terms of their services/facilities, and employment opportunities and thus associated opportunities for sustainable travel. ■ The reference in paragraph 4.39 to Thornbury and access to Enterprise Areas is incorrect (bus service T1 provides direct access to Filton Enterprise Zone in less than 20 mins). ■ There is no explanation why a new settlement (Building Block 5) would score better than the existing Market Towns. Whilst any new settlement would be required to deliver community facilities and the scale of development already at Market Towns is very questionable. Thus, whilst recognising that it will deliver benefits, in terms of its assessment against Objective 1a), it cannot be considered to be more positive than development Market Towns. 2c (Air Quality) and 2b (Noise): ■ It is of concern that Building Block 3 scores comparably to rural development in this regard. A dispersed strategy of smaller scale growth is likely to have a greater impact, particularly on air quality, than planned larger scale growth at the Market Towns. 2a (Public Open Space): ■ Paragraph 4.42 indicates that the Market Towns have some existing public open space, and it is thus scored a minor positive. In regard to Building Block 4 (scored positively) because it has access to the countryside, and Building Block 5 because it will enable the delivery of new public open space. Both of these positive attributes are equally applicable to Building Block 3, and we would suggest a scoring of ++. 2d/3c/3d/3e (Access to health, education, community, and retail): ■ No commentary is provided in respect to the scores attributed to Building Block 3. We note that in relation to Building Block 2, reference is made to the scale of development providing	The SA work for the Building Blocks has to some extent been superseded by the work now set out in this report; however these points will be considered as appropriate at the next stage of the SA.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	opportunity to deliver new services/facilities; scoring positively. There is no indication that large-scale development via Building Block 3 would not also secure new services/facilities. Differentiation is expected between building block 3 and 4 when assessed against this objective. 4a (New Employment Floorspace): ■ We do not consider that there is justification for scoring Building Block 5 higher. Building Blocks 2 and 3 equally capable of delivering large scale employment. 5a and 5b (Historic Environment): ■ It is impossible to robustly test such broad spatial strategies against the impact that they would have on designated and undesignated assets. This objective should be applied at the next stage. 5e (Green Infrastructure): ■ It is unclear why Building Block 3 has been scored lower than 2 and 5. It may be equally capable of delivering green infrastructure at the scale of the other two. It is incorrect to assess Building Block 3 as the same as Building Block 4. Green Belt: ■ The inclusion of a single objective within the SA doesn't constitute a robust assessment.	
B N P Paribas Real Estate	States that further depth of Green Belt review and development in flood defence areas.	Noted.
Nexus Planning Limited	State that they are supportive of Building Block 2 which relates to expanding the main urban areas through urban extensions. With regard to the Block 2 assessment outcomes, we make the following comments: ■ The Biodiversity (5C) outcome for Block 2 (and also Blocks 3, 4 and 5) is a double negative/uncertain. However, not all greenfield land is undisturbed and biodiversity rich. The Lower Shortwood site has been intensively managed and has limited biodiversity value. Not all urban edge locations are within proximity or will have an impact on SSSIs.	The SA work for the Building Blocks has to some extent been superseded by the work now set out in this report; however these points will be considered as appropriate at the next stage of the SA.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	The Lower Shortwood Site is one such example. The Biodiversity (5c) outcome for Block 2 appears wholly unjustified and should be minor negative/uncertain outcome. ■ The land use outcome (5f/g) – it is unclear why Building Block 2, 4 and 5 achieve a double negative outcome whereas Building Block 3 achieves a single negative outcome. Building Block 3 should achieve the same Sustainability Appraisal outcome as Building Block 2, 4 and 5. ■ Green Belt (7a) – The rationale for assessing Building Block 3 to only have a minor negative outcome is that part of the land around the three market towns outside of the Green Belt. However, given the uncertainty regarding the location of any development under Building Block 3 would ultimately go we consider the outcome should be at least double negative/uncertain.	
Lightwood Strategic	SA Objective 4a: ■ It is ill conceived to attribute a significant positive effect on development that provides 1ha of employment land. On this basis a 3,000-unit new settlement would get a significant positive score for only planning for 1ha of employment land. The effect of this will be to automatically externalise many travel to work trips. ■ More thought is needed and standalone employment land needs to be considered differently to employment land in mixed use sites. ■ The evaluation system is probably ok for stand-alone sites, but we suggest that a ratio-based approach is needed for Buckover and Charfield. If the ratio of employment land/jobs to housing is too low then the gross benefits of providing 'some' land will be undone by the net externalities of offsite travel. A two staged approach is needed for these large mixed use sites/locations. The gross effect should be assessed but the net effect should also be assessed on this basis of a jobs per home gradation system. It especially important to apply this think to sites far furthest from key employment areas. SA Objective 4b: ■ There is a mismatch between the Accessibility profiling methodology and the SA methodology in respect of bus travel. It's confusing to have two separate standards. The Council needs to pick a consistent scale and threshold to evaluate Spatial Strategy and site options. The SA has to be fed by the Council's access profiling. To combine	Comments are noted. The SA criteria for the site options are considered appropriate to determine the likely effects, allowing for differentiation between options of the nature considered. The approach taken is proportionate in terms of the types of sites considered.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	approaches the following scale should be used, and the assessment should have regard to relative performance versus car travel times during rush hour and costs. ■ The combined approach balances to propensity for slightly longer trips (time) to be more acceptable for commuting trips, especially to major employment hubs, that access to more local services. At present the SA framework applies the same performance regime to determine for all land uses. ■ In respect of major employment locations, it is not very clever if a location/site is to be assessed in an SA context solely on the basis of its accessibility to at least the nearest existing or planned major employment centre, or whether a braider will be undertaken based on accessibility to the full range of key employment locations. The proposed methodology for assessing the accessibility credentials of sites in the SA does not capture the likely residual tailpipe Carbon emission of locations. Thus, whereas the 'effects criteria' for site appraisal work notes, in respect of SA Objective 1, that NB: Greenhouse Gas emissions associated with travel were covered under another SA objective, the SA framework, by virtue of its methodology does not actually achieve this. All it does is assess accessibility by Public Transport, but that is not the same thing as assessing Greenhouse Gas emissions with a site. This can only be determined by looking at the residual car-based trips. By this method one can assess the Carbon emissions performance of a location on a like for like (per trip basis). ■ Focusing, on residual tailpipe Carbon emissions for travel to work trips as an indicator of a site's Carbon sustainability provides the Council with actual data on the actual Carbon credentials of those sites. SA Objective 5c: ■ The GIS/distance-based system of 5c regarding ecology is lazy compared to the analytical and discussive method of 5b. SA Objective 5g: ■ 'Significant Negative' effect is reserved for Grades 1 and 2 only, but 3a is also best and most versatile agricultural land. There is no distinction the national policy approach. ■ 3a and 3b need to be separated with 3b receiving a minor negative effect. The Council needs to ask landowner/developers to survey to prove their grading.	

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	■ We agree with the approach for Grade 4 and 5. SA Objective 7a: ■ Green Belt should not be an SA objective. It is another layer of policy consideration, with a Green Belt review to be read alongside the SA. A composite Plan-making assessment will be needed.	
Dodington Parish Council	The Parish Council were not in a position to comment further. They understand that when the Plan is inspected this area will be scrutinised and the Parish Council are satisfied with that. Members recognise that some of the 'key evidence' is under development. Dodington Parish Council have commented extensively and played an active role with the Yate Town Improvement Masterplan consultation. Members are keen to know how the timelines of these developing studies are going to fit into the Local Plan going forward.	Noted, comment is outside the scope of the SA.
Falfield Parish Council; Emma Jarvis	Table 4.4: ■ Disagree 1a and 2c for BB5 is ++/-- Climate Change and air quality. Disagree with significant positive as remote satellite villages will increase travelling to the main town and city centres. ■ Disagree 2d for BB5 is ++/-- access to healthcare. How can a place which does not exist be given a double positive for an unknown access to healthcare? It should be ?/--. A location on the edge of the County would be severely remote from regional A&E facilities. ■ Disagree 5e for BB5 is ++? for green infrastructure. Losing green fields to development cannot be seen as a positive. States that: ■ Table 4.6. The market town of Chipping Sodbury should be added to this list. ■ Some of the appendix maps are illegible, poor quality and pixelated. ■ Appendix 4 Table. 5 - Thee is no uncertainty in the loss of Grade 3 agricultural land. We need to make the most of our good quality land for growing food locally. It is a Significant Negative.	Noted, comment relates specifically to the content of the Phase 1 SA Report and will be addressed as appropriate at the next stage of the SA.

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	■ Appendix 4 Table 7a – This is not necessarily a significant negative. The green belt could be expanded outwards along the outer edges freeing up strips of developable land on the inside but with no total loss of Green Belt area.	
R. Brown and Lesley Brown	Stage A: Scoping: ■ The inaccuracies that had previously been pointed out during consultations had not been corrected in the SAs. ■ Pleased to see that if an equal number of positives and negatives are identified public opinion and conformity will be taken into account. Sustainability Appraisal findings for the policy options: ■ Building Block 4 says that development has the potential to impact on SSSIs. However, Winterbourne Railway Cutting and Barnhill Quarry are already close to housing. Options for growth at rural communities in the context of the Green Belt: ■ This puts forward sites identified during previous Calls for Sites, up to 200 metres from urban areas. Surely if a site is so close to an urban area this risks potential coalescence. ■ Option 1. Coalpit Heath is in the Green Belt contrary to its listing. ■ Objective 5a/5b fails to mention the Coalpit Heath Scheduled Monument at Ram Hill Colliery. ■ Building both within and outside of the Green Belt conflicts with the aim of asking the public for their views. Appendix 2: ■ The Employment type table shows a grand total loss of 9,400 sqm office space. This doesn't have such significance due to the current trend of home working. The SAPs which have provided the basis for the current DAPs were inaccurate in many areas. This was pointed out during the 2018 consultation, the Profiles have not been corrected.	Noted, comment relates specifically to the content of the Phase 1 SA Report and will be addressed as appropriate at the next stage of the SA.
Richard Bentham	■ Please promote motorcycles as a mode of efficient, low pollution, less congested commuting. Motorcycles are a quick win to reduce emissions and congestion.	The SA assesses options for policies and site allocations against SA objective 1a: Contribution to climate change, which takes into account

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	■ Provide secure parking and promote awareness with roadside poster campaign. ■ Cycling is not always a suitable option for commuting to areas too far by walking. ■ The Ring Road is very congested with cars and the cycle path has a poor crime record in East Bristol.	how well proposals will promote modal shift away from car use and toward cycling, walking and public transport use. The relative emissions of different vehicle types lies outside of the scope of the SA.
Fi Riches	Whilst a good idea in theory – how many man hours are spent stating, in most cases, the bleeding obvious.	Noted.
Adam Gould	In Table 3.1, there is limited acknowledgment or recognition that there are areas of villages which are in the Green Belt and outside the settlement boundary but are exactly the same as the rest of the village (Frampton Cotterell) in terms of development and connectivity. Consideration needs to be given to refreshing settlement boundaries and Green Belt in order to protect inappropriate development but to also acknowledge areas which are already developed.	Table 3.1 sets out the current key sustainability issues for South Gloucestershire – this point is outside of the scope of that table.
Julia Bernau	States that a wide number of people as possible need to be involved.	Noted.
Lynette Thoburn-Perrett	States that Wickwar has few amenities and very poor infrastructure making it an unsuitable location for development.	Noted.
Ann Fray	Please stand by proposals you put in place.	Noted.
Rebecca Woodward	Sustainable development has to be at the core of this strategy. Whilst appreciating housing numbers are required, surely it is also nature and location. Emphasis on affordability in relation to housing is essential. New developments is destroying our countryside and impacting on rural communities. Car dependent developments should be refused. Our rural roads are becoming increasingly congested requiring traffic calming measures to be adopted which further destroy the nature of rural communities. Not every residential area has to be large, amorphous and devoid of green space.	Noted.
Amy Gould	Within Table 3.1 there is limited acknowledgment or recognition that changes to settlement boundaries are required to direct development to areas of the village which have been artificially	Table 3.1 sets out the current key sustainability issues for South Gloucestershire – this point is outside of the scope of that table.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	excluded from development due to inappropriate settlement boundaries (e.g. they are not based on methodology held by SGC. and are counter to any methodology adopted by any settlement reviews undertaken by neighbouring Councils).	
Mr. A. D. England	Option 1 and Option 2 offers varying levels of access to key services/facilities. Locations included in Option 2 would help achieve benefits relating to good access and Climate Change mitigation. These locations have relatively good existing service provision and are located on key bus routes. It is clearly evident that a proportion of the 59 settlements listed for review are relatively isolated with limited facilities. Development at these locations could cause detrimental harm and it is critical that the SA process is used to inform and eliminate such settlements from further review due to their lack of sustainable accessibility.	Noted, comment relates specifically to the content of the Phase 1 SA Report and will be addressed as appropriate at the next stage of the SA.

Table A.3: Consultation responses received in relation to the Phase 2 SA Report (February 2022) and how they have been addressed

Note that references to chapters and appendices in the final column refer to those in the Phase 3 SA Report, which is where the consultation comments on the Phase 2 SA Report were originally addressed. Changes have been carried through into the relevant parts of this SA report.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
Avison Young	The comments set out below relate to the SA scoring of Site Option SG414: Land on the North East Side of Old Gloucester Road, Hambrook. In relation to **SA Objective 2a: achieve reasonable access to public open space (Designated Open Spaces, Town and Village Greens) and Public Rights of Way, taking into account quality and quantity**, it is noted that the site forms part of the allocated East of Harry Stoke New Neighbourhood which benefits from permission for significant development, recreational space and infrastructure. When considering the development of this area over the plan period, the site will have excellent access to public open space (both in terms of quality and quantity). The site should be appraised as ++ against this criteria. In relation to **SA Objective 2b: Minimise the impact of noise on sensitive receptors**, Avison Young states that initial noise appraisal of the site indicates that, despite its location adjacent to the M4, through an appropriate design layout and acoustic barriers/insulation, the amenity of occupants of residential development within the site could be adequately protected. It is relevant to note that a nearby site adjacent to the M4 to the south, east of Players Close, was granted planning permission P19/7772/F subject to acoustic mitigation demonstrating n acceptable design solution is achievable. Site SG414 should therefore be appraised as 0 against this criteria. Regarding, **SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)**, the site forms part of the allocated East of Harry Stoke New Neighbourhood which benefits from planning permission for significant residential development, health and community facilities, and infrastructure. When considering the development of this area over the plan period, the site will have excellent access to healthcare services and facilities and public transport (including accessibility to bus routes M1, T1 and 19). The site should be appraised as ++ against this criteria. In relation to **SA 3c: Achieve reasonable sustainable access to community facilities**, the site forms part of the allocated East of Harry Stoke New Neighbourhood which benefits from planning permission for significant residential development, health and community facilities, recreational space and infrastructure. When considering the development of this area over the plan period, the site will have excellent access to community facilities and public transport	All site options have been appraised in this SA report on a consistent basis using the same criteria and assumptions set out in **Appendix D**.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	(including accessibility to bus routes M1, T1 and 19). The site should be appraised as ++ against this criteria. In relation to **SA 3d: Achieve reasonable sustainable access to education facilities**, the site forms part of the allocated East of Harry Stoke New Neighbourhood which benefits from planning permission for significant residential development, a primary school and a nursery, and infrastructure. When considering the development of this area over the plan period, the site will have good access to educational facilities and public transport (including accessibility to bus routes M1, T1 and 19). Regarding **SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities**, the site is forms part of the allocated East of Harry Stoke New Neighbourhood which benefits from planning permission for significant residential development, a mixed use local commercial centre, health and community facilities, recreational space and infrastructure. When considering the development of this area over the plan period, as part of the new neighbourhood the site will also benefit from the delivery of a mixed use local centre comprising commercial uses, together with public transport (including accessibility to bus routes M1, T1 and 19) providing access to further facilities/services including at Cribbs Causeway. The site should be appraised as ++ against this criteria. In relation to **SA 5c: Taking into account the effects of climate change, protect and enhance biodiversity and the nature network, including protected sites and species, to achieve a measurable net gain and greater natural resilience**, it is stated that initial ecological assessment (Engain, November 2021) notes that the site is of limited ecological value; the site is currently dominated by a species poor, modified grassland which is periodically used for grazing. There is, therefore, an opportunity to improve the contribution the remaining undeveloped land makes to the multi-functional network of spaces and linkages that comprise the Strategic Green Infrastructure network across South Gloucestershire alongside development of the site. The site should be appraised as + against this criteria. Regarding **SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds National Landscape and its setting)**, given the site's location adjacent to the M4 motorway to the east and when considered in the context of the forthcoming development of the East of Harry Stoke New Neighbourhood, it is anticipated that the development of the site would have a negligible effect on valued landscapes. Regarding **SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI**, initial	

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	ecological assessment (Engain, November 2021) notes that the site is of limited ecological value; the site is currently dominated by a species poor, modified grassland which is periodically used for grazing. There is, therefore, an opportunity to improve the contribution the remaining undeveloped land makes to the multi-functional network of spaces and linkages that comprise the Strategic Green Infrastructure network across South Gloucestershire alongside development of the site. The site should be appraised as + against this criteria. In relation to **SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land**, while it is recognised that the site comprises greenfield land, it is important to note that as part of changes to the settlement boundaries surrounding Bristol brought forward through the South Gloucestershire Council Local Plan Core Strategy, the site was removed from the Green Belt. The site falls within the North of Bristol Urban Area where residential development is appropriate in the context of the Council's overarching spatial strategy. On the basis of this spatial strategy, and the finite extent of previously developed land within the urban areas, it is considered this is an important mitigating factor. As such, the site should be appraised slightly more favourably, as – against this criteria. Regarding **SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land**, the site is only periodically used for grazing and is not used for arable farming. It is confined in shape and size, separated from other agricultural land by the surrounding highways, particularly the M4 to the north east. Further, as set out above, the land is located within the North of Bristol Urban Area, a key focus for development having regard to the Council's overarching spatial strategy. On the basis of this spatial strategy and the finite extent of previously developed land within the urban areas, it is considered this is an important mitigating factor. As such, the site should be appraised slightly more favourably, as – against this criteria. Regarding **SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere**, development proposals for the site will ensure risks from surface water or groundwater flooding are mitigated. Development proposals will incorporate a sustainable drainage strategy as part of development designs, ensuring the proposals will not increase risk of flooding beyond the site. The site should be appraised as 0 (Negligible effect) against this criteria.	
National Highways	National Highways notes and welcomes the Sustainability Appraisal's reference to: ■ Selecting sites for development based on:	Noted.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	– Their accessibility to existing and new public transport and active travel connections; – Specific highway capacity issues; and – Proximity to essential services and facilities to reduce the need to travel. ■ Testing spatial options in terms of their potential contribution to increasing take-up of sustainable travel. This will be of heightened relevance when South Gloucestershire Council consider allocating sites for strategic scale growth (assumed to be the basis of a Phase 3 consultation).	
TRAPP'D (Thornbury Residents Against Poorly Planned Development)	The first overarching priority is quite rightly *"to contribute to zero carbon ambition by 2020..."*. The SA documents the component parts of the carbon emissions over time, revealing that the transport component is trending sharply upwards over time. Consequently, it is quite correct that table 3.1 highlights that the Local Plan *"offers the opportunity to minimise the need to travel and decarbonise travel where it is needed. Having declared a Climate Emergency within the authority, inclusion in the Local Plan helps strengthen the ability to reduce the impacts of climate change".* TRAPP'D entirely agree with this conclusion and observe that possibly the single most important decision that an authority can make towards this goal is the location of where people will live relative to where they work and spend their leisure time; to ensure that commuting distance via private car is minimised. Each strategic development location is potentially significantly different from others in that respect. For the most part we would expect that the urban sites evaluated in this SA would score well in this respect; by and large close to significant employment sites and with good access to convenient public transport with a high modal share. TRAPP'D therefore find it astonishing that there is no attempt to measure and score the transport CO_2 impact of each location assessed. Consequently, the SA ends up in the ludicrous situation whereby with no attempt to evaluate this key indicator, every single location is given the same neutral score. In other words, the single most important overarching priority is not considered at all in shaping the spatial options! This cannot be allowed to stand. It would be perfectly straight-forward to assess the transport modal share of any location, together with the average distance travelled for business and pleasure to derive a score for each spatial option. If the authority fails to do this, particularly when it comes to comparing, say, options within building block five (new settlements) with those within building block two (urban extensions), or even comparing different locations within building	The SA site appraisal criteria have been amended in relation to SA objective 1a: Contributing to climate change and 1b: Adaptation to climate change. New development in any location will generate new demands for energy and, consequently, this will lead to increased greenhouse gas emissions and increased contributions toward climate change. However, the extent of this is dependent on the scale of growth and the design of individual developments which is all uncertain at this stage of the plan making process. As such, any scoring in relation to SA objective 1a: Contributing to climate change and 1b: Adaptation to climate change will be considered uncertain at this stage.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	block five, then the authority is in danger of promoting spatial decisions that work in counter to the first overarching objective, which objective also happens to be a legal commitment.	
Yate Town Council	**Legal validity:** Yate Town Council is deeply concerned about the appraisal. It is premature to do a final sustainability appraisal of a plan until there is enough clarity about the plan to be able to evaluate it. Here the plan is very vague, and the sustainability appraisal is as a result also very vague. By targeting areas and purporting to do the sustainability evaluation before you have all the information risks fettering your discretion and lays the plan open to legal challenge to the one the JSP faced. The identification of areas should follow from the availability of all the evidence including housing numbers, and the Sustainability Appraisal should be part of that fully informed process. By putting things in the wrong order, there is a risk that when the evidence does fully become available you will be fitting the evidence to the sites rather than the evidence driving the site selection. Without all the evidence being available, it cannot demonstrate it is either transparent or evidence led. Accordingly, we are concerned the 'Sustainability Appraisal' may be open to legal challenge.	Sustainability Appraisal is an iterative process and as such an SA report is prepared at each stage of the Local Plan process. The SA Report will not be finalised until it is submitted alongside the Regulation 19 Local Plan for examination.
	Addressing the issues identified in the SA: Yate Town Council want to know what South Gloucestershire is going to do to change its plan in light of those areas where there is a negative comment in the SA, an 'absence of evidence' issue or where the impact will depend on how the detail is developed. The conclusion by the consultant at 7.2 is negative and damning. They conclude *"While adverse effects have been identified in relation to some of the SA objectives for some of the site options considered, it is likely that other policies in the Local Plan to be developed further at forthcoming stages of plan making, will help mitigate these"*. As such they are saying that there are specific proposals which have adverse effects on sustainability. These must be removed, and the concerns addressed AT THIS STAGE, rather than ignoring them in the vague hope something might turn up at a later stage. They have no	The Local Plan process is an iterative process and therefore monitoring and mitigation factors will be finalised later in the process. However, the SA report includes suggested monitoring indicators for the monitoring of effects of the Local Plan in **Chapter 7**.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	evidence that it will. They are deeply concerned that at the later stage when the whole story is available, South Gloucestershire will say it is too late and address these issues.	
	Uncertainty undermining the ability to deliver an SA: For example, it is impossible to assess the rural areas approach until the villages are allocated to categories, and it is impossible to assess the impact of the Urban Lifestyles approach in the market towns until it can be shown how it relates to the SDS employment and housing allocations. It is unclear how anyone can assess the combined sustainability impact of a net loss of employment land in Yate for example, which will force trans greenbelt commuting. Yate Town Council feel they cannot make considered responses to it until there is greater clarity about the options in full, but we have some concerns e.g. the document at one point says, 'the site lies outside of the Green Belt so a negligible effect on the green belt is likely'. This fails to understand how the way land either side of the Green Belt is developed has an impact on the continued viability and role of the Green Belt.	As set out above, the Local Plan process is an iterative process, therefore further information and clarity will be provided by the Local Plan in the next stage of the local plan process.
Point Consultancy Limited on behalf of Waddeton Park Limited	**Relating to the Sustainability Appraisal, two comments have been made:** First, sustainability appraisal is meant to be an independent and challenging process undertaken alongside the preparation of a local plan, and intended to continuously improve the contribution the local plan makes to sustainable development. In this case there is little sign of the sustainability appraisal having challenged emerging ideas in the Local Plan or having had much influence. While the sustainability appraisal will appear to be a comforting read for the plan-makers, there is nothing for instance commenting on the absence of the issues we note to be absent from the consultation, when how these come to be dealt with is likely to have significant impact on the Plan's contribution to sustainable development. Second, the sustainability appraisal framework includes as a sustainability objective, 'Protect and enhance valuable green belt'. Whilst what 'valuable' means in relation to national policy on green belt is not explained, our point is that sound practice (over several decades now) has established that the objectives in a sustainability appraisal framework must relate to (and only to) the basic elements of sustainable development (soil, water etc). Green belt is a policy, not an essential component of life, and is a wholly political construct, not a basic asset. Generally speaking the operation of green belt policy is directly in conflict with achievement of more sustainable development. Making the protection of green belt in some way supportive of the achievement of sustainable development through the influence that the sustainability appraisal	The Sustainability Appraisal is an iterative process and feeds into the Local Plan as such. Regarding SA objective 7a, it has been removed from the SA framework as Green Belt is a policy designation and not an environmental or sustainability designation. Therefore, the purposes of the Green Belt are not inherently sustainability issues.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	has would have the potential to significantly damage the emerging Local Plan, undermining its ability to be found sound.	

Table A.4: Consultation responses received in relation to the Phase 3 SA Report (December 2023) and how they have been addressed in this SA report

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
Natural England	No comment received in relation to the SA.	Noted.
Savills (on behalf of Bloor Homes)	**Uncertainty undermining the ability to deliver the SA:** It is stated that it is virtually impossible to evaluate each of the potential development sites with any meaningful output using the criteria selected based on a simple red line site area. Savills notes that the output is harmful to the site selection process as it scores sites in such an arbitrary and cursory manner, yet professes to do so fairly and transparently. Savills provide two examples of this: ■ The SA's assessment in paragraph 4.20, related to Objective 5a (Designated Assets), determined that about two-thirds of the evaluated sites would cause considerable harm to heritage assets. However, this judgment was made without considering the masterplan, details of strategic landscaping, open space proposed, or how the setting of the heritage asset could be preserved or enhanced, or any heritage benefits such as the opportunity to better reveal the understanding of the assets present in the area. The assessment relied solely on a basic boundary outline. This approach significantly undermines the SA's validity and the scores attributed to this objective. ■ The conclusions of the SA with regard to Land West of Park Farm, Thornbury display a discrepancy in the assessment's accuracy. Whilst the SA rated the site's impact on heritage assets as significantly adverse, prior to the undertaking of the SA, a planning inspector concluded that the harm to the setting of the effected heritage assets would be at the lower or lowest end of less than substantial.	The SA is a strategic assessment and cannot take into account detailed proposals for all sites, as this information is not available for all options and so to do so would introduce bias and inconsistency into the assessment. The site options have all been appraised consistently, in accordance with the criteria set out in Appendix D of the SA report.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	Concerns with all of the environmental criteria in the SA with the prefix '5': Savills state that SA proports to assess the impact of development site options against a number of environmental considerations yet, it does so in such an uninformed manner that, as was the case with heritage above, the outcome is virtually meaningless:	As above.
	In relation to **SA Objective 5b. Undesignated assets**, it is impossible to judge with any accuracy or merit the impact of development on undesignated heritage assets on the basis of a red line alone.	As above.
	In relation to **SA Objective 5c. Biodiversity**, the impact of development on biodiversity is inextricably linked to the form of that development, its onsite biodiversity mitigation and enhancement measures, how it is proposed to secure biodiversity net gain, etc. Without an understanding of these matters the impact of development on biodiversity is impossible to determine.	As above.
	Regarding **SA Objective 5d. Landscape**, the criteria contained in paragraph 4.23 against which sites have been judged are entirely arbitrary and unjustified. For example, it has been concluded that "sites that are within 500m of the AONB or Ancient Woodland were found to have a significant negative effect". However, this site is within 500m of an ancient woodland (Park Mill Covert) and yet there was no landscape objection and no landscape reason for refusal. The development was offset from the ancient woodland and it would remain protected. This again emphasises why a judgement cannot be made about landscape harm without an understanding of or reference to the form of development proposed and the opportunities to mitigate any harms identified.	As above.
	In relation to **SA Objective 5h. Tidal / Fluvial Flood Risk,** it is stated to be an unnecessary criteria to have in an SA, as sites which are located where development fall within Flood Zones 3a and 3b should be excluded from consideration on the basis of the sequential test in any event. Notwithstanding, it is important that any assessment which considers flood risk does do on the basis of the proposed development and not a red line as sites could be scored negatively against this criteria if only a small part of the site, upon which no development is proposed, falls	As above.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	within the flood zone. Often 'access' to a watercourse is in fact a positive as it provides an available outfall for surface water.	
	With regard to **SA objective 5j. Water Resources,** the criteria scores sites according to whether they are within or partially within a 'Source Protection Zone'. There appears to be no rationale for scoring sites on this basis. Whilst the existence of a 'Source Protection Zone' may inform and influence the design of a drainage strategy on site, it doesn't make a site any less sustainable.	As above.
	Proposed site allocations: It is unclear how the conclusions of the SA assessment has informed the selection of proposed allocations, with particular concern over the selection of the following sites within the preferred option and how these are deemed to be acceptable in light of the evidence: ■ Land North of Lyde Green (Site Code: EPS-BV13); ■ Woodlands Golf Course (Site Code: EPS-FC14); and Land around Easter Compton (Site Codes: EPS-PSB1; EPS-PSB2; and EPS-PSB4).	Appendix E in this SA report sets out the Councils' reasons for selecting or rejecting each site option. This is based on a range of planning factors as well as the SA conclusions.
Tadman Planning on behalf of Hanham District Green Belt Conservation Society	**Objection to PS-HA1, EPS-HA2 and EPS-HA3:** It is stated that, other than in the assessment of sites within the Sustainability Appraisal (which is high-level), no evidence of a detailed assessment of the sites has been presented. There is no bespoke framework for the assessment of sites within the SA.	The SA includes an appraisal of the reasonable alternative site options using the methodology detailed in this report.
	Furthermore, it has been noted that South Gloucestershire Council has not properly taken into account the objectives of the NPPF with regard to achieving sustainable development. If these aspects had been properly considered, the sites HA1, HA2, and HA3 would not have been proposed for development in the Phase 3 consultation document. As evidenced in the bullet points below, the allocation of sites HA1, HA2, and HA3 is considered to require reconsideration.	See responses below.
	With regard to **p.105 of the Sustainability Appraisal,** residential development on **site EPS-HA1 (alt. ref SG032)** is assessed as resulting in major negative effects on 4b (access to major employment areas), 5a (designated assets), 5b (undesignated assets), 5c (biodiversity), 5e (green infrastructure) and 5f (promoting the conservation and wise use of land). 2a (public open	Appendix E in this SA report sets out the Councils' reasons for selecting or rejecting each site option.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	space), 5d (landscape) and 5g (loss of productive land) are assessed as unknown or major negative, with 5i (surface water flood risk) and 6b (minimise consumption and extraction of materials) also identified as negatively affected.	
	In relation to **p.107 of the Sustainability Appraisal**, residential development on **site EPS-HA2 (alt. ref SG760)** is assessed as resulting in major negative effects on 4b (access to major employment areas), 5a (designated assets), 5b (undesignated assets), 5c (biodiversity), 5d (landscape), 5e (green infrastructure), 5f (promoting the conservation and wise use of land) and 5g (loss of productive land). 5i (surface water flood risk) and 6b (minimise consumption and extraction of materials) also identified as negatively affected.	Appendix E in this SA report sets out the Councils' reasons for selecting or rejecting each site option.
	In relation to **p.107 of the Sustainability Appraisal**, residential development on **site EPS-HA3 (ref SG779)** is assessed as resulting in major negative effects on 4b (access to major employment areas), 5a (designated assets), 5b (undesignated assets), 5c (biodiversity), 5d (landscape), 5e (green infrastructure), 5f (promoting the conservation and wise use of land) and 5g (loss of productive land). 2a (public open space) is assessed as unknown or major negative, with 5i (surface water flood risk) and 6b (minimise consumption and extraction of materials) also identified as negatively affected.	Appendix E in this SA report sets out the Councils' reasons for selecting or rejecting each site option.
Pegasus Group on behalf of Newland Homes	**New strategy lenses – Urban edge** With regard to the site located at **Peacock Road (Post Farm), Thornbury**, although the urban edge lens scores well within the SA, due to the general accessibility to services and facilities, the SA fails to grapple with site specific issues such as flood risk. It also ignores the impact that a concentration of development in this area would also place upon existing infrastructure. This lens would inevitably require significant infrastructure improvements which are likely to place the viability of development at risk. If the lens had been expanded to include other main settlements, such as Thornbury, it is likely that it would have scored far better within the SA. The SA concludes that the 'Urban Edge' lens is more sustainable as it would provide development in areas that surround Bristol and the Severnside employment area. It generally provides good access to services, facilities, jobs and transport links, with shorter journeys making sustainable transport use more realistically likely. However, the SA also stresses that the sites that fall under each lens could perform well on their own.	The SA considers flood risk for each Lens considered through SA objectives 5h: tidal/fluvial flood risk and 5i: surface water flood risk. The appraisal of Lenses 1 and 2 acknowledges that a more dispersed distribution may result in less overburdening of services and facilities within the urban area. It also discusses the potential for option 2 to limit sustainable growth within the market towns and the potential implications for meeting the needs of local residents and settlement vitality. Furthermore, the testing of the Lenses has been undertaken to understand the strengths and weakness of the various components that might make up the spatial strategy for South Gloucestershire. As per the PPG, it is the job of the SA to appraise sufficiently distinct options to highlight the different sustainability implications of each. The various Lenses tested have been identified to align with this

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	Furthermore, the SA does not consider the impact that over-concentration in one area, as identified within the Urban Edge lens, would have upon infrastructure and the negative implications of this. It would also lead to development within areas of flood risk and would not meet the housing needs of market towns such as Thornbury. Furthermore, concentration in a relatively small area of the plan would starve many areas of development. This would not only limit choice but may impact on the vitality of many settlements. The 'Urban Edge' lens should, therefore, have been widened to consider other sustainable settlements, such as Thornbury. This would have provided a more balanced approach which could have overcome many of the issues identified with this lens.	approach. The work undertaken is considered proportionate to the task of preparing the plan
Pegasus Group on behalf of Strongvox Homes	**Shortcomings of Local Plan:** The current Local Plan and its evidence base to ensure that these previous failings are not replicated in the production of the South Gloucestershire Local Plan. While the 'Lenses' approach assists with this, it is considered that this needs to be supported by further analysis within the SA. Additional analysis is needed to ensure that future iterations align with the strategic objectives and accurately assess the sustainability of specific locations, including previously considered areas like Yate.	The SA presents an appraisal of all Lenses considered by the Council. It all presented an appraisal of all sites that comprise each lens. Lens 1 appraised in the SA, focuses on allocating development within the Market Towns (including Yate) as well as within the rural areas and through new settlements
	Issues with the lenses: ■ In relation to the **Urban Edge lens,** although this lens scores well within the SA, due to the general accessibility to services and facilities. The SA fails to grapple with site specific issues such as flood risk. It also ignores the impact that a concentration of development in this area would also place upon existing infrastructure. This lens would inevitably require significant infrastructure improvements which are likely to place the viability of development at risk. If the lens had been expanded to include other main settlements, such as Yate, it is likely that it would have scored far better within the SA. ■ The **'No Green Belt loss'** and **'Urban Fringe'** options represent polar extremes and would deprive large parts of South Gloucestershire from development.	The SA considers flood risk for each Lens considered through SA objectives 5h: tidal/fluvial flood risk and 5i: surface water flood risk. The appraisal of Lenses 1 and 2 acknowledges that a more dispersed distribution may result in less overburdening of services and facilities within the urban area. It also discusses the potential for option 2 to limit sustainable growth within the market towns and the potential implications for meeting the needs of local residents and settlement vitality. Furthermore, the testing of the Lenses has been undertaken to understand the strengths and weakness of the various components that might make up the spatial strategy for South Gloucestershire. As per the PPG, it is the job of the SA to appraise sufficiently distinct options to highlight the different sustainability implications of each. The various Lenses tested have been identified to align with this approach. The work undertaken is considered proportionate to the task of preparing the plan

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	■ The SA doesn't consider the impact that over-concentration in one area, as identified within the Urban Edge lens, would have upon infrastructure and the negative implications of this. It would also lead to development within areas of flood risk.	
	The comments set out below relate to the SA scoring of Site Option SG704: Land to the South of Yate Road to the West of Yate. In relation to the spatial and visual dimensions of openness, the ormer would clearly be affected by the site's release for housing development. Notwithstanding, visual impacts could be mitigated to a significant extent through the appropriate use of landscaping, and indeed the overall scope for such is greatly increased when countenancing development at the scale proposed rather than several smaller, unconnected parcels.	The SA is a strategic assessment and cannot take into account detailed proposals for any of the sites considered, as this information is not available for all options and so to do so would introduce bias and inconsistency into the assessment. The site options have all been appraised consistently, in accordance with the criteria set out in Appendix D of the SA report.
	In relation to **SA Objectives 3a and 3b,** the site scores negatively for sustainable access to educational facilities and retail/food shopping. The site is 2 miles away from Yate Academy, a 38-minute walk, and it's 1.0 mile (22 minutes) and 1.6 miles (32 minutes) from North Road Community Primary School and Tyndale Primary School, respectively. All of these schools within Yate are within guideline maximum walking distances to school. Similarly, the site is within reasonable walking distance of convenience food retail. As such, it is considered that the site has been undervalued in respect of Objectives 3d and 3e.	SA Objectives 3a and 3b consider a sites ability to deliver affordable homes and a suitable mix of housing in South Gloucestershire. SA Objectives 3d and 3e relate to access to education and retail and food buying services and facilities in the plan area. As per Appendix D which sets out the effects criteria, reasonable walking or cycling distance to primary schools has been set at 450m and to secondary schools has been set at 900m. Similarly, reasonable walking or cycling distance to town and district centre has been set at 720m, to supermarkets has been set at 720m and to local convenience and to comparison stores has been set at 720m. The distances considered allow for the differentiation of site options in relation to the access they will provide to various facilities. Site SG704 is located within 530m of a primary school and within 1.56km of a secondary school. Given that it is not within reasonable walking distance of either type of facility, a significant negative effect is applicable in relation to SA Objective 3d. Site SG704 is adjacent to a convenience store (Esso (Hurst)) but is not within 720m of any other convenience stores, supermarkets or

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
		town or district centres. Therefore, a minor negative effect is applicable in relation to SA Objective 3e.
	In relation to **SA Objective 5a and 5b (impacts on designated and non-designated assets),** notwithstanding the proximity of listed buildings, most significantly at Wistaria Lodge, any such impacts are entirely manageable as a matter of normal development management procedure and do not particularly constrain the site's overall development in this instance, subject to an appropriate design response.	The appraisal of all site options in relation to SA Objectives 5a and 5b (impacts on designated and non-designated assets) has been informed by South Gloucestershire Council officer's assessment of potential for impacts in relation to designated and local heritage assets. The potential for mitigation would require the consideration of detailed design solutions/proposals for the site. Given that this information is not available for all site options it has not been reflected in the SA.
	In relation **SA Objective 5c (Biodiversity)**, it is unclear why the site should score at the most negative end in the SA's assessment given that it comprises cultivated land with no ecological designations. At worst, the development of this greenfield site would represent a minor negative on the basis of the loss of currently undeveloped land with a limited ecological baseline, however development would inevitably deliver biodiversity net gain to the same or greater extent than any reasonable comparator site.	The site is located within 50m of an area of priority habitat (traditional orchard). In line with the effects criteria for site assessment a significant negative effect is applicable in relation to SA Objective 5c. The potential to achieve biodiversity net gain at development sites has not informed the SA given its high level nature.
	In relation to **SA Objective 5d (landscape impacts),** the site is scored as minor negative. However, the site has no meaningful relationship to any designated landscape, including the Cotswolds AONB, from which it is separated by a considerable distance and the entire town of Yate. This therefore appears to be an 'in principle' score based on the development of greenfield land for housing.	The site effects criteria used for the appraisal of site options assign site options that are located on the edge of a settlement area an uncertain minor negative (-?) effect on landscape. The site lies on the edge of Yate and therefore an uncertain minor negative effect is applicable in relation to SA Objective 5d (landscape impacts).
	In relation to **SA Objective 5e (Green Infrastructure),** the site scored as a significant negative. Notwithstanding, at the scale of development indicated, the site would meaningfully enhance the GI network, in particular through the improvement and integration of the Public Right of Way that crosses the northern portion of the site. This is currently the only means of public access, and therefore, it is noted that 5e takes an overly narrow view of sites' relationship to the wider GI network.	The site has been recorded as having a significant negative effect in relation to SA Objective 5e in line with the site effects criteria. A significant negative effect is applicable for sites on land within a strategic GI corridor given the potential for loss of such assets as development occurs at these locations.
	In relation to **SA Objective 5f (Conservation and wise use of land),** the site scored as a significant negative. It is noted that all sites involving the development of greenfield land are	The use of greenfield land versus brownfield land makes use of a finite resource in the plan area and as such is scored negatively. The

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	automatically scored as such. However, this does not account for the fact that the Council simply cannot meet its housing requirement without the release of undeveloped land. While the importance of regenerating derelict land is recognised, this objective does not articulate any innate value to conserving greenfield land for its own sake and therefore, while brownfield sites may score positively in this regard, there is no reason why the site should score other than neutrally against this Objective.	contribution sites can make towards the housing requirement is considered through SA Objectives 3a and 3b.
	In relation to **SA Objective 5g (Minimise the loss of productive land),** which emphasises the particular importance of minimising the loss of Best and Most Versatile (BMV) land, the SA does not differentiate in scoring between these grades and Grade 3. As the site comprises undifferentiated Grade 3 (and thus may be BMV or not, but not G1 or 2) and is bounded by Grade 4 'poor' quality land, this should be reflected in the scoring, in respect of which a negative score should not be more than minor.	An uncertain significant negative effect has been recorded for the site in relation to SA objective 5g. The effect recorded recognises that the site includes Grade 3 agricultural land and also that the split between Grade 3a and 3b agricultural land in South Gloucestershire is not available to inform the SA. The recognition of the potential for a significant negative effect in a more precautionary approach to the appraisal is considered appropriate.
	In relation to **SA Objective 5i (Flood risk),** the site is located wholly within Flood Zone 1, indicating the lowest risk of flooding and therefore it is entirely unclear why the site should score negatively. Based on the Environment Agency's data on long-term surface water flood risk, the site bears only minor elements of medium and high surface water risk, essentially based on ground levels, notably at field boundaries, and not sensitive to how the site currently drains or will do in the future. The long-term effects of climate change would be accounted for in any drainage strategy for the site and therefore entirely manageable.	SA Objective 5i relates to surface and ground water flooding only. The site contains a substantial area (over 25% of its total area) that is at risk of ground water flooding. This is reflected in the significant negative effect recorded in relation SA Objective 5i.
	In respect to **SA Objective 6b (minerals safeguarding),** the site receives a minor negative score. However, this appears to be a precautionary measure ascribed to virtually all sites within a minerals safeguarding area and does not bear meaningfully on the overall suitability of sites for the purposes of assessment.	As the consultee has stated, all sites within a mineral safeguarding area have been assigned a minor negative effect in relation to SA Objective 6b reflecting the potential loss of access to mineral resources in the plan area as a result of development. Given the strategic level of the appraisal, it is considered appropriate to adopt this approach without an individual appraisal of the site for its potential suitability as a minerals site.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	In all other respects, the site scores positively in relation to the SA Objectives, in particular in relation to the delivery of high quality and mixed housing, and access to employment and public open space.	Comment noted.
Pegasus Group on behalf of Eward Ware Homes.	**Shortcomings of Local Plan:** Although the current SA does consider the emerging strategy and 3 growth lenses, it is important to ensure that future iterations expand on this foundation, and credibly identify how specific allocations achieve the objectives of the chosen strategy. This needs to consider sites and locations which were previously considered sustainable growth locations such as Almondsbury.	The site allocations set out in the Reg 19 Local Plan are subject to appraisal in Chapter 6 of this SA Report.
	Issues with the lenses: ■ The 'No Green Belt loss' and 'Urban Fringe' options represent polar extremes and would deprive large parts of South Gloucestershire from development. ■ The SA of the growth lenses concluded that the 'Urban Edge' lens is likely to prove more sustainable across a range of SA objectives as it would provide development in areas that surround Bristol and the Severnside employment area. It generally provides good access to services, facilities, jobs and transport links, with shorter journeys making sustainable transport use more realistically likely. However, the SA also stresses that the sites that fall under each lens could perform well on their own. ■ The SA doesn't consider the impact that over-concentration in one area, as identified within the Urban Edge lens, would have upon infrastructure and the negative implications of this. It would also lead to development within areas of flood risk.	The SA considers flood risk for each Lens considered through SA objectives 5h: tidal/fluvial flood risk and 5i: surface water flood risk. The appraisal of Lenses 1 and 2 acknowledges that a more dispersed distribution may result in less overburdening of services and facilities within the urban area. It also discusses the potential for option 2 to limit sustainable growth within the market towns and the potential implications for meeting the needs of local residents and settlement vitality. Furthermore, the testing of the Lenses has been undertaken to understand the strengths and weakness of the various components that might make up the spatial strategy for South Gloucestershire. As per the PPG, it is the job of the SA to appraise sufficiently distinct options to highlight the different sustainability implications of each. The various Lenses tested have been identified to align with this approach. The work undertaken is considered proportionate to the task of preparing the plan.
	The comments set out below relate to the assessment of Site Option SG892: The main critique is that the Sustainability Appraisal fails to account for opportunities for development of scale, such as Woodhouse Down, to provide their own infrastructure to enhance their sustainability, and those of the surrounding communities. This should be framed positively, where relevant in the Sustainability Appraisal.	The SA is a strategic assessment and cannot take into account detailed proposals for any of the sites considered, as this information is not available for all options and so to do so would introduce bias and inconsistency into the assessment. The site options have all been

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
		appraised consistently, in accordance with the criteria set out in Appendix D of the SA report.
	In relation to **SA Objective 2a. Public Open Space,** the Vision Document sets out provision for public open space to serve the development and the existing community, for which facilities are currently limited. This should be marked as ++ in place of ?--.	The site has been scored significant positive in relation to SA Objective 2a given that it is close to both areas of open space and PROWs.
	In relation to **SA Objective 2b. Noise,** while road and business noise represents a constraint it does not preclude development at the site, with appropriate development capable of preventing risk of future noise complaints this should be marked as – in place of --.	As above.
	In relation to **SA Objective 2d. Access to healthcare facilities,** this could be marked as ++ with consideration to potential for a future on-site facility.	As above.
	In relation to **SA Objective 3c. Access to community facilities,** provision of on-site facilities could increase this to ++ from +.	As above.
	In relation to **SA Objective 3d. Access to educational facilities,** the Vision Document sets out provision for education facilities amending this from – to ++.	As above.
	In relation to **SA Objective 3e. Access to retail,** the Vision Document sets out provision for a local centre amending this from - to ++.	As above.
	In relation to **SA Objective 3f. Sustainable travel,** the site is along the alignment of a planned metrobus expansion that it could help to deliver alongside a park and ride facility as set out at Appendix 2 and should accordingly be uplifted to ++.	The appraisal of access to sustainable transport is informed by the routes of bus services that are active at the time of the appraisal.
	In relation to **SA Objective 4b. Access to major employment areas,** the methodology excludes the site from being positively categorised despite ready access to major employment opportunities as set out within these comments. This should be amended to ++ from 0.	The site is recorded as likely to have a negligible effect in relation to SA Objective 4b given that all sites that would provide employment uses are expected to have this effect. The site has been appraised as a mixed use site. The ability of the site to provide new jobs in the plan area is considered through SA objectives 4a.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	In relation to **SA Objective 5a. Designated assets,** the Vision Document sets out how this matter could be addressed and should therefore be downgraded from – to -.	The SA is a strategic assessment and cannot take into account detailed proposals for any of the sites considered, as this information is not available for all options and so to do so would introduce bias and inconsistency into the assessment. The site options have all been appraised consistently, in accordance with the criteria set out in Appendix D of the SA report.
	In relation to **SA Objective 5b. undesignated assets,** the Vision Document sets out how this matter could be addressed and should therefore be downgraded from – to -.	As above.
	In relation to **SA Objective 5c. Biodiversity,** while marked as – the appraisal makes clear that development can provide opportunities for mitigation and enhancement. This should therefore have a ? prefix. The Vision Document appended has been informed by technical site specific ecological advice that indicates this need not preclude development at this location.	All site options have been appraised without uncertainty being recorded in relation to SA Objective 5c. The appraisal of site options is presented on an even footing in this regard. As above – the appraisal does not take into account detailed proposals for any of the sites considered, as this information is not available for all options.
	In relation to **SA Objective 5d. Landscape,** the classification of ?-- is due to the site location within 500m of ancient woodland. This is however accounted for within the Vision Document with opportunities for further planting. The methodology therefore exaggerates the negative effects of this constraint.	The site is identified as lying within a rural area outside of any existing settlements. This accounts for the ?--effect recorded in relation to SA Objective 5d.
	In relation to **SA Objective 5e. Green infrastructure,** the role of the strategic green infrastructure corridor is addressed above and the methodology therefore significantly exaggerates the negative consequences of these categorisations with potential for new woodland planting with development such that this should be reduced from – to 0.	The site contains land within a strategic green corridor and this is reflect with a significant negative effect in relation to SA Objective 5e given the potential impacts on important green infrastructure assets in the plan area. As above – the appraisal does not take into account detailed proposals for any of the sites considered, as this information is not available for all options.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	In relation to **SA Objective 5i. Surface water flood risk,** Surface Water Flood Risk can be addressed through appropriate drainage design.	As above – the appraisal does not take into account detailed proposals for any of the sites considered, as this information is not available for all options.
	In relation to **SA Objective 6b. Minimise consumption and extraction of minerals,** the minerals safeguarding related to the site is linked solely with the ridge to the west contiguous with the alignment of the A38. This is therefore not a deliverable resource and should be marked 0.	The appraisal of all site options in relation to SA Objective 6b reflects the location of sites to minerals safeguarding areas. Additional, site specific detail is not available for all site options are therefore cannot be used to inform the appraisal work.
Pegasus Group on behalf on Edward Ware Homes	Issues with the lenses: ■ The 'No Green Belt loss' and 'Urban Fringe' options represent polar extremes and would deprive large parts of South Gloucestershire from development. ■ The SA of the growth lenses concluded that the 'Urban Edge' lens is likely to prove more sustainable across a range of SA objectives as it would provide development in areas that surround Bristol and the Severnside employment area. It generally provides good access to services, facilities, jobs and transport links, with shorter journeys making sustainable transport use more realistically likely. However, the SA also stresses that the sites that fall under each lens could perform well on their own. The SA doesn't consider the impact that over-concentration in one area, as identified within the Urban Edge lens, would have upon infrastructure and the negative implications of this. It would also lead to development within areas of flood risk.	The SA considers flood risk for each Lens considered through SA objectives 5h: tidal/fluvial flood risk and 5i: surface water flood risk. The appraisal of Lenses 1 and 2 acknowledges that a more dispersed distribution may result in less overburdening of services and facilities within the urban area. It also discusses the potential for option 2 to limit sustainable growth within the market towns and the potential implications for meeting the needs of local residents and settlement vitality. Furthermore, the testing of the Lenses has been undertaken to understand the strengths and weakness of the various components that might make up the spatial strategy for South Gloucestershire. As per the PPG, it is the job of the SA to appraise sufficiently distinct options to highlight the different sustainability implications of each. The various Lenses tested have been identified to align with this approach. The work undertaken is considered proportionate to the task of preparing the plan.
	The comments set out below relate to the assessment of Site Option SG068: The chief criticisms is that the methodology of the sustainability appraisal serves to inflate negative components of the site that can be readily addressed by technical matters as set out within the appended Vision Document, but also fails to account for opportunities for development of scale such as Land at Frog Lane to provide their own infrastructure to enhance their sustainability, and those of the surrounding communities. This should therefore be framed positively, where relevant within the sustainability appraisal.	The SA is a strategic assessment and cannot take into account detailed proposals for any of the sites considered, as this information is not available for all options and so to do so would introduce bias and inconsistency into the assessment. The site options have all been appraised consistently, in accordance with the criteria set out in Appendix D of the SA report.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	In relation to **SA Objective 2b. Noise,** while road, rail and sub-station noise represent constraints they do not preclude development at this site. The Vision Document sets out site specific technical noise advice that evidences how development can readily come forward accounting for noise constraints. As such this should be marked 0.	As above.
	In relation to **SA Objective 3c. Access to community facilities,** on-site facilities can be allowed for within the proposed new local centre to cater for the development across neighbouring parcels and could therefore be increased to +.	As above.
	In relation to **SA Objective 3d. Access to educational facilities,** the Vision Document sets out provision for education facilities amending this from – to +.	As above.
	In relation to **SA Objective 3e. Access to retail,** the Vision Document sets out provision for a local centre amending this from - to ++ .	As above.
	In relation to **SA Objective 3f. Sustainable travel,** the site is along the alignment of a planned metrobus expansion that it could help to deliver alongside cycle network enhancements, with ready access to national rail station within active travel distances and should accordingly be uplifted to ++.	As above.
	In relation to **SA Objective 5a. Designated assets,** the Vision Document sets out how this matter could be addressed with a single listing that can be mitigated for with appropriate off-setting (with other assets hosting negligible impact). This should therefore be downgraded from – to -.	As above.
	In relation to **SA Objective 5b. undesignated assets,** as above, the Vision Document sets out how this matter could be addressed informed by expert heritage advice, setting out that undesignated assets are highly limited and do not impede development. This should therefore be downgraded from -– to -.	As above.

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	In relation to **SA Objective 5c. Biodiversity,** while marked as -- the issued Vision Document, informed by technical site specific ecological advice, sets out that there are no clear impediments to delivering the site. The HELAA also acknowledges that the main ecological constraint is the adjacent SNCI, but that the circumstances need not impede development. This should accordingly be downgraded to -.	The site is adjacent to areas of priority habitat (deciduous woodland) to the north east and south east. In line with the effects criteria for sites (Appendix D) a significant negative effect (--) is applicable for the site. As highlighted earlier in response to the consultee's comments, the appraisal does not take into account detailed proposals for any of the sites considered, as this information is not available for all options.
	In relation to **SA Objective 5g. Minimise the loss of productive land water flood risk,** The site is a combination of grade 3 and 4 land. Where grade 3 land the role as BMV is not certain and the ? is agreed with. However, as gradation system from 1-5, it is apparent that Grade 3a land should be ascribed a – classification compared with grade 1 and/or 2 land. Moreover, the site also contains grade 4 land. This should therefore be amended to ?-	Best and Most Versatile (BMV) agricultural land in England is defined as land which falls in agricultural land classification Grades 1 to 3a. Therefore, it is considered appropriate to assign uncertain significant negative effects (--?) to sites that contain at least 25% Grade 3 agricultural land given that this land could contain areas of BMV. The uncertainty (?) attached reflects the limitations of the data available given that the split between Grade 3a and 3b soils is not known in the plan area.
	In relation to **SA Objective 5h. Tidal/fluvial flood risk**, the site is not within a tidal/fluvial flood risk area. It is believed this categorization of – may come from proximity to a water storage area and main river to the opposite side of the A432 to the site's northern end. This in no way precludes development as set out in the Vision Document and so should be marked as 0.	The site lies mostly outside of flood zones 3a and 3b and therefore a negligible (0) effect have been recorded in relation to SA objective 5h.
	In relation to **SA Objective 5i. Surface water flood risk,** while the site contains areas of High Risk Surface Water Flood Risk this can be addressed through appropriate drainage design as set out in the Vision Document and should be downgraded from -- to 0.	As above – the appraisal does not take into account detailed proposals for any of the sites considered, as this information is not available for all options.
	In relation to **SA Objective 6b. Minimise consumption and extraction of minerals,** while this is agreed, the minerals safeguarding related to the site is linked to the designation that extends across the entirety of East Bristol northwards past the western edge of Yate and beyond. It therefore captures the majority of the evident areas of search for further development within the east of the authority.	The large expanse covered by the minerals safeguarding area is acknowledged. A minor negative effect has therefore been recorded for the majority of site options in relation to SA Objective 6b.

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Pegasus Group on behalf of Waddeton Park Ltd.	The 'Lenses', discussed in section 5 of the consultee's representations below, assists this. It is, however, considered that this needs to be supported by further analysis within the Sustainability Appraisal. Although the current SA does consider the emerging strategy and 3 growth lenses, it is important to ensure that future iterations expand on this foundation, and credibly identify how specific allocations achieve the objectives of the chosen strategy.	The allocations included in the Reg 19 Local Plan have been appraised in Chapter 6 of this SA Report.
RPS on behalf of Cotswold Homes	**Limitations of the 'lens' approach** The RPS notes that the SA does not account for the functional relationship between Bristol and South Gloucestershire, which could lead to different conclusions about the best growth strategy. While the SA states in paragraph 5.20 that *"lens 2 is likely to prove more sustainable across a range of SA objectives,"* it overlooks the need to address Bristol's unmet housing needs rather than focusing solely on the district's natural growth. Furthermore, the sustainability implications of shifting towards a strategy of distributed development across smaller sites have not been thoroughly considered. This omission makes it difficult to evaluate reasonable alternatives and assess the likely outcomes of the plan, suggesting that both the strategy and the SA are flawed.	The SA considers the sustainability implications of the Local Plan in the context of the 'SEA topics' as required by the SEA Regulations. In relation to issue of housing need that the consultee has highlighted, the topic areas population and material assets have been considered through the SA.
	Legal validity: The SA fails to include an option that considers the "natural growth" of existing settlements, which could offer a viable alternative with potentially better sustainability outcomes. Since the plan already leans towards a strategy of distributed development across smaller sites, an approach RPS supports, this alternative should be properly evaluated in the SA. The SA is therefore unsound in its current state, as the SGLP has failed to identify and test the sustainability implications of a growth option which the Plan is headed in the direction of. For this reason, emerging strategy is unsound as it conflicts with NPPF paragraphs 32 and 35(c). Therefore RPS suggests the Council consider this more dispersed growth option in the next iteration of the SA. The emerging spatial strategy would be unsound as it fails to take into account the reasonable alternatives for housing growth and therefore would not be justified as per NPPF paragraph 35(b). It is evident to RPS that unless the Plan takes a lawful approach through the SA to consideration of all reasonable alternatives, specifically relating to its overall housing	The Council has worked up three lens that inform the development of the distribution of development in the plan area. Lens 1 is to maintain the current extent of the Green Belt by allocating development within and around the Market Towns, rural areas and through new settlements. This lens includes a focus that partially aligns with the consultees suggestion for the "natural growth" of existing settlements through its inclusion of development within and around the Market Towns. The Council has also set out through the new Local Plan that it is not appropriate that every settlement in South Gloucestershire can accommodate further new homes and that a strategy based on local 'organic growth' is unlikely to achieve the housing target required. As such this natural growth option has not been appraised as part of the SA. At the Phase 2 stage of the plan, as part of the Local Plan led strategy and allocations pathway, a methodology and evidence base were

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	requirement and its site selection process, that it will be failing to deliver the legal requirements for plan making.	released to assist in determining those locations which were considered suitable and those that were not under the local plan led pathway (i.e. the Sustainable Rural Villages and Settlements Ranking Methodology, Arup, 2022).
	RPS note that they have undertaken their own Sustainability Appraisal against the Council's scoring based upon their own methodology. The following comments set out below relate to differences in score:	Comment noted.
	In relation to **SA Objective 2b (Noise),** the SA identifies a few sites are ranked as having a significant negative effect in relation to noise as they are located within 100m of noise generating uses. The examples given being major roads, infrastructure, or heavy industry. RPS questions what is quantified as a major road, a large number of Cotswold Homes' sites are adjacent B-classified roads through villages which are not considered to have a significant noise generating use. In addition, some sites are located near the A38 which is clearly a major trunk road, however RPS consider mitigation measures can be put in place through any development of the site which would reduce any adverse noise impact. In addition, some sites may have achieved this negative effect scoring for adjacency to industrial sites, however none of the sites in question are in proximity of heavy industry. It is for this reason RPS consider scoring all the sites as having a negligible effect as they can all be mitigated.	The consultee has not indicated the precise sites to which the comment relates. However, the appraisal of SA Objective 2b: Noise has considered A-roads and motorways in relation to roads that might adversely affect residents with regards to noise pollution. The SA is a strategic assessment and cannot take into account detailed proposals for any of the sites considered, as this information is not available for all options and so to do so would introduce bias and inconsistency into the assessment. The site options have all been appraised consistently, in accordance with the criteria set out in Appendix D of the SA report.
	In relation to **SA Objective 3c (Access to community facilities),** all the sites score positively as they are generally within 720m of some types of community facilities. In a majority of cases, Cotswold Homes' land interests are within village settings which benefit from some form of community facilities assessed and/or town centres and railway stations.	Comment noted.
	In relation to **SA Objective 3d (Access to educational facilities),** it is clear that the effects of residential sites on access to educational facilities will depend on the access that they provide to existing educational facilities, in addition to there being capacity at those schools to accommodate new pupils. RPS disputes the assessment of a few sites in this regard: ■ Any development at land to the west of Wotton Road, Rangeworthy (EPS-FC8) would benefit to proximity to Rangeworthy primary school (approx. 510m from the site). The smaller allocated portion of this site should not alter the location and proximity in relation to	The points highlighted by the consultee in relation to SA Objective 3d are addressed individually below: ■ It is recognised that the site is within 510m of a primary school. However, the effects assessment criteria for sites have been applied objectively for all site options and therefore the site is

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	education. The distance to the school from the site slighting over the methodology thresholds in the SA should reflect the limited impact this will likely make in practice when assessed against the framework. For this reason, RPS scores the site to have a minor positive effect in this regard; ■ Secondly, the Falfield sites obviously would follow a more 'dispersed' pattern of development as is reflective of the existing settlements in the vicinity. Whilst the sites in Falfield do not benefit from close proximity to a school within Falfield itself, there are schools within the neighbouring settlements of Stone and Tortworth. Equally, new residential development of a scale of a site to the north of Moorslade Lane would trigger the need for the provision of new schools / school places; Thirdly, the sites at Cromhall would benefit from proximity to St Andrew's VC Primary School (approx. 515m from the site). The distance to the school from the site slighting over the methodology thresholds in the SA should reflect the limited impact this will likely make in practice when assessed against the framework. For this reason, RPS scores the site to have a minor positive effect in this regard.	recorded as having a significant negative effect in relation to SA Objective 3d. ■ All school facilities beyond Falfield are beyond the applicable thresholds used for primary and secondary schools. As such sites within Falfield perform less favourably in relation to SA Objective 3d. The potential to provide new facilities at site allocations has not been considered given that this level of detail is not available for all site options. ■ As stated in the first bullet point, the effects assessment criteria for sites have been applied objectively for all site options. Where a site falls beyond but close to the relevant distance threshold from a service/facility, a precautionary approach has been taken and the more negative score has been recorded.
	In relation to **SA Objective 3e (Access to retail),** the RPS state that four of the sites at Falfield have been assessed as either performing significantly negatively or minor negative, the rationale for this is unclear given the Falfield Convenience Store on the A38 which includes 'Premier/Post Office'. The only site that is more than 700m from this retail premise is the site north of Moorslade Lane. However, the scale of the site north of Moorslade Lane would likely trigger the need for some convenience provision.	It is unclear which site the consultee is referring to. Regardless, as the consultee has stated, there is only one convenience store in Falfield and all other provisions are located more than 720m (the reasonable walking and cycling distance applied in relation to these types of provisions) from the village. In line with the effects criteria for site assessment (Appendix D) given that sites in Falfield will either be within 720m of this convenience store or beyond 720m of this type of provision, a minor or significant negative effect is applicable in relation to SA Objective 3e.
	In relation to **SA Objective 4b (Access to major employment areas),** the RPS has made changes in respect of the Falfield sites, this is on the basis that the effects identified for the sites are dependent on whether they are within 450m of an Enterprise Zone or Major Employers or Town Centres. In the case of Falfield, 'HMP Eastwood Park' can be considered a major employer in the village. The sites do generally perform better against this objective.	The consultee has not specified which sites they are referring to and therefore it is difficult to respond to the comments made. Major employers have been identified in South Gloucestershire as those that support 100+ jobs in the plan area. HMP Eastwood Park is not listed as one of these employers. The closest major employer to

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
		sites at Falfield is the Tortworth Court Hotel which is within 1.5km of Falfield.
	In relation to **SA Objective 5a (Designated assets),** RPS considers that impacts on heritage assets will largely be determined by the specific layout and design of development proposals, as well as the nature and significance of the heritage asset. It is anticipated that the LPA will require a Heritage Statement to be prepared to accompany future planning applications, where appropriate. The Heritage Statement should describe the significance of any heritage assets affected by the proposals, including any contribution made by their settings.	It is recognised that the design of a scheme may help to mitigate adverse effects relating to the historic environment. However, it is the purpose of the SA to identify which sites have potential to have the most and least adverse effects in relation to this topic area. This process does not consider the design of any proposals to allow all options to be considered on an even footing and given that this level of detail will not be available for all site options.
	For **SA Objective 5b (Undesignated heritage),** the effects of sites are determined to be the same as designated heritage, as it is likely future planning applications will be required to be supported by a Heritage Statement. Saved Policy PSP17 will likely mitigate any adverse effects.	As above.
	In relation to **SA Objective 5c (Biodiversity),** a number of sites across South Gloucestershire would be likely to result in negative impacts on local biodiversity to some extent, particularly those near the Severn Estuary SAC, as well as SSSIs and SNCIs. However, updated policies requiring biodiversity conservation and green infrastructure maintenance are expected to mitigate these risks, leading to a negligible overall impact. Thus, RPS has rated the potential impact of all sites as minor.	As above.
	In relation to **SA Objective 5d (Landscape),** several assessed sites are near or next to the Cotswolds AONB, posing a risk to these protected landscapes. Although saved policy PSP2 'Landscape' aims to mitigate such impacts, many of the proposals are on previously undeveloped land, leading to significant changes in local landscape character and a risk of countryside urbanization. Given this, most development proposals are expected to have a minor negative impact on the landscape, which the draft policies are unlikely to fully offset. Therefore, RPS rates these sites as having minor negative effects, either confirming or reducing the Council's initial concerns.	The site effects criteria assigns an uncertain significant negative effect to sites within 500m of the National Landscape or ancient woodland as well as sites that are not close to any settlements. At the strategic level of the SA, this approach has been applied to all sites appraised. No change has been made to the appraisal of the site options.
	In relation to **SA Objective 5e (Green Infrastructure),** it is noted several assessed sites are near or next to the Cotswolds AONB. Although saved policy PSP2 'Landscape' aims to mitigate such impacts, many of the proposals are on previously undeveloped land, leading to significant	The appraisal of sites in relation to SA objective 5e relates to their proximity to strategic green infrastructure in the plan area. Significant negative effects have been recorded where a site lies within such an

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	changes in local landscape character and a risk of countryside urbanization. Given this, most development proposals are expected to have a minor negative impact on the landscape, which the draft policies are unlikely to fully offset. Therefore, RPS rates these sites as having minor negative effects, either confirming or reducing the Council's initial concerns.	area and therefore is likely to result in loss of all or part of a green infrastructure. Minor negative effects have been recorded where a site is within 50m of such an area as there is potential for loss of access to or fragmentation of the area in question.
	In relation to **SA Objective 5f (Promote the conservation and wise use of land),** the majority of the development sites promoted by Cotswold Homes are located on previously undeveloped land (except for Heneage Farm). This would be expected to result in the permanent and irreversible loss soil resources. As a result, the majority of development proposals would be expected to have an adverse impact on natural resources. The majority of Cotswold Homes' sites would provide fewer than 100 homes and therefore these would likely result in a minor positive impact associated with the efficient use of land. RPS therefore revises the scoring accordingly to reflect a minor positive effect, as opposed to the significant negative effect scored by the Council.	SA objective 5f has been appraised to consider the potential loss of greenfield land in the plan area. Where an area of undeveloped land would be developed, adverse effects are likely in relation to the conservation of greenfield land and the promoting the re-use of brownfield land in South Gloucestershire. While the area in question has potential for less than 100 homes it is unclear how the development of this area would contribute to more efficient use of land. Given that the site is greenfield, the consultee's suggestion that the site should be scored as minor positive in relation to SA objective 5f is not accepted.
	In relation to **SA Objective 5g (Minimise the loss of productive land),** RPS generally agrees with the scoring of this objectives against Cotswolds Homes', except for Heneage Farm. This a brownfield site, and has been scored as a significant negative effect in the Council's assessment. This has been changed to a significant positive effect in the RPS' assessment.	The appraisal of the site records an uncertain significant negative effect in relation to SA Objective 5g which is based on the site appraisal criteria set out in Appendix D of the SA report. The site options have all been appraised consistently.
	Regarding **SA Objective 5h (Tidal/fluvial flood risk)**, RPS considers all Cotswold Homes' sites to have a negligible impact because they are mainly outside Flood Zones 3a and 3b. Most sites are in Flood Zone 1, indicating minimal flood risk. Although a few sites have portions in Flood Zones 2 and 3, the draft policies are designed to ensure sustainable flood risk management.	Where at least 25% of the land within a site option's boundaries is within flood zone 3a or 3b, a significant negative effect has been recorded for SA Objective 5h. In all other instances a negligible effect has been recorded.
	In relation to **SA Objective 5i (Surface water flood risk),** some parts of South Gloucestershire, like many other places, are prone to surface water flooding. Certain sites proposed by Cotswold Homes have been rated with a significant negative effect because they are mostly within high-risk surface water areas. However, RPS believes that even for these sites, the risk of adverse impacts from surface water flooding can be mitigated with sustainable drainage systems and surface water masterplans, as required by saved policy PSP20. Consequently, RPS rates all Cotswold Homes' sites as having a negligible effect on surface water flood risk.	The SA is a strategic assessment and cannot take into account detailed proposals for any of the sites considered, as this information is not available for all options and so to do so would introduce bias and inconsistency into the assessment. The site options have all been appraised consistently, in accordance with the criteria set out in Appendix D of the SA report.

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	Allocation of identified sites: Regarding to the site allocation at Land East of Bristol Road in Cromhall for residential development, the RPS state that a high-quality, low-carbon development could be created here, providing much-needed open market and affordable housing. This development could also improve pedestrian connectivity between the northern and southern parts of the settlement.	Comment noted.
Nexus Planning on behalf of Hallam Land Management, Wilson Enterprises, and Parker Strategic Land	**Concerns regarding scoring of the site at Lower Shortwood (EPS-BV9):** Hallam Land Management, Wilson Enterprises and Parker Strategic Land have undertaken a review of the scoring of the site options, providing a revised assessment, indicating new ratings for a number of SA objectives. These are as follows:	Responses to each of the consultee's comments are provided in the cells below.
	In relation to **SA Objective 1a. (Contributing to climate change),** the scoring against this objective should be amended from ? to + due to the requirements that would be set out by planning policies and Building Regulations, as well as the proposed high-quality landscape strategy at the site that will deliver an increase in tree planting across the Site along with retention of a significant proportion of existing trees.	The SA is a strategic assessment and cannot take into account detailed proposals for any of the sites considered, as this information is not available for all options and so to do so would introduce bias and inconsistency into the assessment. The site options have all been appraised consistently, in accordance with the criteria set out in Appendix D of the SA report.
	In relation to **SA Objective 1b. (Adaptation to climate change)**, the scoring against this objective should be amended from ? to +, due to the measures outlined in relation to SA Objective 1a, as well as the landscape-led approach which will the site allocation will be based upon, as well as the incorporation of existing blue and green infrastructure assets.	All sites have been appraised as having an uncertain effect (?) in relation to SA Objective 1b. The potential to support climate change adaptation will be most impacted by design measures details of which are not available for all sites.
	In relation to **SA Objective 2a (Public open space)**, the allocation of the Site would provide the opportunity to deliver a significant amount of new public open space, including amenity land and recreational facilities. Accordingly, the scoring against this objective should be amended from ?—to ++.	The site contains a substantial area of open space that could be lost as part of development. Therefore, a significant negative effect (--) is expected in relation to SA Objective 2a.
	In relation to **SA Objective 2b (Noise),** the allocation of the Site would seek to situate the employment uses adjacent to the A4174 in the western part of the Site and, generally, to locate the noise sensitive uses (i.e., residential and schools) to the east of this. The larger employment	The site is adjacent to the A4174 and therefore a significant negative effect (--) has been recorded in relation to SA Objective 2b.

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	buildings will be proposed to act as noise screening to protect the residential amenity of the proposed dwellings and school. Accordingly the scoring against this objective should be amended from – to 0.	
	In relation to **SA Objective 3e (Access to retail),** the proposed development would include a local centre located within walking distance of all properties and would include a number of community related uses. The provision of the local centre will be secured through the site-specific policy requirement. Accordingly the scoring against this objective should be amended from – to +.	The site is not located within 720m of any retail facilities or town, district or local centres. Therefore, a significant negative effect (--) is applicable in relation to SA Objective 3e.
	In relation to **SA Objective 4a (New employment floorspace),** the allocation would provide the opportunity to bring forward a significant quantum of new employment land and would not involve the loss of any existing space. Accordingly the scoring against this objective should be amended from 0 to ++.	The site's score for SA objective 4a has now been updated to significant positive (++).
	In relation to **SA Objective 4b (Access to major employment areas),** the Site is allocated by the Plan for a mixed-use development that includes a significant area of employment land. At the very least, this would comprise a safeguarded employment area once delivered, and the assessment of the Site against this SA objective should be made on this basis. Accordingly the scoring against this objective should be amended from 0 to +.	SA Objective 4b considers the potential access from residential sites to major employment areas. As per the criteria set out in Appendix D of the SA report, the site is scored as a having a negligible effect given that it includes employment uses. The potential for sites to provide additional employment uses in the plan area is considered through SA Objective 4a.
	In relation to **SA Objective 5a (Designated assets),** although all new development has the potential to have an impact on the historic environment, the design and the layout of the allocation of the Site will mitigate any significant impact on the historic environment. Accordingly the scoring against this objective should be amended from -- to -.	The site is located close to Siston Conservation Area with potential for effects on its setting. The South Gloucestershire Council heritage assessment scored the site as 'red' and therefore a significant negative effect (--) is expected in relation to SA Objective 5a.
	In relation to **SA Objective 5b (Undesignated assets),** although all new development has the potential to have an impact on the historic environment, the design and the layout of the allocation of the Site could enhance the historic environment and mitigate any significant impact on the local heritage assets and their settings.	As above – the heritage assessment scored the site as 'red'.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	Accordingly the scoring against this objective should be amended from -- to -.	
	In relation to **SA Objective 5c (Biodiversity),** the proposed development would include the delivery of approximately 40% of the site provided as GI, including a corridor along the eastern edge of the Site. Accordingly the scoring against this objective should be amended from -- to 0.	The site contains an area of priority habitat (deciduous woodland). Development of the site may have adverse impacts on its integrity and therefore a significant negative effect (--) is expected in relation to SA Objective 5c.
	In relation to **SA Objective 5d (Landscape),** the allocation of the Site would be underpinned by a landscape-led approach that would reflect the Site's existing key characteristics and create high quality areas of GI that would be delivered through the appropriate masterplanning of the allocation. The assessment criteria is also flawed with respect to its consideration of ancient woodland, and if the assessment is adjusted the scoring should be amended from – to -.	The site lies outside of the existing settlements in South Gloucestershire and therefore an uncertain significant negative effect (?--) is applicable in relation to SA Objective 5d.
	In relation to **SA Objective 5f (Promote the conservation and wise use of land)**, the strategic scale of the Site would enable an allocation to deliver a significant quantum of housing and employment development. However, only parts of the site comprise previously developed land, and therefore the scoring against this objective should be amended from ++ to +.	It is accepted that the site is mixed in terms of whether it is made up of greenfield or brownfield land. Given the scale of development that would be delivered across this mixed site (more than 100 homes) a significant positive (++) is considered appropriate for SA Objective 5f. The development of the site would result in the re-use of a substantial area of previously developed land
	In relation to **SA Objective 6a (Reduce Waste),** the SA assessment criteria indicates that the minor positive effect is reserved for development mainly or entirely on brownfield land that may provide opportunities to reuse and recycle buildings and materials onsite as well as demolition waste. The brownfield component of the Site being the former golf course, it is unlikely that the development would provide substantial opportunities to reuse and recycle buildings and materials onsite as well as demolition waste. Accordingly the scoring against this objective should be amended from ?+ to 0.	As per the cell above, it is accepted that the cell is mixed in terms of whether it is made up of greenfield or brownfield land. Given the make up of the site, which comprises a substantial area of brownfield land, an uncertain minor positive effect (?+) is applicable in line with the effects criteria for sites (Appendix D).
Bloor Homes	In relation to Bloor Home's own assessment of **Land to the North West of Thornbury (SG426)** against the SA criteria confirms that the land is sustainably located and capable of accommodating a relatively modest, but by no means insignificant, number of new homes. Indeed, the land and it's development:	The points raised by the consultee in relation to the SA Objectives that the site options have been appraised against are addressed below: ■ The site contains a substantial amount of land that falls within flood zone 3 and land that is at high risk from surface water or

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	■ does not fall within restrictive policy designations; ■ does not fall within an area at risk of fluvial flooding or surface water flooding; ■ would cause limited to negligible harm to biodiversity due to embedded mitigation measures, but through the incorporation of extensive green infrastructure it is capable of delivering a substantial net gain in biodiversity; ■ is adjacent to the residential development permitted at West of Park Farm and would benefit from connectivity to the services, facilities and infrastructure proposed through that development; ■ is within walking distance of local services and facilities, with further facilities available in the town centre; and, has potential to contribute positively to green infrastructure through provision of public open space.	ground water flooding. Therefore, significant negative effects have been recorded for the site in relation to SA Objectives 5h: Tidal/fluvial flood risk and 5i: Surface water flood risk. ■ A significant negative effect is also recorded for the site in relation to SA Objective 5c: Biodiversity given that it contains an area of ancient woodland. ■ The appraisal has only considered the proximity of sites to services and facilities that are already present in the plan area. It has not considered those that are planned given the more limited certainty that these will come forward and unknown nature of the type of provisions they would incorporate. ■ The proximity of sites to community facilities has been considered through SA Objective 3c: Community facilities. The site has been scored as having a significant positive effect in relation to this SA Objective given that it is located within 720m of various community facilities within Thornbury town centre. The potential for mitigation and enhancement to be achieved at the site options appraised, has not been considered as part of the appraisal given that the same level of detail is not available for all site options.
Origin3 on behalf of Newland Homes	It is noted that although the site assessment enables a comparison of sites to be carried out, the Sustainability Appraisal does not come to any conclusions regarding sites to be carried forwards into the emerging preferred strategy, nor does it contain a commentary on individual sites. It is therefore not possible to understand exactly how each indicator has been applied to specific sites and how the conclusions have been arrived at.	The appraisal of all sites has been undertaken in line with the effects criteria set out in Appendix D of the SA report. The methodology of the report included in chapter 2 sets out further detail about the process undertaken for the appraisal of site options.
	It is unclear why the Sustainability Appraisal assesses sites identified in the New Local Plan separately to sites identified in the HELAA, as these sites should be the same.	Site options identified by the Council were each assessed through the HHELAA process to understand the site's potential capacity and suitability for potential allocation through the Local Plan. Sites that

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
		were assessed as unsuitable, unavailable, and unachievable were considered to be undeliverable/ undevelopable and were not considered at the next stage to inform generation of reasonable alternatives. Any sites that were not considered reasonable alternatives were not appraised through the SA.
	Robustness of the assessment of sites in relation to Sites SG711 and SG789: Site EPS-SV4 is assessed as having a significant negative effect in indicators 3c (access to community facilities), 3d (access to educational facilities), and 3e (access to retail), whereas site SG711 is assessed as having a minor positive effect on indicators 3c and 3d, and a minor negative effect on indicator 3e. This is assumed to be an error.	Both sites SG711 and EPS-SV4 have been appraised as having a minor positive effect in relation to SA Objectives 3c and 3d and a minor negative effect in relation to SA Objective 3e. The site is within 720m of only one community facility (Alveston Post Office) and within 450m of a primary school (Olveston CE VC Primary School). The site is also within 720m of only one type of retail/food buying facility with several convenience stores present in Olveston.
	In relation to **SA Objective 2a (Public open space),** SG711 is rated as a significant positive effect, whilst SG789 is rated as an uncertain significant negative (?--) effect. SG789 should be rated as significant positive (++) as the site is only 500m from the public open space of Olveston Park, with footpaths in place along the whole route to Vicarage Lane.	The site has been recorded as having a significant positive effect in relation to SA Objective 2a given that it is close to both an area of open space and a PROW.
	In relation to **SA Objective 5d (Landscape),** SG711 should be rated as having a significant negative effect (--) as the site is located on the edge of the settlement, outside of the settlement boundary, and an 'important view to maintain' is identified straight across the SG711 site area.	Site SG711 is located at the edge of Olveston, partially within the settlement boundary. Therefore, a minor negative effect is recorded in relation to SA Objective 5d.
	In relation to **SA Objective 5f (Conservation and wise use of land),** both sites should be classified as greenfield development and awarded a significant negative rating (--), but that a significant factor is the loss of less greenfield land if SG789 is developed.	Site SG711 is classed as mixed greenfield and brownfield given that it includes a small number of existing buildings and hard standings. As the site is partly previously developed, a minor positive effect is recorded for site SG711 in relation to SA Objective 5f. Site SG789 is entirely greenfield and therefore a significant negative effect is applicable.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	In relation to **SA Objective 6a (Reduce waste),** further areas where the impact of SG711 is greater than that of SG789 have been identified by Origin3, and therefore both sites should be awarded a negligible effect (0).	Given that site SG711 is partly brownfield, an uncertain minor positive effect is recorded in relation to SA Objective 6a. This reflects the potential for the re-use of materials at the site as development occurs. Site SG789 is unlikely to present these types of opportunities and therefore a negligible effect is recorded in relation to SA Objective 6a.
	In relation to S**A Objectives 5a and 5b**, SG789 is noted in the HELAA as being within the setting of the Conservation Area – although the Conservation Area SPD does not come to this conclusion. SG789 overlaps the Conservation Area, is close to 7 listed buildings and will have an effect on important views of two Listed Buildings – St Mary's Church and The Old Vicarage. Therefore, a minor negative effect (-) should be awarded to both sites.	Both sites have been appraised as having a significant negative effect in relation to SA Objectives 5a and 5b. Both sites have been rated 'red' in relation to potential for impacts on heritage assets.
	Lack of assessment with regard to transport impacts: It is noted that the Sustainability Indicators don't contain any assessment of transport impacts or access arrangements. The HELAA notes that there are access issues with SG711 which need to also be weighed in the balance: ■ Access can only be taken from Grey Gables, which leads on to Vicarage Lane. Grey Gables is a private road which appears not to be adopted. ■ If access were taken via Grey Gables, this would then result in all traffic needing to use Vicarage Lane to access the site. ■ Vicarage Lane leads to the junction with The Street, which is itself a narrow village street. It is therefore concluded that the promotion of 20 homes, with the potential for up to 60, on the Grey Gables site in Olveston is highly problematic in traffic, highway and access terms, and should not be supported.	Issues relating to site access and the potential need for junction improvements, etc. are not considered sustainability issues. The SA has been undertaken to assess elements of the Local Plan (site and policy options) in relation to the SA objectives that are derived from the key sustainability issues for the plan area. These do not relate to detailed consideration of site access. As such the consultee has noted these issues are considered through the HELAA process.
Grassroots Planning on behalf of Redcliffe Homes Ltd	The comments set out below relate to the SA scoring of Site Option SG009: Land north of Church Lane, Cromhall. In relation to **SA Objective 4b (Access to major employment areas)**, reference is made within the accompanying report to a 5.6km cycle or a 2km walk to employment areas. However, the assessment criteria then makes reference to 450m walk or 1.8km to a train station, or beyond a	It acknowledged that in the previous iteration of the SA Report, as part of the introduction of the criteria for SA Objective 4b, reference was made to sites being within a 5.6km cycle or a 2km walk of employment areas, in error. However, the significance scoring in the table (i.e. reference to 450m or 720m from an employment area and

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	720m walk. This needs to be clarified as land north of Church Lane lies approximately 5.5km cycle away (20 minutes) from the Renishaw employment site to the north-east, which is a major high-tech employer with circa 1,200 employees, and planned further expansion. Accordingly, the scoring against this objective should be amended from – to -.	1.8km from a train station) correctly reflected the thresholds applied when considering the likely effects of site options. As such the effects criteria presented in Appendix D relating to this objective have been amended to remove reference to a 5.6km cycle or a 2km walk of employment areas. No change is made to the effects recorded for site options SG009.
	In relation to **SA Objective 5b (undesignated assets),** it is noted that there are two locally listed buildings and a Registered Park and Garden in proximity to the site. However, the heritage statement confirms that, due to the intervening distance, the lack of any material intervisibility, the lack of any relevant non-visual associations and the lack of any 'third points' from which both would be visible, negates the potential for development to adversely affect their heritage significance. As such, this should score a 'negligible' (0) effect within the SA (from --).	Given that heritage statements are not available for all site options this information has not been used to inform the appraisal of the site. This allows for all sites to be appraised on an even footing. The appraisal of all sites has been undertaken in line with the effects criteria set out in Appendix D of the SA Report.
	In relation to **SA Objective 5e (Green infrastructure),** it is noted that part of the site appears to lie within the Wicks/Butcher's Hill and Baden Hill corridor – however the consultee considers this to be incorrect given the characteristics of the site (managed grassland only) and instead the extent of the GI boundaries should be related to the northern boundary of the site which consists of a hedgerow. Accordingly, the site should score a 'minor' negative effect (-) as opposed to a 'significant' negative effect (--).	The appraisal of SA Objective 5e considers the location of sites in relation to strategic GI corridors. Where a site lies within one of these corridors it is considered that there is potential for loss or fragmentation of GI assets. As such a significant negative effect has been recorded for the site. Given that the specific characteristic of all sites is not available, this level of detail has not informed the appraisal. This approach has allowed all site options to be appraised on an even footing.
	In relation to **SA Objective 5g (Minimise the loss of productive land),** the agricultural land quality assessment undertaken in support of the application for the site confirms that the land is just over 50% Grade 3a ALV (high grade), with the remainder Grade 3b ALV (not high grade). This therefore should be an uncertain negative effect (?-), as opposed to a significant negative effect (--).	The site has been recorded as having an uncertain significant negative effect as it lies on Grade 3 agricultural land. Data available to inform the SA of all site options does not differentiate between Grade 3a and 3b agricultural soils.
	In relation to **SA Objective 5i (Flood risk),** the site does not lie within an area of high risk surface water flooding; whilst the South Gloucestershire SFRA comments that there has been one incident of groundwater flooding, there are no records of this nor does it identify where this lies within Cromhall. Furthermore, all maps indicate that the site lies within a low risk area and the FRA supporting the planning application states that no groundwater was encountered during	The majority of the site falls within an area at risk of ground water flooding. Therefore, a significant negative effect is recorded in relation to SA Objective 5i. The potential to mitigate the effect identified is not reflect in the appraisal of the site given that this level of detail has not

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	the soakaway trials. As such, the site should score a 'minor' negative effect (-) as opposed to a significant negative effect (--).	been provided for all sites considered. This approach has allowed all sites to be considered on an even footing.
Grassroots Planning on behalf of South West Strategic Development Ltd and Woodlands Garden Community	The comments set out below relate to the SA scoring of Site Option SG114, Woodlands Garden Community, Almondsbury. In relation to **SA Objective 2a (Public open space),** it is stated that the site is not Publicly accessible Open Space, but a paid-for recreational space. Furthermore, it is located within 720m of a Public Right of Way. As such, the site should score a 'minor positive effect' (+) rather than a significant negative uncertain effect (?--).	The site lies on Woodlands Golf Club. It is recognised that this area of open space is not presently free accessible to the public. As such the effect recorded for the site in relation to SA Objective 2a is amended in this iteration of the SA Report. Given that the site lies within 720m of both an area of open space and a PROW a minor positive effect is recorded for SA Objective 2a.
	In relation to **SA Objective 4a (New employment floorspace),** given the close proximity of existing employment areas, Woodlands GC would not seek to detract from these key enterprise areas but instead provide new residents in close proximity. However, the development would be large enough to provide a primary school, local centre and some small employment. Therefore, the site should score a 'minor positive effect' (+) rather than a negligible effect (0).	The site is considered primarily for residential development. As such a negligible effect is applicable in relation to SA objective 4a given that it would not provide employment land. Access to employment areas from residential sites has been considered separately as part of the SA of site options through SA objective 4b.
	In relation to **SA Objective 5a (Designated Assets),** there are no listed buildings on site, however, there are a number of Grade II and II* listed buildings to the north east, circa 500m away from the edge of the site. Given the lack of intervisibility between the site and these assets, it is considered that the site should score a 'negligible' effect (0), rather than a significant negative effect (--).	The South Gloucestershire officer's heritage assessment for the site noted the potential for impacts on the setting of the Grade II Listed Court Farm, its adjacent walls and the Grade II Listed Green Farm and Manor Farm (all to the north east). There is also potentially archaeological work needed at the site.
	In relation to **SA Objective 5b (Undesignated assets),** no examples of non-designated heritage assets nearby that would be affected by the proposals could be found. Therefore the site should be upgraded from a significant negative effect (--) to a negligible' effect.	As above.
	In relation to **SA Objective 5d (Landscape),** the Ancient Woodland designation referred to appears to be incorrect, as there have been no blocks of ancient woodland in this location since at least 2005. Accordingly the site should receive a 'minor negative' effect (-), rather than a significant negative uncertain effect (?--).	The site is identified as containing a small portion of ancient woodland at its south eastern corner. It is also separated from the developed areas of the North Fringe of Bristol by the M4. As such an uncertain significant negative effect (?--) is applicable for SA Objective 5d.
	In relation to **SA Objective 5g (loss of productive land),** given the historic land use on this site, and the associated earthworks, the consultee considers that any previous Agricultural Land	The site is identified as containing Grade 3 agricultural land and therefore an uncertain significant negative effect (?--) is applicable. No

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	Value would now be lost on this site. As such, the site should score either a 'minor negative' (-) effect or even possibly a 'negligible' effect (0) (upgraded from the current significant negative uncertain effect).	evidence is available for all sites to indicate this or any other sites contain soils of differing value than what is reported in the Agricultural Land Classification.
Savills on behalf of Crest Nicholson (South West)	The consultee highlights that paragraph 3.4 of the SA of the Housing Land Supply Topic Paper (July 2024) states that "eighteen of the new site options passed the pre-lens assessment and were then apportioned to one or more of the lenses." It is stated that the site in question, land at Hambrook Lane (HELAA Ref: SG985) has not been apportioned to any of the lenses considered. The consultee states that the site fits into all three lenses because it will not result in Green Belt loss (Lens 1) due to the fact it forms part of the EoHSNN on the north fringes of Bristol (Lens 2), which is positioned on already established key public transport routes and hubs (Lens 3). The consultee has provided an alternative scoring for the site and related commentary for SA Objectives 3a (Delivery of high quality housing), 3e (Access to retail), 5a (Designated assets), 5b (Undesignated assets), 5c (Biodiversity), 5d (Landscape), 5e (Green infrastructure), 5g (Minimise the loss of productive land) and 5i (Surface water flood risk).	The lenses appraised through the SA were worked up the Council. The methodology for how the lenses have been worked up and the process for the selection of sites included in each option is set out in Section 10 of the South Gloucestershire Council Local Plan Topic Paper relating to the strategy for ensuring the adequacy of its own housing land supply and whether it can assist with Bristol City Council's unmet housing need. The site options have all been appraised consistently, in accordance with the criteria set out in Appendix D of the SA report. The appraisal has not taken the potential for mitigation through site design or layout, etc. into account given that this level of detail is not available for all site options. The justifications for the site assessment scores recorded for the SA objectives in question are set out below: SA Objective 3a (Delivery of high-quality housing) – the site lies within the urban area and has capacity for less than 100 homes and therefore a minor positive effect is applicable. SA Objective 3e (Access to retail) – the site is not located within 720m of any existing retail provisions or town, district or local centres and therefore a significant negative effect is applicable. SA Objective 5a (Designated assets) – heritage assessment is not available for the site in relation to designated heritage assets and undesignated heritage assets and therefore an uncertain effect is applicable.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
		SA Objective 5b (Undesignated assets) – as described in relation to SA objective 5a. SA Objective 5c (Biodiversity) – the site lies adjacent to an area of priority habitat (deciduous woodland) and therefore a significant negative effect is applicable. SA Objective 5d (Landscape) – the site lies within the urban area and is not on a visually important hillside, therefore a negligible effect is recorded in relation to this objective. SA Objective 5e (Green infrastructure) – the site does not lie within a green infrastructure corridor and therefore a negligible effect is applicable. SA Objective 5g (Minimise the loss of productive land) – the site lies on Grade 3 agricultural land and therefore an uncertain significant effect is applicable. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality). SA Objective 5i (Surface water flood risk) – while the site only contains a small area of land with identified higher risk of surface water flooding, it is greenfield and its development would contribute to an increase in impermeable surfaces in the district and therefore a minor negative effect is applicable.

Table A.5: Consultation responses received in relation to the Topic Paper SA Report (July 2024) and how they have been addressed in this SA report

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
Savills (on behalf of Bloor Homes)	The consultee states that the outputs of the SA analysis paint a misleading and inaccurate picture of the sustainability of site SG110. For example, the site is scored as having a negative impact on a number of the SA criteria within 'Theme 5 - Maintain and improve environmental quality and assets'. The consultee also queries a number of the assessment findings for the site presented by the Council as part of the HELAA process.	The site options have all been appraised consistently in the SA, in accordance with the criteria set out in Appendix D of the SA report. The HELAA process has been subject to an alternative set of assessment criteria. For this reason, the findings for these assessments may differ in places.
Boyer on behalf of Barratt David Wilson Homes (South West)	**Concerns regarding scoring of the site at Land at north Warmley (SG005):** Boyer state that they consider the site to have been incorrectly assessed, which has led to it not being taken forward as a potential allocation for development. They provide a revised assessment, indicating new ratings for a number of SA objectives. These are as follows: In relation to **SA Objective 1a (contribution to climate change),** the proposed development proposes a whole system approach, which will deliver an integrated approach to energy and waste. This site should therefore be upgraded from ? to +.	The SA is a strategic assessment and cannot take into account detailed proposals for any of the sites considered, as this information is not available for all options and so to do so would introduce bias and inconsistency into the assessment. The site options have all been appraised consistently, in accordance with the criteria set out in Appendix D of the SA report.
	In relation to **SA Objective 1b (adaptation to climate change),** the proposed development will use the latest technology to minimise the effects of climate change, focussing on four key contributors of emissions: building & infrastructure design and performance; connectivity; energy supply; and waste. This site should therefore be upgraded from ? to +.	As above.
	In relation to **SA Objective 2a (public open space),** a number of Public Rights of Ways and important hedgerows/ vegetation will be retained and integrated within the development. The site would provide a significant amount of public open space including new park, allotments, orchards and green open space, and the site therefore should be upgraded from ?—to ++.	As above.
	In relation to **SA Objective 5a (Designated assets),** the site is not considered to make any contribution to the heritage significance of any identified heritage assets, and therefore should be upgraded from -- to +.	The development has been identified as potentially affecting the setting of two Listed Buildings (Lodge Farm and Brook Farm) and Siston Conservation Area. Therefore, a significant negative effect is recorded for the site in relation to SA Objective 5a.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	In relation to **SA Objective 5b (undesignated assets),** the site is not considered to make any contribution to the heritage significance of any identified heritage assets, and therefore should be upgraded from -- to +.	The Council's assessment of the site identifies the potential for impacts on heritage assets and therefore a significant negative effect (--) is recorded for the site in relation to SA Objective 5b.
	In relation to **SA Objective 5c (biodiversity),** the proposed development will provide a network of multi-functional green corridors for open space, movement, drainage, wildlife and biodiversity, resulting in a biodiversity net gain, and therefore should be upgraded from – to +.	As above – the appraisal does not take into account detailed proposals for any of the sites considered, as this information is not available for all options.
	In relation to **SA Objective 5d (landscape),** the site can accommodate a proposed development that would be framed by the existing landscape setting of the site. The site is already subject to an urban character as a result of existing development at Goose Green to the south-west and off Carson's Road to the west. Therefore the score should be upgraded from ?-- to -.	The site lies outside of the existing settlements in South Gloucestershire and therefore in line with the criteria set out in Appendix D an uncertain significant negative effect (?--) is applicable in relation to SA Objective 5d.
	In relation to **SA Objective 5e (green infrastructure),** although the site is located within a GI corridor, it is identified across the majority of the eastern fringe. This presents an opportunity to deliver a range of and increased access to new GI infrastructure. The proposed development would provide significant amounts of public open space, and therefore the site should be upgraded from -- to -.	As above – the appraisal does not take into account detailed proposals for any of the sites considered, as this information is not available for all options. Furthermore, the development has potential to result in loss or fragmentation of GI assets in the plan area.
	In relation to **SA Objective 5g (minimise the loss of productive land),** the site is located within Grade 3b agricultural land classification, and accordingly should be upgraded from ?—to -.	The site has been recorded as having an uncertain significant negative effect as it lies on Grade 3 agricultural land. Data available to inform the SA of all site options does not differentiate between Grade 3a and 3b agricultural soils.
	In relation to **SA Objective 5i (surface water flood risk),** the proposed development will incorporate Sustainable drainage networks - allowing runoff to be slowed and infiltrated to a greenfield run off rate. This can often rectify any existing run off issues. Therefore the site should be upgraded from – to +.	As above – the appraisal does not take into account detailed proposals for any of the sites considered, as this information is not available for all options.
Knight Frank on behalf of M&G Real Estate	Sites identified later in the process should undergo a full evaluation against the existing site selection criteria, including sustainability, infrastructure capacity, environmental constraints, and housing or employment needs. The site must be subject to the same SA ensuring a thorough review of its environmental, social, and economic impacts. It is recognised that that the SA has been updated to include Lake View (Aviva Centre) (site option SG977) and the following comments are made in relation to this site. A more general comment is that the consideration of	The SA report for Regulation 19 version of the Local Plan includes an appraisal of site SG977. SA objective 3h has been scoped out of the appraisal in relation to site options given the Council does not hold data covering access to high speed broadband. As such it has not been possible to differentiate between site options in relation to this issue.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	SA Objective 3h regarding broadband has been left absent from the appraisal as issued with this latest submission.	
	SA Objective 2b (Noise) – the SA reports the potential for significant negative effects. The consultee has the following comments in response: The proposed development is residential so is a sensitive use. During the construction phase of the development, noise would be generated in association with plant and vehicles. Noise would be managed in accordance with standard best practice mitigation measures, implemented through a CEMP secured by a planning condition on any future consent, in accordance with all relevant legislation, and is not anticipated to generate significant negative effects. Modern development is proposed and will mitigate noise through a combination of advanced building materials, architectural design, and landscaping strategies. Where necessary a number of features can be included to mitigate noise including acoustic insulation in walls, floors, and windows using the correct materials. In addition, building orientation and layout are carefully planned to position noise-sensitive areas, such as bedrooms, away from sources of external noise like roads or railways. Additionally, landscaping features such as green buffers, sound barriers, and trees are used to absorb and deflect noise. Such details would be agreed through the planning application stage and the consultee considers that the site should positioned as a 'Negligible likely effect' within the SA.	The appraisal of SA Objective 2b considers the potential for sites that would deliver sensitive uses to be adversely affected by noise pollution. It does not consider the potential impacts during the construction phase. The site lies adjacent to an existing employment area and the potential for noise pollution to affect the site is reflected in the significant negative effects recorded in relation to SA Objective 2b. The potential to mitigate the effect through design measures is not reflect in the appraisal of the site given that this level of detail has not been provided for all sites considered. This approach has allowed all sites to be considered on an even footing.
	SA Objective 4b (Access to major employment areas) – the consultee contests the negligible effect identified for the site. The site is surrounded by some of South Gloucestershire's principle hubs for employment, including – ■ Parkway North Business Park ■ Parkway Business Park ■ Abbey Wood Business Park ■ Bristol Business Park ■ The University of the West of England ■ Ministry of Defence - Abbey Wood	SA Objective 4b considers the potential access from residential sites to major employment areas. As per the criteria set out in Appendix D of the SA report, the site is scored as a having a negligible effect given that it includes employment uses. The potential for sites to provide additional employment uses in the plan area is considered through SA Objective 4a.

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	Therefore, the site should be considered to have a minor positive effect.	
	SA Objectives 5a (Designated Assets) and 5b (Undesignated Assets) - the consultee contests the uncertain effects identified. The Landowner has engaged with the Council regarding the site via separate discussions, including with the Councils Heritage Officer who suggested the following having reviewed the site – The site does not appear to contain any above ground heritage assets nor would the proposed development of the site appear to impact on the setting of any nearby heritage assets. As a result, there are no heritage concerns with the pre-app proposals. Given this conclusion the site should be scored significant positive, in the absence of issues surrounding effects to heritage assets.	The site was recorded as having an uncertain effect in relation to SA objective 5a and 5b given that the South Gloucestershire heritage officers were unable to provide evidence relating to the historic environment and the potential for impacts relating to the development of the site in this regard.
	SA Objective 5d (Landscapes) – the consultee contests the significant negative effect identified. The consultee states that the site comprises brownfield land and is located within an urban context to which South Gloucestershire Council are promoting higher density development. The proposed development will seek to align itself with the Councils Urban Lifestyles approach. Therefore, the redevelopment of this site is not proposed to have an impact and should be considered to have a negligible effect.	The site lies within the existing developed area and settlement boundary. Therefore, a negligible effect has been recorded for the site in relation to SA Objective 5d for the site.
	SA Objective 5g **(Minimise loss of productive land**) – the consultee contests the uncertain significant negative effect identified. The consultee states that the site does not comprise productive land for the purposes of food growing. It is brownfield land with development potential. As such, the redevelopment of this site is not proposed to have an impact and should be considered to have a negligible effect.	The site is on brownfield land and therefore the effect relating to SA Objective 5g is recorded as minor positive in this report.
	The consultee states that it is crucial that the SA is defendable at the Local Plan examination and it demonstrates that the plan has been thoroughly assessed for its environmental, social, and economic impacts, ensuring it meets the legal requirements of the SEA Directive. A robust, evidence-based SA helps to show that the Local Plan has considered sustainable development principles and considered reasonable alternatives, thereby providing a transparent justification	The SA has been undertaken in line with the requirements of the SEA Regulations and best practice. The text set out below the heading 'Meeting the Requirements of the SEA Regulations' in Chapter 1 of this report demonstrates how and where in the report the requirements of Regulations have been met. The Council's decision making in relation to site options considered for the Local Plan and the

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	for site allocations and policy choices. This is particularly important where additional sites have been included in the plan and require assessment.	reasons each sites' selection and rejection are set out in Appendix E of this report.
Knight Frank on behalf of BAE Systems Pension Funds Trustees Ltd	The consultee queries the SA findings for site SG436 (Filton 20, Golf Course Lane, Bristol, BS34 7QQ) in relation to a number of SA Objectives.	See the responses to individual comments in the cells below.
	In relation to **SA Objective 2a (Public Open Space)**, the consultee states that the assessment of access to Public Open Space has only considered the existing provision of open space and not post-development scenarios, including on-site open space delivered as part of proposal. The current approach of only assessing the availability of existing open space at, or in proximity to the site, is an unjustified approach. The SA outcome should be adjusted from 'significant uncertain negative effect' to a minimum of 'neutral effect'.	The site is close to both an area of open space and a PRoW and therefore a significant positive effect is recorded in relation to SA Objective 2a.
	SA Objective 2b (Minimise the impact of noise on sensitive receptors) It is acknowledged that the site lies in proximity to major road infrastructure and retained employment land. Nevertheless, opportunities for suitable acoustic mitigation should be taken into account in considering this objective, principally as suitable mitigation measures can be secured through appropriate drafting of any associated policy or allocation within the emerging local plan.	The site is adjacent to an existing employment area with potential for new residents to be adversely affected by noise pollution. Therefore, a significant negative effect is expected in relation to SA Objective 2b. Opportunities for mitigation have not been used to inform the appraisal of the site options given that the same level of detail is not available for all site options.
	SA Objective 5c (Biodiversity) The consultee states that Appendix D of the SA outlines that the criteria for 'significant negative effect' in respect of Biodiversity is development within 250m of one or more international or nationally recognised biodiversity or geodiversity sites. Notwithstanding an absence of consideration as to how development sites can contribution to Biodiversity Net Gain and other enhancement measures, a review of DEFRA's Magic Map and the National Map of Planning Data does not indicate the presence of any designated sites within 250m of the site option; the nearest such site being Pen Park Hole SSSI c.1.16km northwest of Filton 20. The site should have received a negligible effect when scored against SA Objective 5c.	The site is adjacent to an area of UK Priority Habitat (deciduous woodland) to the north west. As such a significant negative effect has been recorded for the site in relation to SA Objective 5c.
	SA Objective 5d (Landscape) The consultee states that the SA concluded that the site had an uncertain significantly negative effect for its impact on valued landscapes. This is defined by Appendix D of the Sustainability Appraisal as development which is:	It is acknowledged that the site is located within the settlement boundary and therefore a negligible effect has been recorded in relation to SA Objective 5d in this report.

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	''not located near any settlements and is in a rural area [that] would have a significant negative (--?) effect on landscape, although this is uncertain. In addition, sites that are within 500m of the AONB or Ancient Woodland could have a significant negative effect'' The site lies within the defined urban area of the north fringe of Bristol so cannot conceivably be considered a rural location, nor does it lie within 400m of an AONB or Ancient Woodland. It is argued that the site would have a negligible effect against this objective.	
	The consultee states that it is crucial that the HELAA and SA is defendable at the Local Plan examination and it demonstrates that the plan has been thoroughly assessed for its environmental, social, and economic impacts, ensuring it meets the legal requirements of the SEA Directive. A robust, evidence-based SA helps to show that the Local Plan has considered sustainable development principles and considered reasonable alternatives, thereby providing a transparent justification for site allocations and policy choices. This is particularly important where additional sites have been included in the plan and require assessment.	The SA has been undertaken in line with the requirements of the SEA Regulations and best practice. The text set out below the heading 'Meeting the Requirements of the SEA Regulations' in Chapter 1 of this report demonstrates how and where in the report the requirements of Regulations have been met. The Council's decision making in relation to site options considered for the Local Plan and the reasons each sites' selection and rejection are set out in Appendix E of this report.
Lucy White Planning on behalf of Mr and Mrs P. Whyton	The consultee includes a number of points relating to the appraisal of site SG953 and these are set out in the cells below. It is stated that as the proposals set out in the Phase 3 Local Plan do not meet the requirements of the new NPPF and standard methodology, the SA should reappraise sites to enable sufficient additional sites to be identified to meet the housing need.	The appraisal of site options has been undertaken in line with the effects criteria included in Appendix D. This allows for a consistent approach to the appraisal work. New appraisal work has been undertaken where new site options have been identified and site boundaries have been adjusted following the preparation of the SA report for the Phase 3 Local Plan.
	SA Objective 2b (Noise) - The site lies in close proximity to Badminton Road and a public house. However, the impact of any associated noise should be capable of mitigation through the design and layout of the proposed development. Any such impact is unlikely to be insurmountable.	As the site is adjacent to the A432 a significant negative effect has been recorded in relation to SA Objective 2b. The potential for mitigation has not been considered as part of the appraisal of site options given that proposals for mitigation are not known for all sites. This approach has allowed the site options to be considered on equal footing.
	SA Objective 5c (Biodiversity) – Development proposals would seek to retain the existing boundary tree and hedgerow planting as far as possible. The landowners are committed to delivering a minimum of 10% net gain in biodiversity and mitigating any impacts on protected species and habitat, which arise through the development.	The significant negative effect identified for the site in relation to SA Objective 5c reflects its location with 250m of nationally designated biodiversity asset (an area of UK priority habitat (deciduous woodland)).

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		As per the cell above, the potential to achieve mitigation has not been considered as part of the appraisal of site options in the SA report.
	SA Objective 5e (Green infrastructure) – The site comprises a private landholding with no public access or public rights of way traversing the site. It is entirely feasible for residential development of the site to include the provision of public open space, thereby increasing the range, quality and access to new green infrastructure within Old Sodbury.	The site lies within a strategic green infrastructure corridor and therefore a significant negative effect has been recorded in relation to SA Objective 5e given the potential for development to harm the integrity of the corridor in question.
	SA Objective 5f (Land use) – The proposed development site has been subject to previous development and therefore whilst it may be perceived as greenfield land, it is not untouched countryside, rather it has been developed and remodelled in recent times. The site is well related to the existing built up area of Old Sodbury and represents a logical location for development, with a clear defensible boundary to ensure the effective and efficient development without significant harm to the Green Belt.	The site is identified as greenfield land. Therefore, it is expected to have a significant negative effect in relation to SA Objective 5f given the less efficient use of land that its development would result in. There is no evidence that the site has previously been developed.
	SA Objective 5h (Fluvial flood risk) – The site lies within flood zone 1 and is therefore sequentially preferable for development.	The SA has recorded a negligible effect for the site in relation to SA Objective 5h. This reflects the sites location outside flood zones 2 and 3.
Copperfield Land and Planning Limited on behalf of land promoter Waddeton Park Limited	The consultee objects to the SA commentary for site SG017, in relation to **SA Objectives 2b (Noise), 5a (Designated Assets), 5b (Undesignated Assets), 5c (Biodiversity), 5d (Landscape), 5e (Green Infrastructure), 5f/5g (Use of Land), 5h/i (Flood Risk)** and **5j (Water Resources).**	The appraisal of site options has been undertaken in line with the effects criteria included in Appendix D. This allows for a consistent approach to the appraisal work. The potential for mitigation to be achieved through design solutions or site layout has not been considered as part of the appraisal given that these proposals are not known for all site options appraised. The reasoning for the effects queried by the consultee is set out below: ■ A significant negative effect has been recorded for the site in relation to SA Objective 2b given that it is located within 100m of an existing employment area which may contribute to local noise pollution. ■ A significant negative effect has been recorded for the site in relation to SA Objectives 5a/5b given that it has been assessed as 'red' in relation to impacts on designated and undesignated heritage assets.

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		■ A significant negative effect has been recorded for the site in relation to SA Objective 5c given that it lies adjacent to an area of UK priority habitat (good quality semi improved grassland) and within 120m of Winterbourne Railway Cutting SSSI. ■ A minor negative effect has been recorded for the site in relation to SA Objective 5d given that it lies on the edge of the settlement of Winterbourne. ■ A significant negative effect has been recorded for the site in relation to SA Objective 5e given that much of the site lies within a strategic green infrastructure corridor with potential for harm to result to its integrity. ■ A significant negative effect has been recorded for the site in relation to SA Objective 5f given that it lies on greenfield land the development of which would represent less efficient land use in the district. ■ A significant negative effect has been recorded for the site in relation to SA Objective 5g given that its development would result in the loss of a substantial area of Grade 2 agricultural land. ■ A negligible effect has been recorded for the site in relation to SA Objective 5h given that the site lies outside of flood zines 2 and 3. ■ A minor negative effect has been recorded for the site in relation to SA Objective 5i given that although it only contains a small area of land that is known to be affected by risk of surface water and ground water flooding, it is mostly greenfield land. The development of greenfield land will increase the area of impermeable surfaces in the plan area, thereby potentially contributing to increased flood risk.

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		A negligible effect has been recorded for the site in relation to SA Objective 5j given that it does not lie within a Source Protection Zone.
	The consultee also queries the appraisal of the site in relation to **SA Objective 4b (Access to major employment areas)** noting that it should perform the same as sites SG437 and SG762 in this regard.	Sites SG437 and SG762 are residential site options and therefore their proximity to major employment sites have been considered in line with the criteria in Appendix D. Site SG 437 is located within 370m of a Safeguarded Employment Area (Station Premises and Yard, Winterbourne) and therefore a minor positive effect is applicable. Site SG762 is located within 620m of a Safeguarded Employment Area (also Station Premises and Yard, Winterbourne) and therefore a minor negative effect is applicable. Given that a site SG017 is considered for mixed use development that would incorporate economic development, as per the effects criteria, a negligible effect has been recorded in relation to SA objective 4b.
Pegasus Group on behalf of Redrow Homes	The consultee states that the SA does not include a score for each site within the documentation. This would have greatly aided comparison between sites. Once a site has been assessed against each of the criteria it is not transparent how the sites have been progressed for inclusion in the emerging Plan.	The SA of site options has been undertaken in line with the effects criteria set out in Appendix D of this report. Appendix E of the report presents the Council's reasons for selecting or rejecting each of the reasonable alternative site options considered for allocation in the Local Plan.
	The consultee states that to support the current consultation, the 180 sites assessed against the three lenses were assessed again, but those excluded from the assessment at previous stages (i.e. the HELAA and SA assessments), including the Hambrook site, were not re-assessed. The consultee objects to this approach, given that the SA provides a standardised assessment framework for all sites that could be attributed a score, allowing for direct comparison between all sites. The use of the HELAA stage assessment, given its shortcomings, has had the unintended effect of removing sites with greater sustainability from the assessment.	The SA of the three lenses considered the effects of the various site options that comprise the lenses. However, with regards to the undertaking of the SA, all site options have been appraised against the effects criteria in Appendix D of this report. Where changes to site boundaries have occurred, these changes have been reflected in the appraisal work. The SA comprises one component of the site selection process. The Council has considered other evidence base documents and issues such as the consultation responses received as part of the draft of the plan. The Council's reasons for selecting or rejecting the various site options considered are set in Appendix E of this report.
	The consultee has compared site SG027 and SG399 coming to the conclusion that site SG027 is more sustainable. It is stated that SG027 should therefore be allocated in the plan.	The appraisal of site options is not designed to be 'summed'. The symbols have been used to assign a weight to the significance of the potential effects in relation to the SA objectives and related issued that

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		the sites have been appraised against. As per the cell above, the Council's decision making in relation to the allocation of sites has been informed by factors beyond the findings of the SA report.
RPS on behalf of Cotswold Homes	The consultee states that it will be critical that the next iteration of SA responds to the emerging NPPF changes as they relate to South Gloucestershire, in particular the significant increase in housing need for South Gloucestershire that SGC will no doubt be required to address in full (subject to final confirmation of the changes). Both these factors are important because chapter 2 of the SA report for the Housing Land Supply Topic Paper has only appraised 68 sites proposed for housing; this only includes new sites and sites where boundaries have been revised. The need for additional site allocations (over and above the quantum of sites proposed at the Local Plan Phase 3 stage) requires a re-appraisal of all site options for housing. This will ensure that all reasonable site options (including discounted sites) are tested on a fair and consistent basis to ensure that sites that were appraised (and discounted) at earlier stages of SA are not treated disadvantageously compared to the new / amended sites identified and appraised at this stage.	The SA report for the Housing Land Supply Topic Paper appraised 56 new sites that were submitted as part of the Phase 3 Local Plan consultation and 68 previously appraised site options where updated boundaries were provided. All site options appraised throughout the SA process are presented in this SA report. Where revised boundaries have been provided for sites at this stage, the appraisal has been updated as necessary. All site options appraised through the SA process have been appraised in line with the effects criteria in Appendix D of this report. This has allowed for all site options to be appraised on a consistent basis.
Morgan Elliott Planning on behalf of the Badminton Estate	The consultee states that they are supportive of some of the amendments that have been made to the SA's findings in relation to SG776 'Land at Rushmoor Dairy', SG864 'Land south of Luckington Road' and SG777 'Buffer Depot'.	Comment noted.
	The consultee disagrees with the amendment to **SA Objective 3d (Educational facilities)** in respect of SG776 which now is assessed as having a likely significant negative effect when previously assessed as being negligible. It is not considered relevant that the site's proposed employment related use warrants a need to be within a reasonable sustainable access to educational facilities.	The appraisal of the SG776 in this SA report notes a negligible effect in relation to SA Objective 3d. The effects criteria in Appendix D notes a negligible effect for all employment sites in relation to this SA objective.
Savills on behalf of Crest Nicholson	The consultee queries the SA analysis of site SG829 but does not include specific critiques.	All site options appraised through the SA process have been appraised in line with the effects criteria in Appendix D of this report. This has allowed for all site options to be appraised on a consistent basis. Given that the consultee has not included specific queries relating to the site's appraisal, the response to the representation is focused on the negative effects identified for the site.

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		The site has been scored as having a significant negative effect in relation to SA Objective 3e given that it does not lie within 720m of a retail facility or town, district or local centre. A significant negative effect has also been recorded in relation to SA Objective 4b given the site does not lie within 720m of an employment area or within 1.8km of a train station. The site was scored as 'red' in relation to potential impacts on heritage assets by South Gloucestershire officers and therefore a significant negative effect is recorded in relation to SA Objectives 5a and 5b. The site lies within 100m of an area of priority habitat (deciduous woodland) and therefore a significant negative effect is also applicable in relation to SA Objective 5c. The site lies on the edge of the developed area of Wickwar and is on a visually important hillside. As such a minor negative effect is expected in relation to SA Objective 5d. As the site lies within a green infrastructure corridor a significant negative effect is recorded in relation to SA Objective 5e. The site lies on mostly greenfield land and therefore a significant negative effect is also expected in relation to SA Objective 5f. It is mostly Grade 3 agricultural land. An uncertain significant negative effect is recorded in relation to SA Objective 5g. Given that the development of greenfield land could increase the potential for surface water flooding elsewhere, a minor negative effect is also recorded for the site in relation to SA Objective 5i.
Pegasus Group on behalf of Strongvox Homes	The consultee notes whilst the Urban Edge lens scores well within the SA, due to the general accessibility to services and facilities, the SA fails to grapple with site specific issues such as flood risk. It also ignores the impact that a concentration of development in this area would also place upon existing infrastructure. This lens would inevitably require significant infrastructure improvements which are likely to place the viability of development at risk.	The SA considers flood risk for each Lens considered through SA objectives 5h: tidal/fluvial flood risk and 5i: surface water flood risk. The appraisal of Lenses 1 and 2 acknowledges that a more dispersed distribution may result in less overburdening of services and facilities within the urban area. It also discusses the potential for option 2 to limit sustainable growth within the market towns and the potential

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		implications for meeting the needs of local residents and settlement vitality. Furthermore, the testing of the Lenses has been undertaken to understand the strengths and weakness of the various components that might make up the spatial strategy for South Gloucestershire. As per the PPG, it is the job of the SA to appraise sufficiently distinct options to highlight the different sustainability implications of each. The various Lenses tested have been identified to align with this approach. The work undertaken is considered proportionate to the task of preparing the plan.
	The consultee states if the Urban Edge lens had been expanded to include other main settlements, such as Yate, it is likely that it would have scored far better within the SA.	The lenses appraised through the SA were worked up the Council. The methodology for how the lens have been worked up and the process for the selection of sites included in each option is set out in Section 10 of the South Gloucestershire Council Local Plan Topic Paper relating to the strategy for ensuring the adequacy of its own housing land supply and whether it can assist with Bristol City Council's unmet housing need.
	The consultee believes the site (SG704) was excluded at Phase 3 consultation stage for a number of reasons derived chiefly from the SA outputs, which the consultee has scrutinised individually through their earlier Phase 3 representations, finding that the site has been for a variety of reasons significantly undervalued in the course of the SA methodology adopted by the Council.	Please see earlier response in this table in relation to the initial representation from Pegasus Group on behalf of Strongvox Homes.
Turley (on behalf of Taylor Wimpey UK Ltd)	**The Spatial Options and Emerging Preferred Strategy ["EPS"]** The consultee states that as part of the SA that has been published alongside previous consultations, and which has been updated to accompany the Topic Paper consultation, it was concluded at 3.23 that "*The SA of the three growth lenses is high level, and as a result there are a lot of uncertainties attached to the judgements of potential effects.*" As well as that "*it is worth noting that the sites that fall under each lens could perform well on their own*". At 3.24 (of the SA) it is noted that this consultation has not changed as a result of the addition of some new sites to each lens. Given this context it is surprising that the Council has concluded (at 10.13 of the Topic Paper) that the starting point for a review of the plan strategy is that sites not previously selected as part	The Council's individual reasons for selecting or disregarding each of the site options considered as part of the plan making process are set out in Appendix E. The findings of the SA form only part of inputs into this decision making process with other evidence base documents also informing the process.

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	of the EPS do not perform well enough in sustainability terms to be added at this stage (where the review is specifically concerned with seeking to increase the basic level of housing supply, either to bolster SGC based supply or to meet additional needs arising elsewhere). Such a conclusion is entirely inconsistent with the Council's own SA.	
	SG608 – Land at Vilner Farm, Thornbury The consultee states that Council's SA identified significant positives in respect of walking access to healthcare and retail facilities. They state that the HELAA site assessment concludes that the site does not have reasonable walking access to services and facilities, despite being located in close proximity to a Town Centre and existing commercial/employment sites. The consultee notes it would be rare that any site that is assessed for consideration has only positive attributes and indeed many of the sites that are included in the EPS have identified and/or unresolved constraints, or significant negative attributes identified by the SA, yet have been selected for inclusion as part of the balanced/blended approach to the EPS (that is predicated on meeting only a pre-determined level of housing need in the area).	The site options have all been appraised consistently in the SA, in accordance with the criteria set out in Appendix D of the SA report. The HELAA does not make use of the same criteria to inform its assessment of site options. It is acknowledged that some sites selected for allocation have been recorded as likely having negative effects in relation to some of the SA Objectives. As per the cell above, the Council's individual reasons for selecting or disregarding each of the site options considered as part of the plan making process are set out in Appendix E.
Adam Gould	The consultee states that a number of sites in Frampton Cotterell, Coalpit Heath and Winterbourne have been marked as significant negative in relation to **SA Objective 3d: Education** despite there currently being issues with insufficient supply of pupils at the local primary schools and also the secondary school. The consultee states that the travel distances of miles for a primary and 3 miles for a secondary school should be used to inform the appraisal of the SA, instead of 450m and 900m to these facilities (as the current effects criteria details). In relation to **SA Objective 3e: Retail**, the consultee queries the 720m threshold distance applied to retail and food buying services and facilities stating that a 1,000m threshold would be more realistic. The consultee states that designated and undesignated heritage assets (**SA Objectives 5a and 5b**) should not be treated the same as each other in the appraisal of site options.	The appraisal of SA Objective 3d is based only on the distance of sites options to school facilities in the plan area. This level of analysis is considered proportionate to the level of detail required in this strategic level of assessment. The threshold distances used in the effects criteria (including those for school and retail facilities) allow for a differentiation of the sustainability benefits of the site options considered. Where relevant, these have been informed by guidance from the Institute of Highways and Transportation. The appraisal of SA Objective 5a and 5b has been informed by comments from the Council officers. The more limited level of detail available from Council officers reflects the high number of site options considered. This means that all site options have been appraised the same for SA Objectives 5a and 5b. This represents a precautionary approach (i.e. where an adverse effect has been identified in relation to a designated or undesignated asset it is also identified in relation to the other type of asset).

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Member of the public	The consultee states that the Council recognises that sites **EPS-BV14** and **EPS-PW1** are located firmly within the Green Belt and with other local areas share priority habitats, landscape and heritage assets. It also recognises that development here will have *"**significantly** negative impacts*" in a range of different ways: that exposure to noise and poor air quality will rise; heritage sites and valued landscapes will be affected; biodiversity will be neither protected **nor** enhanced, and, naturally, an important Green "corridor" will be fragmented. To build so many new houses in this area ignores the recognised importance of the Green Belt to biodiversity as well as the mental and emotional wellbeing of people who live here. For the reasons above, the consultee states that the Council should reconsider its process.	The SA does not consider the location of sites in relation to the Green Belt in South Gloucestershire given that the designation does not automatically infer value in relation to sustainability. It is recognised that the SA identifies a number of significant negative effects for the sites in question in relation to the SA Objectives. The Council's reasons for selecting and rejecting each of the reasonable alternative site options considered for the Local Plan is set out in Appendix E.
Pegasus Group on behalf of Ivywell Capital	As set out within the consultee's Phase 3 representations, in relation to the Urban Lens the consultee believes the SA fails to grapple with site specific issues such as flood risk and ignores the impact that a concentration of development in one single area would also place upon existing infrastructure. This lens would inevitably require significant infrastructure improvements which are likely to place the viability of development at risk, while the inevitable concentration of sites within the urban edge would also limit the choice of available sites, which would have a negative impact upon market choice.	The SA considers flood risk for each Lens considered through SA objectives 5h: tidal/fluvial flood risk and 5i: surface water flood risk. The appraisal of Lenses 1 and 2 acknowledges that a more dispersed distribution may result in less overburdening of services and facilities within the urban area. It also discusses the potential for option 2 to limit sustainable growth within the market towns and the potential implications for meeting the needs of local residents and settlement vitality. Furthermore, the testing of the Lenses has been undertaken to understand the strengths and weakness of the various components that might make up the spatial strategy for South Gloucestershire. As per the PPG, it is the job of the SA to appraise sufficiently distinct options to highlight the different sustainability implications of each. The various Lenses tested have been identified to align with this approach. The work undertaken is considered proportionate to the task of preparing the plan.
	The consultee states that they have set out a comparison between their client's site (SG134) and others promoted in Olveston, including one that was proposed to be allocated. It is also stated that there is no material difference between these sites in SA terms. The response concludes that: ■ The SA presumes that Tockington and Olveston can meet one another's needs, given their proximity and sharing of services and ability to support one another's viability;	The bullet points highlighted by the consultee in relation to SA are addressed in turn below: ■ The SA does not present a comparison of the various settlements in the plan area. Site options have been appraised in line with the assessment effects criteria included in Appendix D. It is noted that the close proximity of Olveston and Tockington means that certain

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	■ Overall, Tockington scored higher than Olveston in the Council's Sustainability Appraisal, equalling or exceeding several other villages with allocations including Cromhall, Acton Turville and Hawkesbury; ■ The site has no record of any archaeological constraints, and sits outside of the Conservation Area, whereas other sites in Olveston are close to the Grade II* listed church; ■ The site is not subject of any ecological or other environmental designations; and It is concluded that Tockington and Olveston are both capable of supporting separate allocations for proportionate new housing.	services and facilities at either settlement may be close enough to site options considered across the settlements to warrant positive effects in relation to some of the SA Objectives. ■ The Council's reasons for selecting the allocations for the Local Plan are set out in Appendix E. These extend beyond the findings of the SA and consider other evidence prepared for the plan. ■ Impacts relating to the historic environment (designated and non-designated heritage assets) have been considered through SA Objectives 5a and 5b. The appraisal findings for these SA Objectives have been informed by heritage impact assessment work undertaken by the Council's officers. The site has been recorded as 'red' in relation to potential effects on the historic environment given its proximity to Listed Buildings (Ivywell House and Grove House) and Tockington Conservation Area. There is also potential for archaeology given the location of the site directly adjacent to the medieval settlement boundary of Tockington and a further medieval farmstead. As such a significant negative effect has been recorded in relation to these SA Objectives. Impacts relating to biodiversity have been considered through SA Objective 5c. The site is located within 50m of an area of priority habitat (traditional orchard) and therefore a significant negative effect has been recorded in relation to this SA Objective.
Pegasus Group on behalf of Edward Ware Homes	The consultee states that site SG068 should be proposed for allocation. In support of this point, they contest several findings of the SA: ■ **SA Objective 3d: Achieve reasonable sustainable access to education facilities -** The site was promoted alongside the land to the south including access to primary and preschool provision. This can alternatively be accommodated within the promoted parcel and amends this from significantly negative to positive.	It should be noted that all site options have been appraised in line with the effects assessment criteria set out in Appendix D. The appraisal has been undertaken without considering the potential for specific site provisions or design choices including the incorporation of new services and facilities. In relation to the consultee's comments the following points are made: ■ SA Objective 3d has been appraised in relation to the proximity to existing schools in the plan area. The site is within 700m of two

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	■ **SA Objective 2b – Noise** - This appears to be informed by proximity to the A-road and railway line. The previous promotion included a detailed noise assessment that evidenced the noise environment does not prevent development. ■ **SA Objective 5a/5b: Historic environment** – The representation highlights that there is a single listing and non-designated farm complex close to the site. The consultee states that assessment is provided that sets out suitable offsets to accommodate the setting of the listing and that the non-designated assets do not impede development. ■ **SA Objective 5c: Biodiversity** - The representation highlights the issued Vision Document, informed by technical site specific ecological advice, which it states, sets out that there are no clear impediments to delivering the site. The HELAA also acknowledges that the main ecological constraint is the adjacent SNCI, but that the circumstances need not impede development. ■ **SA Objective 5f: Land use** -It is stated by the consultee that the site performs equally when compared to all other greenfield sites, including those now allocated in the plan. ■ **SA Objective 5g: Loss of productive land** - The site is a combination of grade 3 and 'urban' land under the agricultural land classification records. Where grade 3 land the role as BMV is not certain and the consultee agrees with the uncertainty recorded in the SA. This is therefore not known as significantly negative and at worst is partially Grade 3a land with a minor negative more appropriate. **SA Objective 5i Flooding** – The consultee states that the site is subject to limited and highly targeted surface water flood risks, primarily located to the northern fringe of the site and some low-risk overland flow routes through the site. This is accounted for within the Vision Document supported by technical drainage inputs that evidence how this can be managed through appropriate layout and drainage interventions.	primary schools but is not close to any secondary schools and therefore a significant negative effect is applicable. ■ A significant negative effect has also been recorded for the site in relation to SA Objective 2b given that it lies adjacent to the A432 with potential for noise pollution to adversely affect residents and site users. ■ SA Objective 5a/5b has been informed by assessment by South Gloucestershire Council officers in relation to designated and non-designated heritage assets. The site has been assessed as 'red' in relation to the historic environment and therefore a significant negative effect has been recorded in relation to these objectives. ■ The site is expected to have a significant negative effect in relation to SA Objective 5c given that it contains and is also adjacent to areas of priority habitat (deciduous woodland). As the consultee has highlighted the site is also adjacent to a wildlife site. ■ It is acknowledged that numerous other greenfield sites have been considered as options for potential allocation in the Local Plan and that some of these options have been taken forward for allocation. However, all of these site options perform less favourably than sites that are mostly brownfield and therefore significant negative effects are expected in relation to SA Objective 5f. ■ A precautionary approach has been taken for the appraisal of SA Objective 5g. Given that the site may contain a substantial area of Grade 3a agricultural land an uncertain significant negative effect is considered appropriate. ■ The site contains substantial areas (over 25% of the total site area) at risk of surface water or groundwater flooding. As such a

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
		significant negative effect is expected in relation to SA Objective 5i.
Savills on behalf of Bitton AFC & Michallat-Cox Family Pension Trust	The consultee contests the appraisal of site SG980 (Land adjacent to Bitton Sports and Social Club). The consultee has provided an alternative scoring for the site and related commentary for **SA Objectives 2a (Public open space)**, **3a (Delivery of high quality housing)**, **3b (Delivery of mix of housing)**, **5a (Designated assets)**, **5b (Undesignated assets)**, **5c (Biodiversity)**, **5d (Landscape)**, **5e (Green infrastructure)** and **5g (Minimise the loss of productive land).**	The site options have all been appraised consistently, in accordance with the criteria set out in Appendix D of the SA report. The appraisal has not taken the potential for mitigation through site design or layout, etc. into account given that this level of detail is not available for all site options. The justifications for the site assessment scores recorded for the SA objectives in question are set out below: SA Objective 2a (Public open space) – the site lies on open space that could be lost to development and therefore a significant negative effect is applicable. SA Objective 3a (Delivery of high quality housing) – the site is located at the urban edge and has capacity for less than 100 homes and therefore a minor positive effect is applicable. SA Objective 3b (Delivery of mix of housing) – as described in relation to SA objective 3a. SA Objective 5a (Designated assets) – heritage assessment is not available for the site in relation to designated heritage assets and undesignated heritage assets and therefore an uncertain effect is applicable. SA Objective 5b (Undesignated assets) – as described in relation to SA Objective 5a. SA Objective 5c (Biodiversity) – the site lies on land within the England combined habitat network and adjacent to an area of priority

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
		habitat (deciduous woodland) and therefore a significant negative effect is applicable. SA Objective 5d (Landscape) – the site lies on the edge of East Fringe area and therefore a minor negative effect is applicable. SA Objective 5e (Green infrastructure) – the site lies within a green corridor and therefore a significant negative effect is applicable. SA Objective 5g (Minimise the loss of productive land) – the site lies on Grade 3 agricultural land and therefore an uncertain significant effect is applicable. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
Pegasus Group on behalf of Bristol and England Properties	In relation to the **Urban Edge lens,** the consultee states that although the lens scores well within the SA, due to the general accessibility to services and facilities, the SA fails to grapple with site specific issues such as flood risk. It also ignores the impact that a concentration of development in this area would also place upon existing infrastructure. This lens would inevitably require significant infrastructure improvements which are likely to place the viability of development at risk.	The SA considers flood risk for each Lens considered through SA Objectives 5h: tidal/fluvial flood risk and 5i: surface water flood risk. The appraisal of Lenses 1 and 2 acknowledges that a more dispersed distribution may result in less overburdening of services and facilities within the urban area. It also discusses the potential for option 2 to limit sustainable growth within the market towns and the potential implications for meeting the needs of local residents and settlement vitality.

Appendix B

Review of Plans, Policies and Programmes

National Plans and Programmes (beyond the NPPF) of Most Relevance for the Local Plan

Climate Change Adaption and Mitigation

B.1 Defra, **The National Adaptation Programme and the Fourth Strategy for Climate Adaptation Reporting (2023)**[13] **-** Sets out the strategy for adapting both to the climate change that is already evident, and that which we might see in the future for the following sectors over a 5-year period:

- Infrastructure - new commitments on resilience standards, investment in water quality and a new transport adaptation strategy
- Nature environment - Local Nature Recovery Strategies, incorporate climate change adaptation into the design of Environmental Land Management schemes and Nature Recovery Projects
- Health, communities and the built environment - investment in flood and coastal erosion schemes, Adverse Weather & Health Plan, update the National Planning Policy Framework to support both adaptation and mitigation efforts and provide local climate projections
- Business and industry - Green Finance Strategy 2023, new strategy on supply chains and imports and survey business readiness for climate impacts.
- International impacts – the government will adapt and build resilience in vulnerable communities to climate related disasters and continue to drive international action and consensus in negotiations on climate adaptation.

B.2 Defra, The Environment Improvement Plan (2023) - Builds on the 25 Year Environment Plan (25YEP) vision with a new plan setting out how government will work with landowners, communities and businesses to deliver each goals for improving the environment, matched with interim targets to measure progress.

[13] HM Government (2023). The National Adaptation Programme and the Fourth Strategy for Climate Adaptation Reporting. Available: https://assets.publishing.service.gov.uk/media/64ba74102059dc00125d27a7/The_Third_National_Adaptation_Programme.pdf)

B.3 Defra, Department for Energy Security and Net Zero, HM Treasury, Sustainability Disclosure Requirements: Implementation Update 2024 (2024) – Sets out to provide industry with clear information, timeframes, and milestones for each of the core elements of Sustainability Disclosure Requirements (SDR). The document provides a concise summary of how SDR fits together across the financial services sector, wider economy, and when they can expect to engage with proposals.

B.4 Department for Business, Energy & Industrial Strategy, Industrial Decarbonisation Strategy (2021) - Aims to support existing industry to decarbonise and encourage the growth of new, low carbon industries to protect and create skilled jobs and businesses in the UK encouraging long-term investment in home-grown decarbonisation technology.

B.5 Department for Transport, Decarbonising Transport: Setting the Challenge (2020) – Sets out the strategic priorities for a new Transport Decarbonisation Plan (TDP), to be published later in 2020, will set out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting us on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050. This document acknowledges that while there have been recently published strategies to reduce greenhouse gas emissions in individual transport modes, transport as a whole sector needs to go further and more quickly, therefore the TDP will take a coordinated, cross-modal approach to deliver the transport sector's contribution to both carbon budgets and net zero.

B.6 Defra and the Environment Agency, The National Flood and Coastal Erosion Risk Management Strategy for England (2022) – Sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities. .

B.7 Ministry of Housing, Communities and Local Government, National Planning Policy for Waste (NPPW) (2014) – Sets out a number of key planning objectives. It requires that local planning authorities help deliver sustainable development through measures including driving waste management up the waste hierarchy; ensuring that waste management is considered alongside other spatial planning concerns; and providing a framework in which communities can take more responsibility for their own waste.

B.8 Defra, Waste Management Plan for England (2021) – Provides an analysis of the current waste management situation in England and evaluates how the Plan will support implementation of the objectives and provisions of the Waste (England and Wales) Regulations 2011.

B.9 HM Government, The Clean Growth Strategy (2017) – Sets out the approach of the government to secure growth of the national income while cutting greenhouse gas emissions. The key policies and proposals of the Strategy sit below a number of overarching principles: acceleration of clean growth including through recommendations for private and public investment to meet carbon budgets; providing support to improve business and industry energy efficiency; improving energy efficiency in the housing stock including through low carbon heating; accelerating the shift to low carbon transport; delivering clean, smart, flexible power; enhancing the benefits and value of our natural resources; leading in the public sector to meet emissions targets; and ensure Government leadership to drive clean growth.

Health and Well-being

B.10 The Levelling Up and Regeneration Act (2023)[14] - sets out the direction for planning and makes provisions to support the levelling-up agenda. It seeks to streamline the planning process whilst attaching greater weight to development plans. It also aims to improve infrastructure delivery with a new levy system, improve alignment between plans to address cross-boundary issues, and will introduce added protection for heritage assets. The Act also states that existing EU-generated systems of SEA, HRA and EIA will eventually be replaced by a simpler process known as 'Environmental Outcomes Reports'.

B.11 Public Health England, PHE Strategy 2020-25 (2019) – Identifies PHE's priorities upon which to focus over this five-year period to protect people and help people to live longer in good health.

B.12 HM Government, Laying the foundations: a housing strategy for England (2011) – Aims to provide support to the delivery of new homes and to improve social mobility.

B.13 Ministry of Housing, Communities and Local Government, Planning Policy for Traveller Sites (2015) – To be read in conjunction with the NPPF, this policy document sets out the Government's planning policy for Traveller sites to ensure fair and equal treatment for Travellers.

B.14 White Paper Levelling up the United Kingdom (2022) - Sets out how the UK Government will spread opportunity

[14] UK Parliament (2023). Levelling Up and Regeneration Act. (see https://www.gov.uk/government/collections/levelling-up-and-regeneration-bill)

more equally across the UK. It comprises 12 UK-wide missions to achieve by 2030. Missions which relate to population, health and wellbeing state that by 2030:

- The gap in Healthy Life Expectancy (HLE) between local areas where it is highest and lowest will have narrowed, and by 2035 HLE will rise by five years.
- Well-being will have improved in every area of the UK, with the gap between top performing and other areas closing.
- Homicide, serious violence, and neighbourhood crime will have fallen, focused on the worst-affected areas.
- Pride in place, such as people's satisfaction with their town centre and engagement in local culture and community, will have risen in every area of the UK, with the gap between the top performing and other areas closing.
- The number of primary school children achieving the expected standard in reading, writing and maths will have significantly increased. In England, this will mean 90% of children will achieve the expected standard, and the percentage of children meeting the expected standard in the worst performing areas will have increased by over a third.
- Renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the Government's ambition is for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas.

B.15 National Design Guide (2021) - Sets out the Government's priorities for well-designed places in the form of ten characteristics: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

B.16 Build Back Better: Our Plan for Health and Social Care (2021) - Sets out the government's new plan for health and social care. It provides an overview of how this plan will tackle the electives backlog in the NHS and put the NHS on a sustainable footing. It sets out details of the plan for adult social care in England, including a cap on social care costs and how financial assistance will work for those without substantial assets. It covers wider support that the government will provide for the social care system, and how the government will improve the integration of health and social care. It explains the government's plan to introduce a new Health and Social Care Levy.

B.17 COVID-19 Mental Health and Wellbeing Recovery Action Plan (2021) - Sets out the Government's plan to prevent, mitigate and respond to the mental health impacts of the pandemic during 2021 and 2022. Its main objectives are to support the general population to take action and look after their own mental wellbeing; to take action to address factors which play a crucial role in shaping mental health and wellbeing outcomes; and, to support services to meet the need for specialist support.

B.18 The Charter for Social Housing Residents: Social Housing White Paper (2020) - Sets out the Government's actions to ensure residents in social housing are safe, listened to, live in good quality homes and have access to redress when things go wrong.

B.19 A fairer private rented sector White Paper (2022) - Aims to build upon the vision of the Levelling Up White Paper and reform the Private Rented Sector and improve housing quality. It outlines that everyone deserves a secure and decent home and outlines measures to improve the experience of renters in the Private Rented Sector.

B.20 Using the planning system to promote healthy weight environments (2020), Addendum (2021) - Provides a framework and starting point for local authorities to clearly set out in local planning guidance how best to achieve healthy weight environments based on local evidence and needs, by focusing on environments that enable healthier eating and help promote more physical activity as the default. The Addendum provides updates on the implications for planning for a healthier food environment, specifically on the hot food takeaways retail uses, and sets out recommended actions in light of changes to the Use Class Order (UCO) in England from 1 September 2020.

B.21 Homes England Strategic Plan 2023 to 2028 (2023)[15] **-** provides five interconnected strategic objectives to level up communities across England. These strategic objectives together seek the creation of sustainable high-quality homes in well-designed places that reflect community priorities by taking an inclusive and long-term approach.

B.22 The Environmental Noise Regulations 2006 - Applies to environmental noise, mainly from transport. The regulations require regular noise mapping and action planning for road, rail and aviation noise and noise in large urban areas. They also require Noise Action Plans based on the maps for road and rail noise and noise in large urban areas. The Action

[15] Homes England (2023) Homes England Strategic Plan 2023-28 [online] Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1159274/Homes-England-strategic-plan-2023-to-2028.pdf

Plans identify Important Areas (areas exposed to the highest levels of noise) and suggest ways the relevant authorities can reduce these. Major airports and those which affect large urban areas are also required to produce and publish their own Noise Action Plans separately. The Regulations do not apply to noise from domestic activities such as noise created by neighbours; at workplaces; inside means of transport; or military activities in military areas.

B.23 The Housing White Paper 2017 (Fixing our broken housing market) - Sets out ways to address the shortfall in affordable homes and boost housing supply. The White Paper focuses on the following:

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

B.24 House of Lords, Select Committee on Public Service and Demographic Change Report: Ready for Ageing? (2013) - Warns that society is underprepared for the ageing population. The report states "longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises". The report highlights the under provision of specialist housing for older people and the need to plan for the housing needs of the older population as well as younger people.

B.25 The Marmot Review, Fair Society, Healthy Lives (2010) - Investigates health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is "overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities". **Marmot Review 10 Years On-** revisits Fair Society, Healthy Lives. It found that, since 2010, life expectancy in England has stalled, which suggests society has stopped improving. In addition, there are marked regional differences in life expectancy – the more deprived the area, the shorter the life expectancy. Mortality rates are increasing in those aged 45-49, child poverty has increased and there is a housing crisis and rise in homelessness.

B.26 Department of Health and Social Care, Healthy Lives, Healthy People: Our strategy for public health in England (2010) - Sets out how the Government's approach to public health challenges will:

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

B.27 Technical Housing Standards – Nationally Described Space Standard (2015) - This document sets out the Government's new nationally described space standard. The standard deals with internal space within new dwellings and sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy, as well as floor areas and dimensions for key parts of the home.

Environment (biodiversity/geodiversity, landscape and soils)

B.28 Defra, The Environment Improvement Plan (2023) - Builds on the 25 Year Environment Plan (25YEP) vision with a new plan setting out how government will work with landowners, communities and businesses to deliver each goals for improving the environment, matched with interim targets to measure progress.

B.29 Defra, Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011) – Guides

conservation efforts in England up to 2020 by requiring a national halt to biodiversity loss, supporting healthy ecosystems and establishing ecological networks.

B.30 Defra, Biodiversity offsetting in England Green Paper (2013) – Sets out a framework for biodiversity offsetting. Offsets are conservation activities designed to compensate for residual losses.

B.31 Defra, Safeguarding our Soils – A Strategy for England (2009) – Sets out how England's soils will be managed sustainably. It highlights those areas which Defra will prioritise and focus attention in tackling degradation threats, including: better protection for agricultural soils; protecting and enhancing stores of soil carbon; building the resilience of soils to a changing climate; preventing soil pollution; effective soil protection during construction and; dealing with contaminated land.

B.32 The Environment Act 2021 - Sets statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water, and resource efficiency and waste reduction. Biodiversity elements in the Act include:

- Strengthened biodiversity duty. Both onsite and offsite enhancements must be maintained for at least 30 years after completion of a development.
- Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity
- Local Nature Recovery Strategies to support a Nature Recovery Network.
- Duty upon Local Authorities to consult on street tree felling.
- Strengthen woodland protection enforcement measures.
- Conservation Covenants.
- Protected Site Strategies and Species Conservation Strategies to support the design and delivery of strategic approaches to deliver better outcomes for nature.
- Prohibit larger UK businesses from using commodities associated with wide-scale deforestation.
- Requires regulated businesses to establish a system of due diligence for each regulated commodity used in their supply chain, requires regulated businesses to report on their due diligence, introduces a due diligence enforcement system.

B.33 Sets out the UK's new framework for environmental protection. It includes the creation of Conservation Covenant agreements between a landowner and a responsible body for the purposes of conservation of the natural environment of the land or its natural resources, or to conserve the place or setting of the land for its 'archaeological, architectural, artistic, cultural or historic interest.'

B.34 The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 commenced biodiversity net gain requirements for most types of new planning applications.

B.35 Countryside and Rights of Way Act 2010 - An Act of Parliament to make new provision for public access to the countryside.

B.36 National Parks and Access to the Countryside Act 1949 - An Act of Parliament to make provision for National Parks and the establishment of a National Parks Commission; to confer on the Nature Conservancy and local authorities' powers for the establishment and maintenance of nature reserves; to make further provision for the recording, creation, maintenance and improvement of public paths and for securing access to open country.

B.37 The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 - Protect biodiversity through the conservation of natural habitats and species of wild fauna and flora, including birds. The Regulations lay down rules for the protection, management and exploitation of such habitats and species, including how adverse effects on such habitats and species should be avoided, minimised and reported.

B.38 Defra, Biodiversity offsetting in England Green Paper (2013) - Biodiversity offsets are conservation activities designed to compensate for residual losses. The Green Paper sets out a framework for offsetting.

B.39 England Biodiversity Strategy Climate Change Adaptation Principles (2008) - Sets out principles to guide adaptation to climate change. The principles are take: practical action now, maintain and increase ecological resilience, accommodate change, integrate action across all sectors and develop knowledge and plan strategically. The precautionary principle underpin all of these.

B.40 Natural Environment and Rural Communities Act 2006 - Places a duty on public bodies to conserve biodiversity

Historic Environment

B.41 The Heritage Alliance, Strategy 2021 to 2026 – Sets out the historic environment sector's vision, mission and strategy up to 2026.

B.42 Historic England, Corporate Plan 2023-2026 – Provides a framework for Historic England's work as an organisation. It is set out over six priority areas, with the aim of achieving a step change in each area over the three year plan period to contribute to the vision of an historic environment that everyone can connect with and learn from.

B.43 Historic England, Sustainability Appraisal and Strategic Environmental Assessment: Historic England Advice Note 8 (2016) – Sets out Historic England's guidance and expectations for the consideration and appraisal of effects on the historic environment as part of the Sustainability Appraisal/Strategic Environmental Assessment processes.

B.44 Historic England Good Practice Advice 1 Local Plan Making (2015)[16] - Sets out information to help local planning authorities make well informed and effective local plans. It offers practical advice to local authorities, planners, and developers on how to integrate the historic environment into planning processes, ensuring its protection and enhancement alongside new developments.

B.45 The Environment Act 2021 - Sets out the UK's framework for environmental protection. It includes the creation of Conservation Covenant agreements between a landowner and a responsible body for the purposes of conservation. This can include to preserve land as a place of 'archaeological, architectural artistic, cultural or historic interest.'

B.46 Department for Culture, Media and Sport and Department for Digital, Culture, Media & Sport, The Heritage Statement 2017 - Sets out how the Government will support the heritage sector and help it to protect and care for our heritage and historic environment, in order to maximise the economic and social impact of heritage and to ensure that everyone can enjoy and benefit from it.`

B.47 The Government's Statement on the Historic Environment for England 2010 - Sets out the Government's vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life. Includes reference to promoting the role of the historic environment within the Government's response to climate change and the wider sustainable development agenda.

B.48 Planning (Listed Buildings & Conservation Areas) Act 1990 - An Act of Parliament that changed the laws for granting of planning permission for building works, with a particular focus on listed buildings and conservation areas.

B.49 Ancient Monuments & Archaeological Areas Act 1979 - A law passed by the UK government to protect the archaeological heritage of England & Wales and Scotland. Under this Act, the Secretary of State has a duty to compile and maintain a schedule of ancient monuments of national importance, in order to help preserve them. It also creates criminal offences for unauthorised works to, or damage of, these monuments.

B.50 Historic Buildings and Ancient Monuments Act 1953 - An Act of Parliament that makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

Water and Air

B.51 Environment Agency, Managing Water Abstraction (2016) – Is the overarching document for managing water resources in England and Wales and links together the abstraction licensing strategies.

B.52 Defra, Water White Paper (2012) – Sets out the Government's vision for the water sector including proposals on protecting water resources and reforming the water supply industry. It states outlines the measures that will be taken to tackle issues such as poorly performing ecosystem, and the combined impacts of climate change and population growth on stressed water resources.

B.53 Defra, Clean Air Strategy (2019) – Sets out the comprehensive action that is required from across all parts of government and society to meet goals relating to ensuring cleaner air. This is to be underpinned by new England-wide powers to control major sources of air pollution, in line with the risk they pose to public health and the environment, plus new local powers to take action in areas with an air pollution problem. The UK has set stringent targets to cut emissions by 2020 and 2030.

B.54 Establishing the Best Available Techniques for the UK (UK BAT) (2022)[17] - Sets out a new framework that aims to improve industrial emissions and protect the environment through the introduction of a UK BAT regime. It aims to set up a new structure of governance with a new independent body in the form of Standards Council and the Regulators Group, consisting of government officials and expert regulators from all UK nations. It aims to also establish a new UK Air Quality Governance Group to oversee the work of the Standards Council and the delivery of the requirements under this new framework. It is anticipated that the BAT for the first four industry sectors will be published in the second half of 2023.

B.55 The Environment Act 2021 - Sets statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water, and resource efficiency and waste reduction. It also establishes the Office for Environmental

[16] Historic England (2015). The Historic Environment in Local Plans. (see https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/gpa1/)

[17] DEFRA (2022) Establishing the Best Available Techniques for the UK (UK BAT). (see https://www.gov.uk/government/publications/establishing-the-best-available-techniques-for-the-uk-uk-bat/establishing-the-best-available-techniques-for-the-uk-uk-bat#current-situation)

Protection which will act as an impartial and objective body for the protection and improvement of the environment. The Act sets out legislation which covers:

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

B.56 The Waste (Circular Economy) (Amendment) Regulations - Seek to prevent waste generation and to monitor and assess the implementation of measures included in waste prevention programmes. They set out requirements to justify not separating waste streams close to source for re-use, recycling or other recovery operations, prohibit incineration and landfilling of waste unless such treatment process represent the best environmental outcome in accordance with the waste hierarchy. The Regulations set out when waste management plans and in waste prevention programmes are required. The Regulations focus on the circular economy as a means for businesses to maximise the value of waste and waste treatment.

B.57 A Green Future: Our 25 Year Plan to Improve the Environment - Sets out goals for improving the environment within the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. Identifies six key areas around which action will be focused. Those of relevance to this chapter are:

- Using and managing land sustainably:
  - Embed a 'net environmental gain' principle for development, including natural capital benefits to improved and water quality.
  - Protect best agricultural land.
  - Improve soil health and restore and protect peatlands.
- Recovering nature and enhancing the beauty of landscapes:
  - Respect nature by using our water more sustainably.
- Increasing resource efficiency and reducing pollution and waste:
  - Reduce pollution by tackling air pollution in our Clean Air Strategy and reduce the impact of chemicals.

B.58 The Road to Zero (2018) - Sets out new measures towards cleaner road transport, aiming to put the UK at the forefront of the design and manufacturing of zero emission vehicles. It explains how cleaner air, a better environment, zero emission vehicles and a strong, clean economy will be achieved. One of the main aims of the document is for all new cars and vans to be effectively zero emission by 2040.

B.59 Our Waste, Our Resources: A strategy for England (2018) - Aims to increase resource productivity and eliminate avoidable waste by 2050. The Strategy sets out key targets which include: a 50% recycling rate for household waste by 2020, a 75% recycling rate for packaging by 2030, 65% recycling rate for municipal solid waste by 2035 and municipal waste to landfill 10% or less by 2035.

B.60 The Water Environment Regulations - Protect inland surface waters, transitional waters, coastal waters and groundwater, and outlines the associated river basin management process. These Regulations establish the need to prevent deterioration of waterbodies and to protect, enhance and restore waterbodies with the aim of achieving good ecological and chemical status.

B.61 The UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations - Sets out the Government's ambition and actions for delivering a better environment and cleaner air, including £1 billion investment in ultra-low emission vehicles, a £290 million National Productivity Investment Fund, a £11 million Air Quality Grant Fund and £255 million Implementation Fund to help Local Authorities to prepare Air Quality Action Plans and improve air quality, an £89 million Green Bus Fund, £1.2 billion Cycling and Walking Investment Strategy and £100 million to help improve air quality on the National road network.

B.62 The Nitrate Pollution Prevention Regulations - Provides for the designation of land as nitrate vulnerable zones and imposes annual limits on the amount of nitrogen from organic manure that may be applied or spread in a holding in a nitrate vulnerable zone. The Regulations also specify the amount of nitrogen to be spread on a crop and how, where and when to spread nitrogen fertiliser, and how it should be stored. It also establishes closed periods during which the spreading of nitrogen fertiliser is prohibited.

B.63 The Water Supply (Water Quality) Regulations - Focus on the quality of water for drinking, washing, cooking and food preparation, and for food production. Their purpose is to protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring it is wholesome and clean.

B.64 The Environmental Permitting Regulations - Streamline the legislative system for industrial and waste installations into a single permitting structure for those

activities which have the potential to cause harm to human health or the environment. They set out how to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment and human health.

B.65 The Air Quality Standards Regulations - Set out limits on concentrations of outdoor air pollutants that impact public health, most notably particulate matter (PM10 and PM2.5) and nitrogen dioxide (NO2). It also sets out the procedure and requirements for the designation of Air Quality Management Areas (AQMAs).

- National Planning Policy for Waste (NPPW) (2014)- Key planning objectives are identified within the NPPW, requiring planning Authorities to:
- Help deliver sustainable development through driving waste management up the waste hierarchy.
- Ensure waste management is considered alongside other spatial planning concerns.
- Provide a framework in which communities take more responsibility for their own waste.
- Help secure the recovery or disposal of waste without endangering human health and without harming the environment.
- Ensure the design and layout of new development supports sustainable waste management.

B.66 National Policy Statement for Waste Water (2012) - Sets out Government policy for the provision of major waste water infrastructure. The policy set out in this NPS is, for the most part, intended to make existing policy and practice in consenting nationally significant waste water infrastructure clearer and more transparent.

B.67 Building Regulations (2010) - Requires that reasonable precautions are taken to avoid risks to health and safety cause by contaminants in ground to be covered by building and associated ground.

B.68 Safeguarding our Soils – A Strategy for England (2009) - Sets out how England's soils will be managed sustainably. It highlights those areas which Defra will prioritise and focus attention on tackling degradation threats, including better protection for agricultural soils; protecting and enhancing stores of soil carbon; building the resilience of soils to a changing climate; preventing soil pollution; effective soil protection during construction and dealing with contaminated land.

B.69 Future Water: The Government's Water Strategy for England (2008) - Sets out how the Government wants the water sector to look by 2030, providing an outline of steps which need to be taken to get there. These steps include improving the supply of water; agreeing on important new infrastructure such as reservoirs; proposals to time limit abstraction licences; and reducing leakage. The document also states that pollution to rivers will be tackled, whilst discharge from sewers will be reduced.

B.70 Defra, Air quality strategy: framework for local authority delivery (2023) - sets out the actions that Defra expects local authorities to take in support of its long-term air quality goals, including its most recent PM2.5 targets.

B.71 It provides a framework to enable local authorities to make the best use of their powers and make improvements for their communities.

B.72 The Urban Waste Water Treatment Regulations (2003) - Protect the environment from the adverse effects of urban waste water discharges and certain industrial sectors, notably domestic and industrial waste water. The regulations require the collection of waste water and specifies how different types of waste water should be treated, disposed and reused.

B.73 Environmental Protection Act 1990 - Makes provision for the improved control of pollution to the air, water and land by regulating the management of waste and the control of emissions. Seeks to ensure that decisions pertaining to the environment are made in an integrated manner, in collaboration with appropriate authorities, non-governmental organisations and other persons.

Economic Growth

B.74 HM Government, Industrial Strategy: building a Britain fit for the future (2017) – Sets out a long-term policy framework for how Britain will be built to be fit for the future in terms of creating successful, competitive and open economy. It is shaped around five 'foundations of productivity' – the essential attributes of every successful economy: Ideas (the world's most innovative economy); People (good jobs and greater earning power for all; Infrastructure (a major upgrade to the UK's infrastructure); Business Environment (the best place to start and grow a business); Places (prosperous communities across the UK).

B.75 Infrastructure and Projects Authority, National Infrastructure Delivery Plan 2016-2021 – Brings together the Government's plans for economic infrastructure over this five year period with those to support delivery of housing and social infrastructure.

B.76 The Levelling Up and Regeneration Act (2023)[18] - Sets out the direction for planning and makes provisions to support the levelling-up agenda. It seeks to streamline the planning process whilst attaching greater weight to development plans. It also aims to improve infrastructure delivery with a new levy system, improve alignment between plans to address cross-boundary issues, and will introduce added protection for heritage assets. The Act also states that existing EU-generated systems of SEA, HRA and EIA will eventually be replaced by a simpler process known as 'Environmental Outcomes Reports'.

B.77 White Paper Levelling Up the United Kingdom (2022) - Sets out how the UK Government will spread opportunity more equally across the UK. It comprises 12 UK-wide missions to achieve by 2030. Missions which relate to economy and employment state that by 2030:

- Pay, employment and productivity will have risen in every area of the UK, with each containing a globally competitive city, with the gap between the top performing and other areas closing.
- The number of people successfully completing high-quality skills training will have significantly increased in every area of the UK. In England, this will lead to 200,000 more people successfully completing high-quality skills training annually, driven by 80,000 more people completing courses in the lowest skilled areas.
- Domestic public investment in Research & Development outside the Greater South East will increase by at least 40% and at least one third over the Spending Review period, with that additional government funding seeking to leverage at least twice as much private sector investment over the long term to stimulate innovation and productivity growth.
- Every part of England that wants one will have a devolution deal with powers at or approaching the highest level of devolution and a simplified, long-term funding settlement.

B.78 Build Back Better: Our Plan for Growth (2021) - Sets out a plan to 'build back better' tackling long-term problems to deliver growth that delivers high-quality jobs across the UK while supporting the transition to net zero. This will build on three core pillars of growth: infrastructure, skills and innovation.

B.79 Agriculture Act 2020 - Sets out how farmers and land managers in England will be rewarded in the future with public money for "public goods" – such as better air and water quality, thriving wildlife, soil health, or measures to reduce flooding and tackle the effects of climate change, under the Environmental Land Management Scheme. These incentives will provide a vehicle for achieving the goals of the government's 25 Year Environment Plan and commitment to reach zero emissions by 2050. The Act will help farmers to stay competitive, increase productivity, invest in new technology and seek a fairer return from the marketplace.

B.80 Agricultural Transition Plan 2021 to 2024 - Aims to drive competitiveness, increase productivity, reduce carbon emissions, and generate fairer returns across the agricultural industry. The Transition Plan introduces several new schemes to improve the environment, animal health and welfare, and farm resilience and productivity (e.g., grants will be available for sustainable farming practices, creating habitats for nature recovery and making landscape-scale changes such as establishing new woodland and other ecosystem services).

B.81 UK Industrial Strategy: Building a Britain fit for the future (2018) - Lays down a vision and foundations for a transformed economy. Areas including artificial intelligence and big data; clean growth; the future of mobility; and meeting the needs of an ageing society are identified as the four 'Grand Challenges' of the future.

Transport and Accessibility

B.82 Department for Transport, The Road to Zero (2018) – Sets out new measures towards cleaner road transport, aiming to put the UK at the forefront of the design and manufacturing of zero emission vehicles. It explains how cleaner air, a better environment, zero emission vehicles and a strong, clean economy will be achieved. One of the main aims of the document is for all new cars and vans to be effectively zero emission by 2040.

B.83 White Paper Levelling Up the United Kingdom (2022) - Sets out how the UK Government will spread opportunity more equally across the UK. It comprises 12 UK-wide missions to achieve by 2030, which includes the following key mission relating to transport and travel:

- By 2030, local public transport connectivity across the country will be significantly closer to the standards of London, with improved services, simpler fares and integrated ticketing.

B.84 The Environment Act 2021 - Sets statutory targets for the recovery of the natural world in four priority areas: air quality, biodiversity, water, and resource efficiency and waste reduction. It also establishes the Office for Environmental

[18] UK Parliament (2023). Levelling Up and Regeneration Act. (see https://www.gov.uk/government/collections/levelling-up-and-regeneration-bill)

Protection which will act as an impartial and objective body for the protection and improvement of the environment. The Act sets out legislation which covers local air quality management frameworks and the recall of motor vehicles.

B.85 Decarbonising Transport: A Better, Greener Britain (2021) - The Decarbonisation Transport Plan (DTP) sets out the Government's commitments and the actions needed to decarbonise the entire transport system in the UK. It follows on from the Decarbonising Transport: Setting the Challenge report published in 2020. The DTP commits the UK to phasing out the sale of new diesel and petrol heavy goods vehicles by 2040, subject to consultation, in addition to phasing out the sale of polluting cars and vans by 2035. The DPT also sets out how the government will improve public transport and increase support for active travel, as well as creating a net zero rail network by 2050, ensuring net zero domestic aviation emissions by 2040, and a transition to green shipping.

B.86 The Cycling and Walking Investment Strategy Report to Parliament (2022) - Sets out the objectives and financial resources for cycling and walking infrastructure. It states the Government's long-term ambition is to make walking and cycling the natural choices for shorter journeys. It aims to double cycling by 2025, increase walking activity, increase the percentage of children that usually walk to school and reduce the number of cyclists killed or seriously injured on England's roads.

B.87 Decarbonising Transport: Setting the Challenge (2020) - Sets out the strategic priorities for the new Transport Decarbonisation Plan (TDP), published in July 2021. It sets out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting us on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050. This document acknowledges that while there have been recently published strategies to reduce greenhouse gas emissions in individual transport modes, transport as a whole sector needs to go further and more quickly, therefore the TDP takes a coordinated, cross-modal approach to deliver the transport sector's contribution to both carbon budgets and net zero.

B.88 Department for Transport, Transport Investment Strategy (2017) - Sets out four objectives that the strategy aims to achieve:

- Create a more reliable, less congested, and better connected transport network that works for the users who rely on it;
- Build a stronger, more balanced economy by enhancing productivity and responding to local growth priorities;
- Enhance our global competitiveness by making Britain a more attractive place to trade and invest; and
- Support the creation of new housing.

B.89 Highways England Sustainable Development Strategy and Action Plan (2017) - This strategy is designed to communicate the company's approach and priorities for sustainable development to its key stakeholders. Highways England aims to ensure its action in the future will further reduce the impact of its activities seeking a long-term and sustainable benefit to the environment and the communities it serves. The action plan describes how Highways England will progress the aspirations of their Sustainable Development and Environment Strategies. It describes actions that will enable the company to deliver sustainable development and to help protect and improve the environment.

B.90 Department for Transport, Taking charge: the electric vehicle infrastructure strategy (2022) – Sets out the vision and action plan for the rollout of electric vehicle charging infrastructure in the UK, ahead of the phase out date for new petrol and diesel petrol and diesel vehicles.

B.91 Door to Door: A strategy for improving sustainable transport integration (2013) - Focuses on four core areas which need to be addressed so that people can be confident in choosing greener modes of transport. There are as follows:

- Accurate, accessible and reliable information about different transport options.
- Convenient and affordable tickets.
- Regular and straightforward connections at all stages of the journey and between different modes of transport.
- Safe and comfortable transport facilities.

The strategy also includes details on how the Government is using behavioural change methods to reduce or remove barriers to the use of sustainable transport and working closely with stakeholders to deliver a better-connected transport system.

Regional Plans and Programmes of Most Relevance for the Local Plan

B.92 West of England Strategic Green Infrastructure Framework (2011) – The purpose of this plan is to maintain a functional and connected strategic Green Infrastructure network and maximise opportunities for enhancing the network.

B.93 West of England Joint Waste Core Strategy Development Plan Document (2011) – The four West of England unitary authorities (South Gloucestershire, Bristol City, Bath & North East Somerset and North Somerset Councils) adopted the Joint Waste Core Strategy in March 2011. This sits alongside the South Gloucestershire Core Strategy, adopted in December 2013. It sets targets for which

household landfill waste should reduce, and increasing the amount of waste recycled.

B.94 Avonmouth/ Severnside Strategic Flood Risk Assessment (2011) – The aim of the study was to provide evidence to avoid areas of highest flood risk in the Avonmouth area. It also estimated the likely flood risk from the sea and rhyne network to various development sites.

B.95 Cotswolds National Landscape Management Plan 2023-2025 – The management plan sets out policies for the management of the National Landscape. The plan sets the overall vision for the area as well as various policies that aim to conserve and enhance the landscape, nature and climate and ensure access, learning and wellbeing opportunities for everyone.

B.96 West of England Strategic Economic Plan 2015-2030 (2014) – The SEP looks to create the right conditions for business to thrive. Give confidence and certainty to our investors to attract and retain investment to stimulate and incentivise growth; ensure a resilient economy, which operate within the environmental limits. That is low carbon and resource efficient economy, increases natural capital and is proofed against future environmental, economic and social shocks; Create places where people want to live and work, through delivery of cultural infrastructure, including broadband, transport and housing to unlock suitable locations for economic growth; Shape the local workforce to provide people with skills that businesses need to succeed and that will provide them with job opportunities; Ensure all our communities share in the prosperity, health and well-being and reduce the inequality gap.

B.97 West of England Employment And Skills Plan (2023) - Sets out the longer term strategic ambition for skills, training and employment and the key focus for support in the West of England. The plan is to be supported by a series of annual delivery plans.

B.98 West of England Sustainable Drainage Developer Guide (2015) – A sustainable approach to drainage mitigates the impact of new development on flood risk and builds our resilience to flooding. It also provides opportunities to remove pollutants from urban runoff at source, and combines water management with green space with benefits for amenity, recreation and wildlife. This guide signposts to existing policy and guidance to support the delivery of a sustainable approach to the drainage of new development in the West of England.

B.99 Recreational Boating in the Severn Estuary (2016) – This study focuses specifically on recreational boating within the Severn Estuary EMS. It provides information on the distribution and intensity of water-based recreation, along with existing management practices. The study outlines possible environmental impacts arising from recreational boating, and provides advice on how to manage recreation. The aim of the study is to inform relevant authorities about current and potential future activities in the area and management measures in place, ensure recreational data is accurate, and to provide Natural England and Natural Resources Wales with information to help determine if activities are likely to have a significant effect on the EMS.

B.100 The Severn Estuary High Tide Water Bird Roost Study (2017) – This study identifies roost sites in the Severn Estuary SPA, and provides information on wintering waterbird high tide roosts. It aims to capture the knowledge of local British Trust for Ornithology Wetland Bird Survey counters, map the roost locations of the SPA birds, describe the SPA bird assemblage and record the characteristics of each roost. The study will inform the Severn Estuary Wintering Wader Refuge Area Plan and/or other mitigation measures for potentially disturbing activities, the SSSI Detailed Notification Review process, and condition assessment of the Severn Estuary SPA.

B.101 Severn Estuary European Marine Site Management Scheme (2018-2023) – This management scheme, seeks to ensure the management of activities within the Severn Estuary EMS is compliant with UK law and the EC Habitats and Birds Directives. It aims to help conserve and avoid the deterioration of the natural habitats and species within the Severn Estuary EMS. It outlines management activities to be undertaken by each relevant authority.

B.102 Gloucestershire Draft Local Industrial Strategy (2019) – Set outs aims to invest in infrastructure that reduced energy demand, lowers carbon emissions and is resilient to the impacts of climate change; strengthen innovation and driving productivity; support all residents to contribute to and benefit from economic success; and provide businesses with the space, networks and skills they need to boost productivity, grow and thrive.

B.103 West of England Local Industrial Strategy (2019) - Identifies the strengths and challenges of the West of England and plans the foundations upon which the region will thrive, for the benefit of all its residents.

B.104 West of England Digital Plan (2023) - Sets out the West of England's collective 'digital' ambitions for the region, guiding what the authority wants do and where they want to invest. It focuses on tackling these five challenges:

- Digital infrastructure;
- Digital inclusion and skills;
- Digital growth;
- Digital public services; and

- Digital tech for good.

B.105 West of England Joint Green Infrastructure Strategy 2020-2030 – Provides key concepts and tools to enable a consistent approach to green infrastructure across the West of England. The strategy also sets out the role and the current extent of the existing network highlighting issues and opportunities for enhancement.

B.106 West of England Local Cycling and Walking Infrastructure Plan (2020-2036) – Seeks to prioritise improvements which will bring about the greatest increases in walking and cycling (which tend to be in urban areas) across the West of England authorities. This Plan proposes improvements to the walking environment focussing on 30 local high streets (totalling £105 million), as well as improvements along 55 continuous cycle routes (totalling £306 million), with the aim of providing high quality infrastructure to support our transition to a region where walking and cycling are the preferred choice for shorter trips and to access public transport. The plan seeks to make it accessible for all users, including those using mobility aids, kickscooters, and adapted cycles, whilst simultaneously future proofing for new modes such as electric scooters and other forms of sustainable, individual transport modes to travel around the area.

B.107 West of England Joint Transport Plan 4 (JLTP 4) – 2020-2036 – The Joint Local Transport Plan aims to ensure that transport is carbon neutral by 2030. To do this, there has to be a substantial shift towards cleaner and greener and more sustainable forms of transport. The JLPT 4 seeks to maximise every opportunity and work in partnership with sustainable transport organisations, bus and rail operators, to encourage and help people switch from cars to cycling, walking and public transport. The aim is that by 2036, the West of England will be a carbon neutral community where walking and cycling are the preferred choice for shorter journeys, and the vast majority of vehicles on the road are decarbonised and no longer powered by fossil fuels. The plan aims to increase the choices available for travel.

B.108 Gloucestershire County Council Local Flood Risk Management Strategy (2014) – Gloucestershire County Council (GCC) has responsibility as a Lead Local Flood Authority handling flood risk across the county from surface water runoff, ordinary watercourses and groundwater. The Strategy sets out how GCC will aim to manage flood risk in partnership across Gloucestershire over the next 10 years. As part of the Strategy, GCC has identified the most vulnerable locations for flood risk and these remain highest priority for seeking viable and cost effective solutions**.**

B.109 Building Back Better in Gloucestershire 2022-2026[19] – sets out a vision for the area as well as the current challenges and opportunities. The strategy sets out nine priorities: tackling climate change, improving our roads, sustainable growth, levelling up our communities, securing investment for Gloucestershire, transforming children's services, transforming adult social care, transforming fire and rescue service and improving customer experience.

B.110 West of England Climate and Ecological Strategy and Action Plan (2023) – Sets out six priorities areas where action is needed across the region. It aims to ultimately create mechanisms for increased funding and investment, better data collection, upskill the workforce and bolster collaboration between multi-scale stakeholders from public sector partners, educational services, businesses and communities.

Local Plans and Programmes of Most Relevance for the Local Plan

Neighbouring Local Plans

B.111 Bath and North East Somerset Core Strategy (Adopted 2014) and Placemaking Plan (Adopted 2017) – The Core Strategy and Placemaking Plan both have a number of key objectives. These are:

- Pursuing a low carbon and sustainable future in a challenging climate;
- Protect and enhance South Gloucestershire's natural, built and cultural assets and provide green infrastructure;
- Encourage economic development, diversification and prosperity;
- Invest in our city, town and local centres;
- Meet housing need;
- Plan for development that promotes health and well-being; and
- Deliver well-connected places accessible by sustainable means of transport.

B.112 The Bath and North East Somerset adopted Core Strategy outlines that approximately 13,000 new homes are to be delivered throughout the plan period up to 2029. Additionally, the Core Strategy outlines needs for 50,000m^2 of office floorspace throughout the plan period.

B.113 Bath and North East Somerset Local Plan Partial Update (2023) – The Local Plan Partial Update (LPPU) was adopted on 19 January 2023. The LPPU amends or updates

[19] Building back better in Gloucestershire 2022-2026 (see: https://www.gloucestershire.gov.uk/media/2111899/gcc_3309-council-strategy-2022.pdf)

parts of the adopted Core Strategy and Placemaking Plan to better address the climate and ecological emergencies.

B.114 In 2022 work began on a new Local Plan to manage development in Bath and North East Somerset up to 2042. The Local Plan is still at an early stage of preparation and an Options document was consulted upon by the council in February 2024.

B.115 Bristol Core Strategy (2011) – The main objectives here are:

- Ensuring a sustainable future for Bristol;
- Mixed, balanced and sustainable communities;
- Ambitious and sustainable economic growth;
- Appropriate housing provision;
- Better health and wellbeing;
- High quality built environment;
- High quality natural environment;
- Improved accessibility and connectivity;
- Effective waste management;
- Adapting to climate change and promotion of renewable energy; and
- Community involvement and engagement.

B.116 The Bristol Core Strategy outlines that approximately 26,400 new homes are to be delivered from identified sites throughout the plan period (2006-2026). Additionally, the Core Strategy outlines 236,000m^2 of office floorspace, and 10 hectares of industrial and warehousing land will need to be provided over the plan period.

B.117 Bristol City Council is currently in the process of reviewing the Local Plan. The Local Plan Review was submitted to the Secretary of State for examination in April 2024 and outlines plans to an average of 1,925 homes per year up to 2040.

B.118 Cotswold District Local Plan 2011-2031 (2018) – The main objectives are:

- Conserve and enhance the high quality of the natural and historic environment.
- Ensure new development is of high quality and sustainable design, which reflects local character and also provides attractive inclusive environments.
- Protect open countryside against sporadic development, whilst avoiding coalescence of settlements, particularly around Cirencester.
- Support delivery of new Green Infrastructure.
- Provide adequate supply of housing, housing types and tenures to meet objectively assessed needs.
- Identify suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation.
- Support local economy and enable creation of more high quality jobs in South Gloucestershire, which meet local employment needs.
- Encourage vitality and viability of town and village centres, including maintaining Cirencester's key employment and service role.
- Support sustainable tourism.
- Reduce car use by:
  - Locating majority of development in sustainable locations where there access to employment, services and facilities and public transport.
  - Supporting improvements in public transport and walking/cycling networks.
- Reduce environmental impact of development and vulnerability to the impacts of climate change by:
  - Maximising water and energy efficiency, promoting renewable energy use and sustainable construction methods, and reducing pollution and waste.
  - Supporting the principle of waste minimisation.
  - Locating development away from high flood risk areas.

B.119 The Cotswold District Local Plan sets out that sufficient land is allocated to deliver at least 8,400 dwellings and at least 24ha for B class employment use during the plan period 2011 to 2031. Principal Settlements in South Gloucestershire have been identified as the most sustainable locations to accommodate this growth, with Cirencester being South Gloucestershire's main centre.

B.120 In June 2020 Cotswolds District Council agreed to undertake a partial update for the Local Plan. The update will focus only on issues that need modification within the plan period (to 2031). The Council undertook a period of consultation on an early stages 'Issues and Options' document from February to March 2022. Following this, from February to April 2024 the Council consulted on a Regulation 18 version of the Local Plan which sets out updated draft Local Plan policies, a vision, objectives and development strategy topic paper that starts the process of how the Council will address development needs to 2041 and a call for sites for development site options.

B.121 South West Inshore and South West Offshore Marine Plan (Adopted June 2021) – The South West

Offshore Marine Plan area covers approximately 2,000 kilometres of coastline from the River Severn border with Wales to the River Dart in Devon. The main objectives of the plan are to ensure:

- Infrastructure is in place to support and promote safe, profitable and efficient marine businesses;
- The marine environment and its resources are used to maximise sustainable activity, prosperity and opportunities for all, now and in the future;
- Marine businesses take long-term strategic decisions and manage risk effectively. They are competitive and operating efficiently;
- Marine businesses act in a way which respects environmental limits and is socially responsible. This is rewarded in the market place;
- People appreciate the diversity of the marine environment, its seascapes, its natural and cultural heritage, and its resources;
- The use of the marine environment is benefitting society as a whole, contributing to resilient and cohesive communities that adapt to coastal erosion and flood risk, as well as contributing to physical and mental wellbeing;
- The coast, seas, oceans and their resources are safe to use;
- The marine environment plays an important role in mitigating climate change;
- There is equitable access for those who want to use and enjoy the coast, seas and their wide range of resources and assets and recognition that for some island peripheral communities the sea plays a significant role in their community;
- Use of the marine environment will recognise and integrate with defence priorities, including strengthening of international peace and stability and the defence of the United Kingdom and its interests;
- Biodiversity is protected, conserved and recovered, and loss has been halted;
- Healthy marine and coastal habitats occur across their natural range and are able to support strong, biodiverse biological communities and the functioning of healthy, resilient and adaptable marine ecosystems; and
- Our oceans support viable populations of representative, rare, vulnerable and valued species.

B.122 Stroud's Local Plan (Adopted 2015) – The Local Plan sets out a number of key objectives. These are:

- Maintaining and improving accessibility to services and amenities (healthcare for all residents' affordable housing and decent housing for local needs; active social, leisure and recreation opportunities; and youth and adult learning opportunities).
- Providing for a strong, diverse, vibrant local economy that enables balanced economic growth, coupled with enhanced job opportunities across South Gloucestershire.
- Improving the safety, vitality and viability of our town centres, which link to and support the needs of their rural hinterlands.
- Promoting healthier alternatives to the use of the private car and seeking to reduce CO_2 emissions by using new technologies, active travel and/or smarter choices, working towards a more integrated transport system to improve access to local goods and services.
- Promoting a development strategy that mitigates global warming, adapts to climate change and respects our environmental limits by:
  - Securing energy efficiency through building design.
  - Maximising the re-use of buildings and recycling of building materials.
  - Minimising the amount of waste produced and seeking to recover energy.
  - Promoting the use of appropriately located brownfield land.
  - Supporting a pattern of development that facilitates the use of sustainable modes of transport.
  - Minimising and mitigating against future flood risks, recycling water resources.
  - Protecting and enhancing the quality of our District's surface and groundwater resources.
- Conserving and enhancing Stroud District's distinctive qualities, based on landscape, townscape and biodiversity.

B.123 The Stroud Local Plan outlines that approximately 11,400 new homes are to be delivered over the plan period up to 2031. The Local Plan outlines that many of these homes are built or are firm 'commitments', leaving a residual housing requirement of 3,615 homes. Additionally, the Local Plan outlines need to provide approximately 58ha of additional employment land (B1-B8) by 2031.

B.124 Stroud District Council are currently in the process of preparing a Local Plan with a plan period up to 2040. The draft Local Plan seeks to deliver 10,000 homes by 2040, and at

least 50ha of employment (B1-B8) land between 2020 and 2040. An additional consultation on housing options considering the potential need to accommodate an additional 1,050-2,400 homes up to 2040 was undertaken by the Council from October 2020. The Stroud District Council Local Plan and Evidence Base was submitted for examination in October 2021. At the time of writing, the Local Plan is still at examination stage following concerns regarding its soundness, which the Council has been working to address. The outcome of the additional work is subject to a six week period of consultation from September to October 2024.

B.125 Wiltshire Core Strategy (2015) – The Wiltshire Core Strategy notes six key objectives; deliver a thriving economy; address climate change; provide everyone with access to a decent, affordable home; help build resilient communities; protecting and enhancing the natural, historic and built environment; and ensuring that adequate infrastructure is in place to support the communities.

B.126 Wiltshire Core Strategy makes provision for the at least 42,000 new homes over the 2006-2026 plan period. Additionally, the Core Strategy outlines need to provide approximately 178ha of new employment land over the plan period.

B.127 Wiltshire Council is currently in the process of reviewing the Local Plan to cover the period up to 2038. Consultation was held between January and March 2021 covering the key components to inform a draft Local Plan, including proposals for housing and employment. The Regulation 19 consultation period took place between September and November 2023. The plan seeks to deliver approximately 160ha of new employment land and approximately 36,740 homes over the plan period. The examination stage is projected to commence at the end of 2024 with adoption projected for the third quarter of 2025.

Other South Gloucestershire Plans and Strategies

B.128 South Gloucestershire Council Strategic Flood Risk Assessment – Level 1 (2021) and Level 2 (2011) – Level 1 of this high level strategic study defines extent of Flood Zones 3 and 2, as well as Historic flood events and incidents/call outs. It relates both to the current risk of flooding from a range of sources, and the potential impacts of future climate change. Level 2 provides guidance and advice on flood risk management and sustainable urban drainage systems (SUDS) and Specific Flood Risk Assessments. Again, it defines extent of FZ 3 and 2, depth, velocity, hazard and surface water (30yr and 200yrs) and with climate change and historic flood events.

B.129 South Gloucestershire Council Plan 2024-2028 – The Council plan has five high level priorities that the Council is seeking to address. These are:

- To respond to the climate and nature emergency;
- Help reduce social inequalities;
- To support children and young people to thrive;
- To support wellbeing and independence in our communities; and
- To build better places, with secure, affordable housing and good, sustainable transport links.

B.130 South Gloucestershire Council Economic Development Strategy 2012-2016 (2012) – Sets out a number of strategic objectives that are:

- To improve production and competitiveness, and safeguard and increase jobs in key sectors;
- To increase the number, survival rates and growth rates of starter and small enterprises including social enterprises to maintain a diverse, vibrant, sustainable economy;
- To raise aspirations and skill levels throughout schools, colleges and universities and meet the skill and workforce needs of local employers;
- Improve standards in our schools so young people realise their aspirations and are well prepared for the future;
- Ensure that all parts and groups of South Gloucestershire share the benefit of economic development; and
- To meet the land, premises and infrastructure requirements of businesses where it is sustainable and consistent with employment and regeneration objectives.

B.131 South Gloucestershire Council Rural Affordable Housing Statement of Commitment (2018) – The aim of this document is to encourage rural communities to consider their current and future housing needs and long term sustainability.

B.132 Housing Strategy for South Gloucestershire 2023 – The aim of the strategy is for everyone in South Gloucestershire to be able to live in a good quality home that meets their needs and that they can afford. The strategy will aid the Council in working with partnered organisations, registered providers, land owners and developers. The overarching aims of the strategy are:

- inform our partners and residents about the housing challenges and priorities in the area;
- describe our ambitions for the vision and high-level objectives;
- focus resources and effort on agreed priorities;
- highlight the importance of reducing inequalities;

- maintain a strategic overview of housing development; and
- give strategic context for some of our housing related statutory duties.

B.133 Local Flood Risk Management Strategy 2022-2027 (2015) – Sets out a list of objectives in order to minimise and mitigate against the impact of flooding, such as prioritising and implementing improvements to local flood infrastructure; increase public awareness of the level of flood risk; improve understanding about how drainage will influence the risk of flooding, and how climate change will influence future flood risk.

B.134 South Gloucestershire Council Sustainable Community Strategy (2016) – Ensure resources are used wisely, reduce carbon emissions, prevent pollution and waste, and conserve and enhance the environment for future generations. Its purpose is to promote a greater understanding and mutual respect between different sectors and a selection of the community; empower all people to participate and become involved in decisions which affect the area. In addition, to find simple and effective ways of working together that improve efficiency, make the most of the resources and ensure value for money.

B.135 South Gloucestershire Biodiversity Action Plan (2016-2026) – Focuses on creating ecological networks and enhancing ecosystem services, and now forms part of the UK's commitment under the CBD. It should be read in conjunction with the previous BAP (2006-2015), which still contains relevant information on the biodiversity of South Gloucestershire.

B.136 South Gloucestershire Climate Change Strategy 2020- 2030 – In 2019, the Council declared a Climate Emergency. This newest strategy sets out targets and aims to align with the declared Climate Emergency. It pledges:

- For South Gloucestershire to become carbon neutral by 2030;
- To maximise the generation of renewable energy from installations located within South Gloucestershire;
- To ensure South Gloucestershire is prepared for the local impacts of a changing climate;
- To ensure that nature in our local area is more protected, connected and healthy and that biodiversity is increased; and
- To plant trees across South Gloucestershire by 2030 to double tree canopy cover.

B.137 The **Commissioning of School Places Strategy 2019/2026** - Pulls together the information required to form a strategic view of the need for school places across South Gloucestershire. It provides a summary analysis of current provision, identifies gaps and over-provision and sets out how the LA intends to address these. Specifically, the strategy provides a revised and updated policy framework for considering the following:

- Statutory proposals, (opening, closing and defining the size and organisation of schools);
- Planning and commissioning new school provision; and
- Supporting the development of school organisation change including informal and formal school partnership arrangements which support school to school improvement and make efficient use of resources.

B.138 Small and Rural Schools Strategy (June 2020) – Helps to build on the aims and objectives of the COPS especially for small and rural schools as there are very specific pressures faced by them, mostly as a result of relatively low numbers of children on roll. The Small and Rural Schools Strategy sets out the sustainability of those schools (defined under this category) by developing collaborative models of leadership and a joined-up approach to planning and housing delivery.

B.139 Housing Strategy 2023[20] - Sets out the council's aspirations for housing in South Gloucestershire in the long term. The three aims include: a home for everyone that meets their needs, sustainable homes and thriving communities and neighbourhoods.

B.140 South Gloucestershire All-age Learning Disability Strategy 2022-2027[21] - Sets out the vision and priorities for people of any age with a learning disability in South Gloucestershire.

B.141 Joint Health and Wellbeing Strategy 2021-25[22] - Sets out a vision which emphasises a focus on reducing inequalities and a local South Gloucestershire 'place-based' approach. It also sets out four objectives: improve educational attainment and promote wellbeing, promote and enable positive mental health and wellbeing for all, promote and enable healthy lifestyles, maximise the potential of the built and natural environment to enable healthy lifestyles.

[20] Housing Strategy 2023 (see: https://beta.southglos.gov.uk/publications/south-gloucestershire-housing-strategy/housing-strategy-2023/#housing-strategy-aims)
[21] South Gloucestershire All-age Learning Disability Strategy 2022-2027 (see: https://beta.southglos.gov.uk/static/fa063a0857e5b55163c1999e768d6a45/All-age-learning-disability-strategy-2022-27.pdf)
[22] Joint Health and Wellbeing Strategy 2021-25 (see: https://beta.southglos.gov.uk/publications/joint-health-and-wellbeing-strategy/joint-health-and-wellbeing-strategy-2021-25/)

Appendix C

Baseline Information

C.1 Baseline information provides the basis for predicting and monitoring the likely sustainability effects of a plan and helps to identify key sustainability issues and means of dealing with them.

C.2 Schedule 2 of the SEA Regulations requires information to be provided on:

- *2. the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;*
- *3. the environmental characteristics of areas likely to be significantly affected; and*
- *4. any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].*

C.3 Data referred to has been chosen primarily for regularity and consistency of collection, in order to enable trends in the baseline situation to be established, and also subsequent monitoring of potential sustainability effects.

C.4 Owing to the reporting patterns of datasets, most of the data referred to predates the COVID-19 pandemic, which has had far-reaching impacts. Examples of this are likely to include data on, for example, public transport usage, air quality, town centres/ retailing, employment etc. Census data is from 2011 and mid-year estimates, including 2018. Council data is often based on sources collected in previous years. Through future stages of preparing the Sustainability Appraisal and, more widely the Local Plan 2020, we will need to reflect the latest data from national and local sources as it is released, to ensure we understand the impacts of COVID-19, and what the short, medium and longer term implications are likely to be going forward.

Geography

C.5 South Gloucestershire is situated within the Mayoral Combined Authority area, located immediately to the north east of Bristol. South Gloucestershire has close links with Bristol along with some other neighbouring communities,

namely Wiltshire, Bath & North East Somerset, Gloucestershire and South Wales.

C.6 South Gloucestershire covers an area of 497 square kilometres and is comprised of 36 wards and 48 parishes. There are over 30 villages in the rural area of South Gloucestershire, many of which have a mining or manufacturing heritage. These range from small hamlets to settlements with several thousand people. The physical characteristics of the villages also vary greatly. A number of rural settlements are within the River Severn flood plain, while others are within the Cotswolds Area of Outstanding Natural Beauty and/or Green Belt.

Climate Change

C.7 The South Gloucestershire Strategic Partnership is committed to reducing CO_2 emissions arising from local road transport, industrial, commercial and domestic sources. The UK national target for reducing greenhouse gas emissions was updated in 2019 and requires emissions to be net zero by 2050. Net zero means any emissions would be balanced by schemes to offset an equivalent amount of greenhouse gases from the atmosphere, such as planting trees or using technology like carbon capture and storage. However, many local authorities and other organisations consider that more rapid action is needed to reduce emissions sooner and have declared a Climate Emergency. South Gloucestershire Council made its declaration on 17 July 2019, and pledged to provide the leadership to enable South Gloucestershire to become carbon neutral by 2030. The South Gloucestershire Climate Change Strategy has been updated to include this revised target.

C.8 Each year the Department for Energy Security and Net Zero (DESNZ) and its predecessor the Department of Business, Energy and Industrial Strategy (BEIS) provide a breakdown of CO_2 emissions by local authority area (published 2 years in arrears) and this is used to measure progress against the aim of South Gloucestershire becoming carbon neutral by 2030.

Figure C.1: South Gloucestershire Carbon Dioxide Emissions 2005-2022

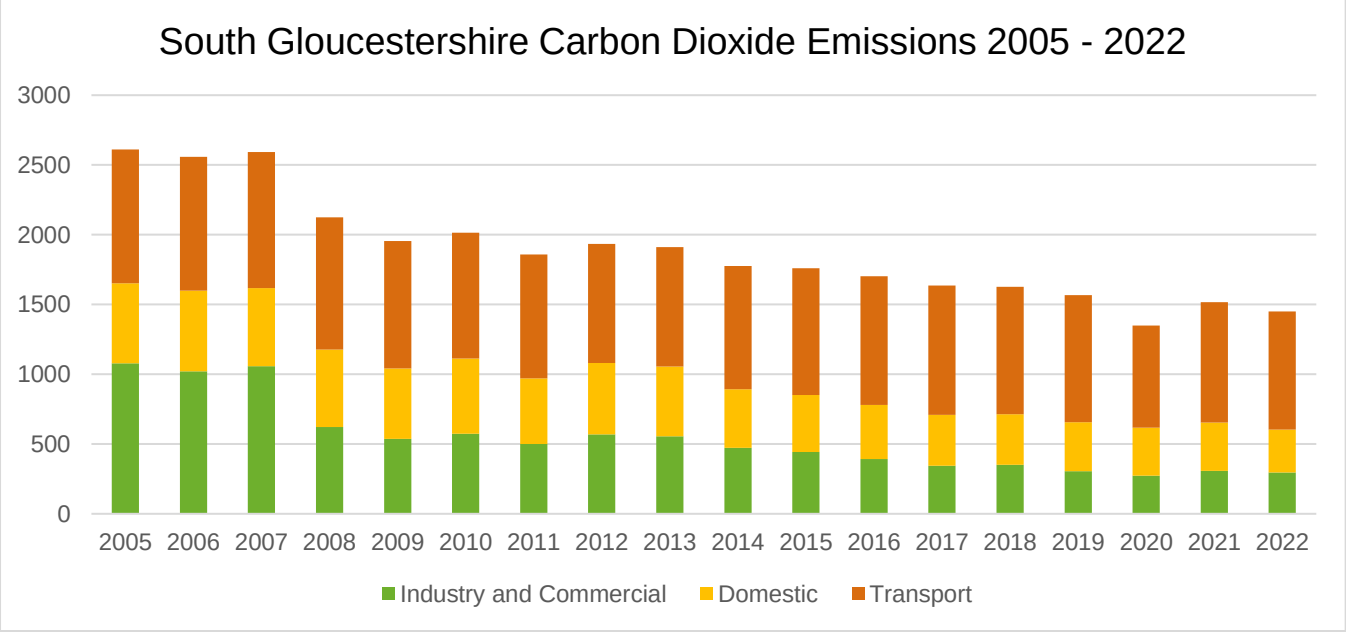


Table C.1: Carbon dioxide emissions for South Gloucestershire between 2005 and 2022[23]

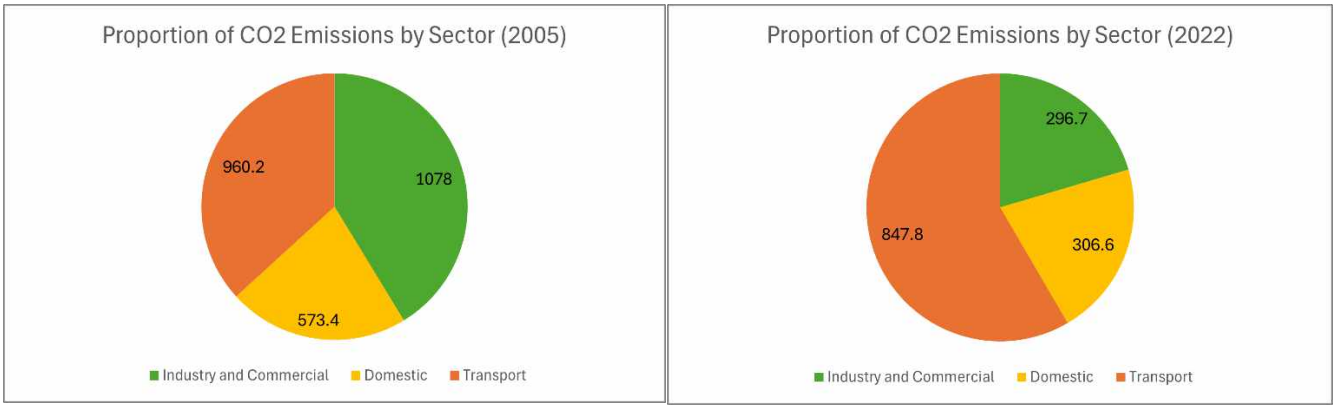
Year	Industry and Commercial	Domestic	Transport	Grand Total	Per Capita Emissions (t)
2005	1078	573.4	960.2	2,719.5	10.7
2006	1020.3	578.2	960.5	2,663.4	10.4
2007	1057	560.3	974.8	2,693.3	10.5
2008	621.6	555.4	946.7	2,202.1	8.5
2009	536.5	504.8	914.3	2,029.4	7.8
2010	572.8	539.3	901.5	2,094.6	8.0
2011	500.1	471.2	886.0	1,919.5	7.3
2012	569.2	510.7	854.8	2,006.6	7.6
2013	556	498.6	857.5	1,980.7	7.4
2014	472	420.8	883.0	1,829.6	6.8
2015	443.6	408.2	907.0	1,811.4	6.7
2016	392.6	386.9	922.9	1,749.6	6.3
2017	343.8	365.1	926.3	1,685.3	6.0
2018	350.8	362.0	912.9	1,669.8	5.9
2019	304.3	352.7	910.4	1,609.8	5.6
2020	272.9	344.2	732.1	1,390.2	4.8
2021	306.5	347.9	862.7	1,559.2	5.4
2022	296.7	306.6	847.8	1,487.4	5.0

C.9 Data for 2022 shows an decrease in total local emissions across all sectors when compared to the previous year. This indicates that progress towards reduced levels of emissions has started again after the increase in emissions observed in 2021. The 2021 increase was consistent with the increase in overall UK emissions in 2021, which increased by 5% largely due to COVID-19 restrictions easing and colder temperatures increasing the use of heating[24]. Annual emissions are also influenced by factors such as weather conditions, local and national policies as well as the wider economy (including the offshoring of emissions from manufacturing), and new development.

C.10 In South Gloucestershire, from 2005 to 2022 the proportion of emissions coming from the transport sector has decreased to account for 57%, whilst the share coming from the industrial and commercial sector has also dropped to 20%. The domestic sector makes up the remaining 20% of emissions. This highlights the need to make progress in reducing emissions from the transport sector in particular.

[23] Department for Energy Security and Net Zero (2024) UK local authority and regional estimates of greenhouse gas emissions. Available at: 2005-22-uk-local-authority-ghg-emissions.xlsx (live.com)
[24] BEIS (2023) UK local authority carbon dioxide emissions estimates 2021. [online] Available at: https://www.gov.uk/government/statistics/uk-local-authority-and-regional-greenhouse-gas-emissions-national-statistics-2005-to-2021

Figure C.2: Proportion of CO_2 emissions by sector in 2005 (left) and 2022 (right)



C.11 An important element of the transport emissions referred to above result from commuter flows in to and out of South Gloucestershire. A summary of the commuting patterns experienced in South Gloucestershire is set out as follows.

C.12 the 2021 Census reports that of the 150,566 people that work in South Gloucestershire, 73,000 either work from home or have no set work place, 40,340 travel to work within the area and 37,200 people travel into the area for work. Key commuter flows are from North Somerset, Wiltshire and Bath and North East Somerset but the most significant flow of commuters comes from Bristol, from which 18,500 people travel per day. Furthermore, around 34,240 people travel from South Gloucestershire to other areas for work[25].

C.13 It is important to note that due to the lockdown restrictions and furlough scheme implemented during the COVID-19 pandemic, travel to work data was significantly impacted. As such, the data reported from the 2021 Census may not be wholly reflective of current commuting patterns in South Gloucestershire.

C.14 Becoming carbon neutral by 2030 will help reduce the severity of the impacts of global warming. This should be done thorough decarbonising transport by planning for growth so that people can access key services and facilities by walking, cycling and effective public transport, to minimise the need for private car use.

Population

C.15 South Gloucestershire is an attractive area which has successfully attracted and sustained investment and growth. There has been substantial population increase over the past half century with an increase of 33,500 people over the last 15 years. South Gloucestershire has a population of 290,423, equal to 5.4 persons per hectare[26]. Like many other places South Gloucestershire has an ageing population, with an increasing number of older residents[27] who have associated needs in terms of access to appropriate housing and services. 67.5% of South Gloucestershire's population lives in urban areas surrounding Bristol while 16.7% of the population lives in market towns.

Housing

C.16 South Gloucestershire currently has a housing supply of 5.35 years. In 2022/2023, 1,781 houses were completed on sites across South Gloucestershire[28]. The Core Strategy set out the key areas decided for large scale development, most of which is planned to take place within the North and East Fringes of the Bristol Urban Area, predominantly at Emerson's Green, Cribbs/Patchway and Harry Stoke sites. Yate and Thornbury will also see appropriate large scale development.

C.17 In 2022/2023, 713 affordable homes were delivered in South Gloucestershire. Of the 713 completed homes, 524 are social rent and 189 are shared ownership.

C.18 Current monitoring of dwelling completions indicates that in the year to April 2023, 14% of dwelling completions in South Gloucestershire took place on previously developed land

[25] Source: ONS, Visualising people flows, interactive tool. Available at: https://www.ons.gov.uk/visualisations/censusorigindestination/#workplace
[26] https://beta.southglos.gov.uk/key-facts-and-figures-about-the-area
[27] South Gloucestershire Council (2020) Corporate Research and Consultation Team Briefing Note: ONS 2018-based sub-national population projections [pdf]. Available at: https://www.southglos.gov.uk/documents/2018-SNPPs-briefing-note.pdf
[28] South Gloucestershire Council (2022) Authority's Monitoring Report/ [pdf] Available at: https://beta.southglos.gov.uk/static/5311968f9f44fae578c1ee0c072357c3/Authority-Monitoring-Report-2023.pdf

(PDL). The Quality-of-Life Data Report[29] shows that the average house price in the South-West was £305,000, 9.6 times the average regional salary (£31,726) and in South Gloucestershire the average house price was £330,000, 10 times the average pay of £33,094. These are higher than the national average for which the average house price is 8.9 times greater than average pay.

Deprivation and Inequality

C.19 There are pockets of deprivation within the authority which are recognised areas of multiple of deprivation where evidence from a range of measures show that residents experience social deprivation and lower life expectancy.

C.20 South Gloucestershire is on the whole a relatively affluent area. A good measure of this is the Index of Multiple Deprivation (IMD) which takes data from the census and other routinely held sources to provide a score for small areas. South Gloucestershire in 2019 is ranked 267th of 317 local authorities (1st being most deprived and 326th being least) – only sixteen per cent of local authority areas in England are estimated to be more affluent than South Gloucestershire[30].

C.21 South Gloucestershire has no small areas, known as Local Super Output Areas (LSOAs) that rank in the 10% most deprived nationally. 30% of LSOAs in South Gloucestershire are in the 10% least deprived nationally. There are pockets of deprivation with the most deprived LSOAs generally being clustered within the urban wards of Staple Hill, Kings Chase, Patchway, Parkwall and Woodstock, though some more isolated areas exist.

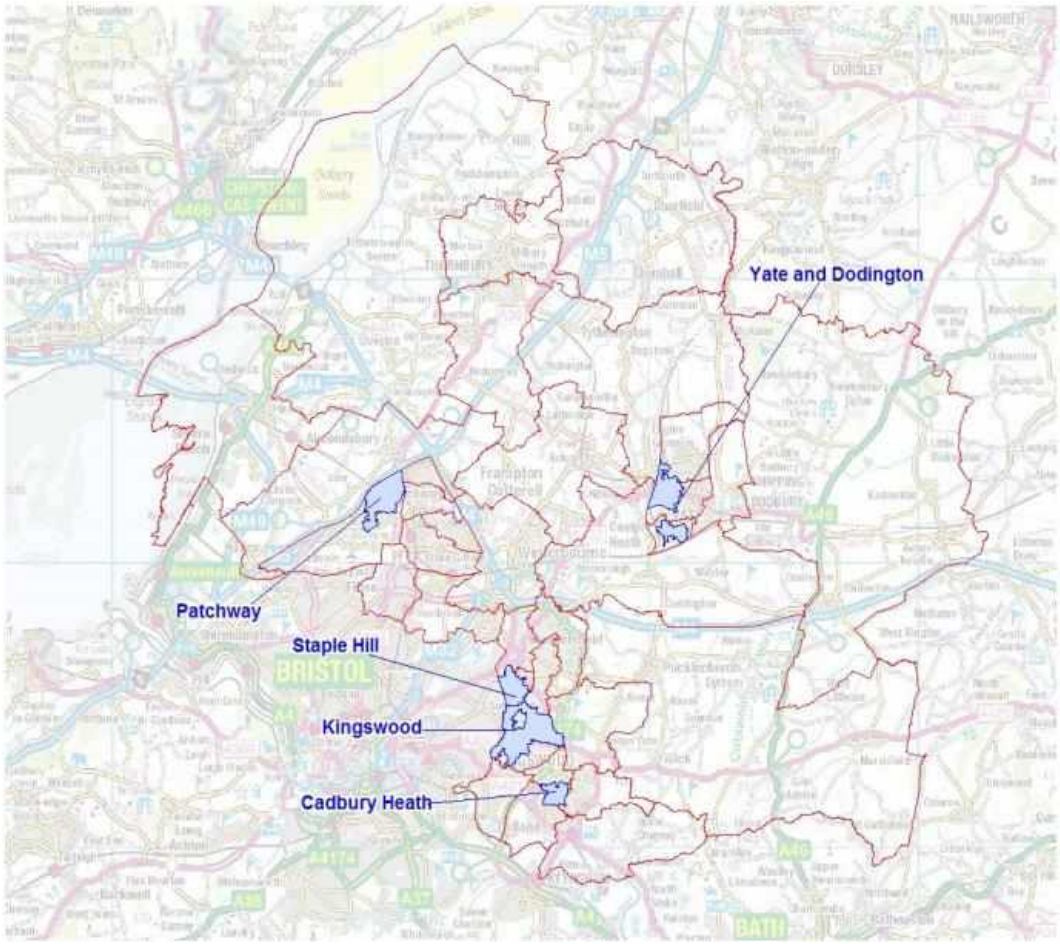
C.22 The following map shows the location of the priority neighbourhoods in South Gloucestershire[31].

[29] South Gloucestershire Council (2023) Quality of Life Report Available at: https://beta.southglos.gov.uk/static/e899af6eba3a7de8270b37f72393aee2/Quality-of-life-report-2023.pdf

[30] Indices of Deprivation (2019) Map. [online] Available at: https://dclgapps.communities.gov.uk/imd/iod_index.html#

[31] South Gloucestershire Council (2019) English Indices of Deprivation 2019: South Gloucestershire Priority Neighbourhood Analysis [pdf]. Available at: https://beta.southglos.gov.uk/static/7a900421bcf8c80dd1314b9b69a23c97/IOD-2019-Priority-Neighbourhood-Analysis.pdf

Figure C.3: Map showing location of the priority neighbourhoods in South Gloucestershire



C.23 The relative deprivation experienced by older people in South Gloucestershire, like that for children and the population as a whole is low, with 11% of the population aged 60+ being within the 40% most deprived nationally. Looking at deprivation affecting children only, a similar though slightly less extreme pattern persists with 54% of children being among the least deprived 40% in England and 21% being in the most deprived 40% nationally.

C.24 It is noteworthy in that nearly one third (32%) of the population live in areas with the poorest scores (quintiles 1 & 2) for educational attainment, skill level and level of training. The picture for children's education and skills subdomain is also of concern, with 41% of the South Gloucestershire under 16 population being among the most deprived nationally – contrasting sharply with overall IMD.

C.25 Another domain in which South Gloucestershire is relatively deprived is that of geographical barriers, which relates to the physical proximity of local services. Almost exactly half of the population (50.1%) are rated as amongst the 40% most deprived nationally in terms physical access to services – a reflection of the rural nature of much of South Gloucestershire.

C.26 The proportion of deprived households in South Gloucestershire (47%) is lower than the national average (51%). Additionally, the proportion of children in low-income families is lower in South Gloucestershire at 8.3% than the national average which is 17.6%.

Health

C.27 Residents of South Gloucestershire are generally healthier and have a better life expectancy than the national average, reflecting the relative affluence of the area. However, there is an upward trend in chronic diseases, which have a big impact on quality of life, partly due to the increases in the elderly population and to the increase in child and adult obesity. Poor air quality has a direct effect on health, and traffic related pollution is an issue in parts of South Gloucestershire. In general, residents of South Gloucestershire are healthier than the national average. Results from the 2021 census show that 83.5% of the

population (242,484 residents) described themselves as being in “good” or “very good” health, this is above the national average of 81.7%. There are, however, differences in health between different groups with those living in deprived areas experiencing poorer health.

C.28 Life expectancy of men in the most deprived areas in South Gloucestershire is on average 4.3 years fewer than those in the least deprived areas, and in women the gap is 5.7 years (2018-20). The District performs more favourably than the national figures reported, with a gap of 9.7 years and 7.9 years reported for men and women, respectively in England[32].

C.29 There is a strong association between deprivation and poor health outcomes. In the most deprived areas, there are significantly higher levels of premature deaths, particularly deaths from heart disease. Deaths from cancer are also strongly associated with deprivation, particularly for lung cancer which reflects levels of smoking rates.

C.30 There is a strong relationship between healthy lifestyle and deprivation. Significantly lower levels of breastfeeding and higher rates of excess weight, tooth decay, injury in children in young people and childhood poverty have been observed in more deprived areas. Hospital admissions for alcohol and smoking are also highest in the most deprived areas, and emergency hospital admissions for mental and behavioural disorders show the clearest gradient related to area deprivation of all health indicators.

Community Facilities

C.31 Within South Gloucestershire, there are 8 Leisure Centres, 12 libraries and 81 community centres. This is in addition to the number of sports and playing pitches, as well as clubs that are run independently from the Council.

C.32 To gauge the facilities in South Gloucestershire, between 2016 and 2018 the authority produced Sustainable Access Profiles (SAPs) that sought to clarify the key services and facilities within walking, cycling and public transport access from 54 rural settlements. As part of the work undertaken to inform the Local Plan, the Council updated the SAPs and produced Data Access Profiles (DAPs) that also look at urban areas. This work provides an understanding of the level of sustainable access to key services and facilities from South Gloucestershire’s urban and rural areas (including villages and settlements), to enable a detailed understanding of the facilities available for communities.

C.33 In addition to this, the Council also undertook a detailed consultation on community centres, venues and sports clubs to ascertain the needs of these key community facilities. It has helped to further understand the facilities available to communities across South Gloucestershire and promote discussions about approving new applications that could have positive impact for community needs. This work builds on the Community Meeting Space surveys (which ran from 2005-2008).

C.34 The information from the various surveys will assist in guiding the priorities for the Local Plan.

Open Space and Green/Blue Infrastructure

C.35 The 2010 Open Space Audit recognises that 2,398ha of land in South Gloucestershire accounts for open space. Much of this provision takes the form of natural and semi-natural green spaces which cover 1461ha of the plan area. While 0.14ha of parks and gardens are currently provided per 1,000 residents across the area, Thornbury currently does not provide access to this type of provision. Furthermore, rural locations including Severnside provided a notably limited level of access to this type of provision in comparison to the other areas assessed.

C.36 Thornbury, Yate/Chipping Sodbury and East Fringe of the Bristol Urban Area provide the lowest level of access outdoor sports facilities excluding school sites and golf courses. However, only the East Fringe of the Bristol Urban Area provides access to a level of provision which is lower than the recommended quantity standard for South Gloucestershire when schools sites and golf courses are taken into consideration.

C.37 The West of England Green Infrastructure Strategy sets out priorities, projects and areas for enhancing and protecting connectivity of ecological, landscape, access and recreational assets. This includes making connections between urban and rural areas, for people for nature and enhancing water quality, ecosystems and functions of our ‘Blue Infrastructure’ such as the River Frome. The South Gloucestershire Strategic GI Corridor Mapping Project (2022) gives spatial expression to South Gloucestershire’s strategic GI corridors by clearly delineating their boundaries. Decisions on the location and design of new development will need to respond to these strategies, to build in Green Infrastructure connectivity and functions and avoid harming key sites and corridors.

C.38 The latest stretch of the England coast path from Aust to Avonmouth in South Gloucestershire, connecting the national coast paths of England and Wales is now open[33].

[32] Department of Health & Social Care (2024) Local Authority Health Profiles. Available at: https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/ati/302/are/E06000025

[33] Natural England (2023) New phase of King Charles III England Coast Path opens (see: https://www.gov.uk/government/news/new-

Education

C.39 As of the 2020 spring education census, there were 39,767 students enrolled at school in South Gloucestershire (which encompasses the following faculties; Primary, Secondary, Infant, Junior, Academies and Special) and of those, there were 23,904 students aged <2-10 and 15,863 that were aged 11-19+. The Council is therefore responsible for supporting a high number of pupils across a number of different educational facilities throughout South Gloucestershire and it is important that every child and young person can access high-quality school provision in South Gloucestershire.

C.40 Information contained in the Council's Commissioning of School Places Strategy notes that new house building development contained in the adopted Local Plans have impacted on the pattern of demand for school places, and has shaped proposals for additional school provision. New education infrastructure arising from development of the Local Plan sites has been successfully commissioned/delivered for 4 of the total 5 sites. These include:

- A new primary school on Wallscourt Farm.
- A new primary school provision at Charlton Wood.
- Expanding Frenchay CE Primary School on a new site to provide an additional 280 places, 420 places in total.
- The remaining Local Plan site at Harry Stoke sets out provision for a new 1.5FE primary school.

C.41 Council has also made some progress with the delivery of new school provision arising from the delivery of new neighbourhoods sets out in the Core Strategy. To date this refers to the new primary school at Lyde Green providing 420 places (delivered).

C.42 Based on current information, it is estimated that development scheduled over the next 5 years will generate the need for the equivalent of 3 new primary schools and 1 new secondary school as follows:

- A new primary school at North Yate New Neighbourhood (in line with the terms of the S106).
- New primary school provision at Harry Stoke or on land East of Harry Stoke. The two sites provide for 1.5FE and 3FE primary schools respectively.
- Plans to provide a further 420 places at Lyde Green by expanding the existing Lyde Green Primary School on a satellite site at Lyde Green.
- Plans for a new secondary school through the DfE's Wave 14 Free Schools Programme to provide 900 secondary school places.

Economic Development

C.43 Through the Core Strategy, the authority allocates and protects approximately 1267ha of employment and through a series of policies:

- CS11 Distribution of economic development land; and
- CS12 Safeguarded areas for economic development.

C.44 In addition to this, policy CS13 also provides guidance for non-safeguarded economic development sites. The Core Strategy aims to ensure that there is an adequate mix of employment uses in order to cater for the range of local employment needs, and to reduce the economy's dependence on any one sector.

C.45 The overarching aim of these allocations is to protect and where possible, enhance the employment portfolio within South Gloucestershire within both rural and urban areas.

C.46 In addition to these allocations, there are three Enterprise Areas (EA's) located at Filton, Emerson's Green and Severnside (part of Avonmouth Severnside EA). Policies within the Policies, Sites and Places Plan (adopted 2017) encourage the use of these EA's to bring forward the development of new technologies and products, energy generation and in contribution to national economic recovery (from the 2007/8 recession), ensure that there is a provision towards education, skills development and training, as well as providing high quality public spaces and provision for sustainable growth for the EA and the surrounding communities.

C.47 There were an estimated 163,000 jobs in South Gloucestershire in 2022[34]. Whilst the authority benefits from a strong economy and investment generally, there is an inequality of job opportunities across South Gloucestershire as the ratio of local jobs to resident workers, which is a measure of the relationship between where people live and work, varies widely. These patterns are dynamically changing due to new working practices and this will likely continue due to the impact of COVID-19, including greater levels of working from home.

phase-of-king-charles-iii-england-coast-path-opens#:~:text=The%20route%20includes%20a%20section,Slipway%20and%20the%20Severn%20Bridges.)

[34] Nomis (2022) Labour Market Profile – South Gloucestershire [online]. Available at: https://www.nomisweb.co.uk/reports/lmp/la/1946157354/report.aspx?town=south%20gloucestershire#tabjobs

C.48 However, some areas have long standing issues with uneven numbers of people to local jobs. For example, there are almost half as many 'jobs' in the East Fringe than the number of resident workers (ratio of 0.4), whilst in the North Fringe there are almost twice as many 'jobs' as the number of resident workers (ratio of 1.8).

C.49 The lack of access to job opportunities in some areas, and strong concentration of jobs in other parts of the authority and in central Bristol has resulted in significant patterns of commuting across the area, predominantly by private car. This has resulted in significant congestion, adding to the issues highlighted above around climate change and air pollution, and also the perpetuation of inequalities in our region and our own area.

C.50 For many years the economy of South Gloucestershire has been closely associated with the aerospace industry with Airbus UK and BAE Systems based at Filton and Rolls Royce at Patchway. The aerospace industry is a key economic sector, however the economic downturn caused by the COVID-19 pandemic has negatively impacted the aviation sector.

C.51 The older urban areas of Staple Hill, Kingswood and Hanham have experienced a loss of economic vitality and enterprise created by employment closures, rationalisation programmes, relocations and changing shopping patterns.

C.52 The development at Emerson's Green is predominantly completed, with only a few employment parcels left to be developed to the north, and within the science park. Since 2011, Emerson's Green has seen in excess of 48,000sqm developed for employment generating purposes (including B1, B2, B8 as well as a primary school and care home).

C.53 Warehousing and distribution uses is also a sector experiencing significant growth and expansion. Over recent years the Severnside area has seen considerable activity and development by this market sector, and is recognised as a strategic location for distribution warehousing and industrial uses. However, a balance needs to be maintained between development and protection and enhancement of the ecologically important, fragile and visually prominent coastal zone.

C.54 The following table highlights the total amount of additional employment floorspace created in South Gloucestershire from 2013/14 to 2022/23.

Table C.2: Total amount of Additional Employment Floorspace Completed in South Gloucestershire – by type (net sq.m)

Year	B1a / E(g)(i)	B1b / E(g)(ii)	B1c / E(g)(iii)	B2	B8	Mixed (B uses and SG industrial)	Total
2013/2014	-2,715	9,972	224	4,315	-25,465	20,991	7,322
2014/2015	0	0	0	1,408	20,271	-3,392	18,827
2015/2016	-5,698	0	0	13,226	-10,737	12,720	9,511
2016/2017	-2,300	0	6,845	102	166,109	4,354	175,110
2017/2018	-1,212	0	0	400	221,773	15,780	236,741
2018/2019	-	-	-	-	-	-	-
2019/2020	19,673	1,110	0	0	10,962	0	31,745
2020/2021	731	10,539	988	-564	-1,753	109,243	119,185
2021/2022	27,602	13,888	835	-2,336	15,794	48,025	103,808
2022/2023	7349	472	405	23,590	-39,042	148,072	140,846

C.55 From July 2023 to June 2024, 84.2% of South Gloucestershire's working age population (those aged 16-64) were in employment. The employment rate locally is considerably higher than the national and regional averages (75.5% and 79% respectively).

C.56 From July 2023 to June 2024, the official unemployment rate in South Gloucestershire was 2% of the economically active population, which is lower than the corresponding rates for both Great Britain (3.7%) and the South West of England (2.2%).

C.57 Covid-19 impacted the overall employment and job rates. As reported by Nomis, in May 2020 7,260 residents are claiming unemployment related benefits; 4.1% of the working age population. This is a 240% increase on the number recorded at the same point in 2019. However, this rate has decreased to 2.2% of the South Gloucestershire population as of September 2024, which is considerably lower than the national average of 4.3%.

C.58 In 2023, the average gross weekly earnings for a full time worker living in South Gloucestershire was £773.00; representing a 9% increase on the 2022 figure (£707.00). South Gloucestershire's average weekly earnings are above the national average (£682.60) and West of England average (£650.60).

C.59 South Gloucestershire has a gender wage gap of £164.90 (based on weekly salary) which is above the national average by £65.70 which stands at £99.20.

Town Centres and High Streets

C.60 The Core Strategy safeguards 10 town centres and 2 district centres through policy CS14 (and later allocated in policy PSP31). It also includes 48 centres/parades within table 3, however no allocation is given to these local centres/parades.

C.61 Further to this, policy PSP31 identifies the acceptable uses in town centres and encourages A1 usage within the allocated Primary Retail Areas (PSP31). Shopping frontages are allocated through (PSP33), and local centres, parades and facilities and their protection is contained in PSP32.

C.62 This suite of policies seeks to ensure that town and local centres remain relevant, vital and viable for both residents and business owners. These policies are monitored through the AMR, and an annual (now bi-annual) retail survey is undertaken. This helps create a snapshot of what the retail occupancy is like across the town and district centres.

C.63 Since 2013, there has been a total of 15,215 sqm of A1 and A2 retail development completed across South Gloucestershire. However, this figure disguises losses that have occurred through the prior notification permitted development changes of commercial units to residential.

C.64 The number of vacant retail units across South Gloucestershire's allocated town centres has fluctuated over time. The following table indicates the percentage vacancy rates by each town centre, for each year from 2013.

Table C.3: Percentage of A1 vacancy rates in South Gloucestershire's town centres.

	Percentage Vacant Units by AMR Year					
	2013/14	2014/15	2015/16	2016/17	2018/19	2019/20
Chipping Sodbury	1.9	3.7	3.7	5.6	5.5	-
Downend	3.3	6.7	3.4	3.4	3.4	-
Emersons Green	0.0	0.0	0.0	0.0	0.0	-
Filton	12.9	16.7	20.0	14.3	10.0	-
Hanham	12.8	18.4	11.8	9.1	2.9	-
Kingswood	16.3	13.1	14.3	12.8	15.4	-
Patchway*	-	-	-	-	28.6	-
Staple Hill	4.8	8.0	4.8	6.9	6.3	-
Stoke Gifford*	-	-	-	-	0.0	-
Thornbury	8.2	11.0	6.9	6.9	5.8	-
Willow Brook Centre	0.0	3.4	3.4	3.4	0.0	-

	Percentage Vacant Units by AMR Year					
	2013/14	2014/15	2015/16	2016/17	2018/19	2019/20
Yate	16.5	15.2	12.2	8.4	9.1	-

Source: SGC AMR
**Note: Patchway and Stoke Gifford have only been surveyed since 2019.*

C.65 The table indicates that there is a great disparity between vacancy rates across the authority, with Kingswood and Yate having the highest vacancy rates. Conversely, Hanham and Thornbury have successfully managed to reduce their vacancy rates by half since 2013.

C.66 With regards to the provision of leisure facilities within the town and district centres, no new facilities have been completed in South Gloucestershire since 2013. All new leisure developments that are completed have been outside of the town centre boundaries, and total 37,400sqm.

New Use Classes and What this Could Mean for Our Retail Centres in the Future

C.67 The amended Use Classes Order[35] is designed to increase flexibility of units by changing the classification of a significant proportion of them. The changes will combine existing use classes into a single E Class. The current use classes that will be combined include:

- Shops (A1);
- Financial/professional services (A2);
- Cafes/restaurants (A3);
- Indoor sports/fitness (D2 part);
- Medical health facilities, Crèche/nurseries (D1 part); and
- Office/business uses (B1).

C.68 The following uses will be combined into a single F.2 Class:

- Shop (A1) (Not more than 280sqm mostly selling essential goods, including food and at least 1km form another similar shop);
- Hall or meeting place for the principal use of local community (D2); and
- Indoor or outdoor swimming baths, skating rinks and outdoor sports or recreations not involving motorised vehicles or firearms (D2).

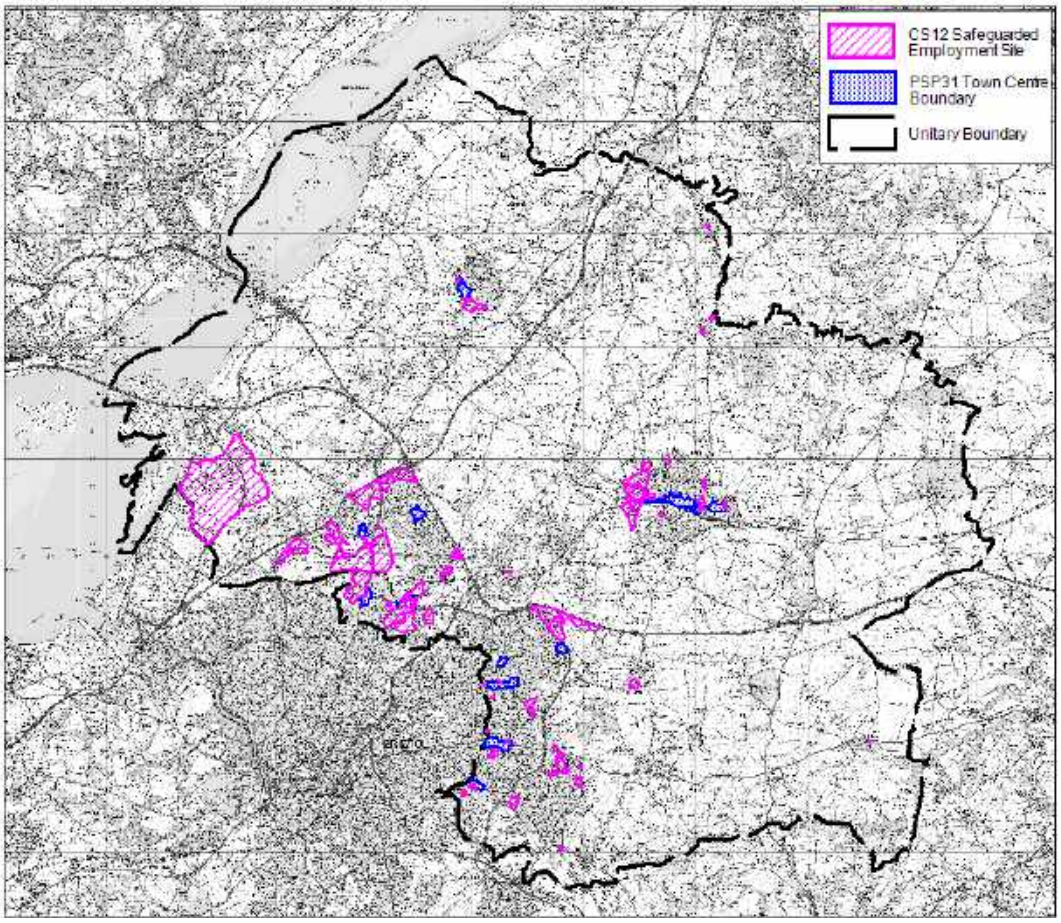
C.69 The following uses will be combined into the Sui Generis Class:

- Pub or drinking establishment (A4);
- Take away (A5); and
- Cinema, concert halls, bingo halls and dance halls (D2).

C.70 These changes came into being on the 1st September 2020, for all new applications. The hopes of these changes is that town centres will begin to thrive, with the removal of planning controls.

[35] HM Government (2020) The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 [online]. Available at: https://www.legislation.gov.uk/uksi/2020/757/made

Figure C.4: Map showing CS12 Safeguarded Employment Sites and PSP31 Town Centre Boundaries



Transport

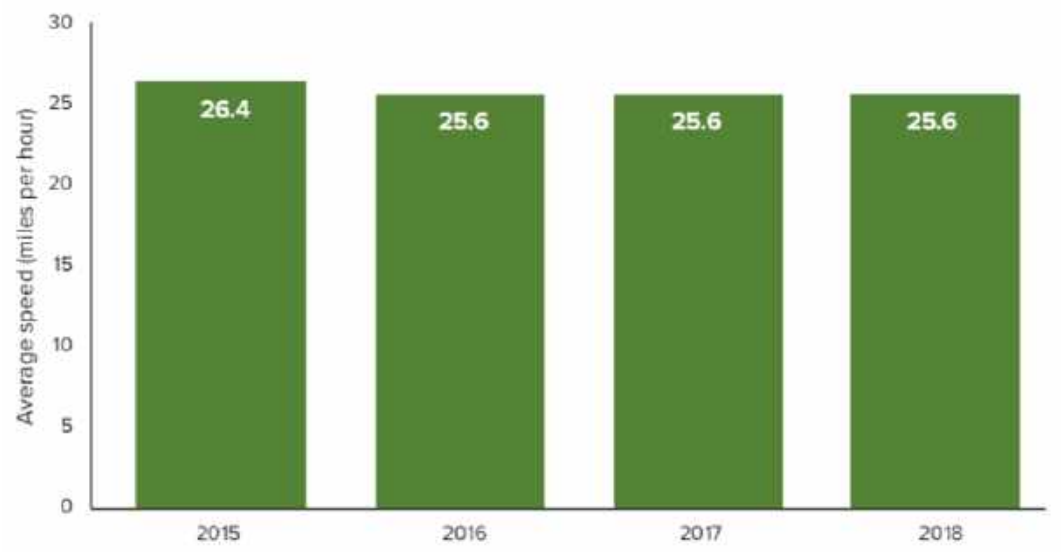
C.71 Transportation in the South Gloucestershire is a major contributor to greenhouse gas emissions and air pollution. The ability of individual communities to sustainably connect to existing key services and facilities by walking, cycling and the availability of suitable public transport connections varies significantly across urban and rural areas.

C.72 South Gloucestershire's location next to a major city, its significant employment opportunities and position on the strategic road and rail network has historically encouraged high levels of investment and growth in housing and employment. This has led to high rates of traffic growth, increasing congestion, air pollution, unsustainable commuting patterns and longer journey times. A high quality of digital connectivity and broadband access can assist in reducing peoples need to travel. However, there is a need to increase people's ability to walk and cycle to access key services and facilities, including community centres, some types of shopping, health, education, and certain types of employment.

C.73 The economic prosperity of South Gloucestershire and high levels of employment, housing and population growth make tackling congestion a major challenge for the Council. Congestion is a feature of many of the major roads, particularly in the urban areas of South Gloucestershire.

C.74 The Department for Transport's preferred measure of congestion is to use average speed on South Gloucestershire's locally managed A roads. This data source has now been available for four years, the past three of which have seen the figure remain the same after a 3% reduction in average speed between 2015 and 2016.

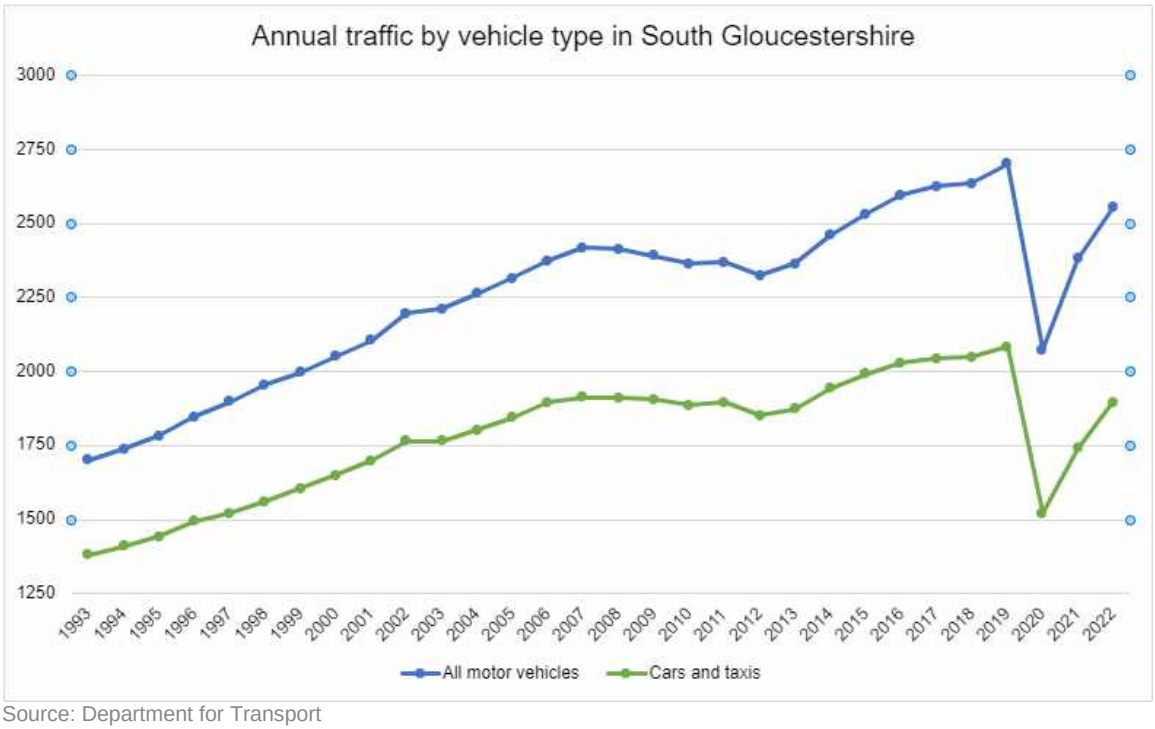
Figure C.5: Average speed when travelling on South Gloucestershire A roads



Source: Department for Transport

C.75 Furthermore, general traffic levels within South Gloucestershire dropped significantly in 2020 due to the COVID-19 pandemic, but have increased since then.

Figure C.6: South Gloucestershire traffic growth (1993 to 2022)



Source: Department for Transport

C.76 Much of South Gloucestershire is rural in nature with a higher than average car ownership and usage. The 2021 Census identified that only 12.3% of households had no car or van compared to 23% in England and Wales. Whilst the percentage of households with 1 car or van is lower than the national average (40.1% compared to 41.3%), the percentage of households with 2 cars or vans is 34.6%, considerably higher than the national 26.1%. Moreover, 13.4% of households have 3 cars or vans which again is considerably higher than the national percentage of 9.1%. The census also

reveals that 48.6% drive a car or van to commute to their workplace which is higher than the national figure of 44.5%.

C.77 As is demonstrated on the commuter flows diagram (see Climate Change section), Bristol remains an important hub for commuting to work, and that commuting patterns are complex and trips across local authority areas are common. Data on travel to work patterns from the ONS shows that nearly 37,200 people travel into South Gloucestershire for work, with round 34,240 people traveling out of South Gloucestershire for the same purpose.

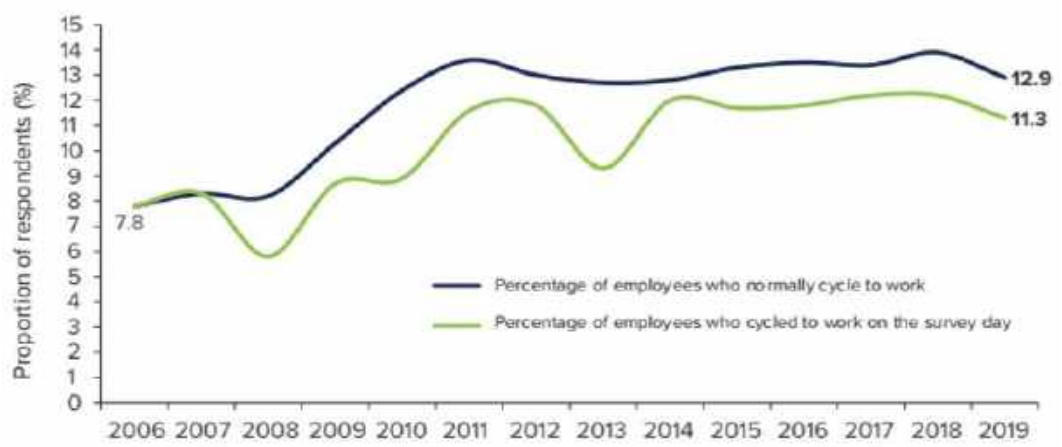
C.78 The importance of delivering travel improvements, and in particular improved transport infrastructure to support the growth are also key themes within the Strategic Economic Plan.

C.79 Over the past few years there has been significant new transport infrastructure delivered over the past few years, including the Greater Bristol Bus Network (GBBN), MetroBus, the expansion of Smart Motorways on the M4, M5 and M49 junction, as well as a host of improvements to the strategic cycle network.

C.80 There are also major road improvements planned in South Gloucestershire, and works such as those to the Great Stoke Roundabout and Wraxall Roundabouts have been completed in recent years. Furthermore, residents in South Gloucestershire are expected to benefit from proposed new railway stations at Henbury and North Filton as part of MetroWest Phase 2. However, it is acknowledged that the Local Plan will need to continue to encourage the shift to more sustainable and active modes of transport, through the approach it takes to growth and development.

C.81 The proportion of people cycling to work is measured in a snapshot survey undertaken by the council in March each year. The survey asks employees from a number of major employers within South Gloucestershire how they normally travel to work, and also how they travelled on the actual day of the survey. The graph below shows that the overall trend is fairly flat. Any deviations from this are potentially influenced by a range of factors including the number of employers taking part in the survey, and the weather on the day of the survey.

Figure C.7: Proportion of employees who cycle to work



Source: Travel to work survey 2019

C.82 In 2018/19, just over 10 million journeys were made by bus. This is an approximate 5% increase on the previous year and continues the overall trend in the West of England for increasing bus use in recent years.

C.83 Over the last year there has been continued work aimed at encouraging bus use and improving the customer experience. These include continued investment by local bus companies in improved vehicles and services. There has also been ongoing investment by South Gloucestershire Council in supporting the bus service network and improving infrastructure.

C.84 The bus patronage figures include metrobus boardings in South Gloucestershire. Since the staggered introduction of the metrobus routes in 2018/19, they have seen 1.7 million passenger journeys between them as of the end of March 2019. The number of passengers on the m3 has resulted in the operator increasing the frequency of the service in the peaks and introducing a new, faster journey in the form of the m3x.

Figure C.8: Number of bus passengers boarding buses in South Gloucestershire



Source: South Gloucestershire Council

Access to Services and Facilities

C.85 Due to the varied nature of South Gloucestershire (in that it is part urban and part rural), access to services and facilities varies greatly.

C.86 In 2018, the Council produced Sustainable Access Profiles (SAPs)[36] of its rural areas to help provide an understanding of the unique differences the different rural communities face in access services and facilities. These profiles looked at how key services could be accessed, sustainably (through walking, cycling and/or using public transport). The Sustainable Access methodology (2018) set out the rationale for choosing certain key services and facilities, evidence used to determine the walking and cycling distances to reflect "reasonable access" and also the criteria for assessing whether or not rural villages and settlements have suitably frequent and timely public transport connections to locations containing key services and facilities. The SAPs showed that there are a number of key villages and settlements with varying degrees of sustainable access, from minimal walking and cycling access to key services and facilities, but at least one suitable timely and frequent public transport connection, to other settlements such as Yate our largest market town, where nearly all key services and facilities accessible by walking and cycling and a high number of public transport connections.

C.87 Using the baseline information obtained from the SAPs, it is possible to conclude that generally many smaller rural villages in the authority are likely to have lower levels of key services and facilities in close proximity, which means less people can safely walk and cycle to them. They can have lower quality digital connections, along with fewer and less frequent public transport connections. Based on the current distribution of key services, facilities and transport infrastructure there are however, significant variations between communities within rural South Gloucestershire. Our rural area contains some villages and rural locations with key services and facilities in close proximity to enable walking and cycling, particularly in market towns, surrounding market towns or immediate adjacent the north and east urban areas. Some of these locations also have regular public transport connections to destinations with further key services and facilities, often these locations are close to the North and East Fringe of South Gloucestershire or on the main public transport corridors of the Badminton Road and A36.

C.88 As part of the Local Plan, the Council supplemented the 2018 information, with updates and profiles for urban areas, called Data Access Profiles (DAPs). These assist with understanding the current level of sustainable access to key services and facilities as a whole and assist with the

[36] South Gloucestershire Council (2018) Sustainable Access Profiles – February 2018 [online]. Available at: https://consultations.southglos.gov.uk/consult.ti/NewLocalPlanFeb2018/viewContent?contentid=326739

understanding of what might need to be enhanced to achieve 'walkable neighbourhoods' within individual communities. The information will assist aid understanding and investigation of where growth of homes or jobs might be placed to be in close proximity to key services and facilities to encourage walking, cycling or public transport use as opposed to private car journeys.

Historic Environment and Cultural Assets

C.89 South Gloucestershire possesses a diverse heritage, ranging from the lowland waterlogged landscapes of the Severn Levels, through the coalfields of north Bristol to the prominent and often exposed archaeology of the Cotswolds, interspersed by areas of rural, semirural/ urban and urban settlement. Its archaeology ranges from paleo-environmental deposits to prehistoric hillforts, Roman towns, Saxon burial grounds, medieval planned settlement and nationally significant historic mining.

C.90 Historical assets include:

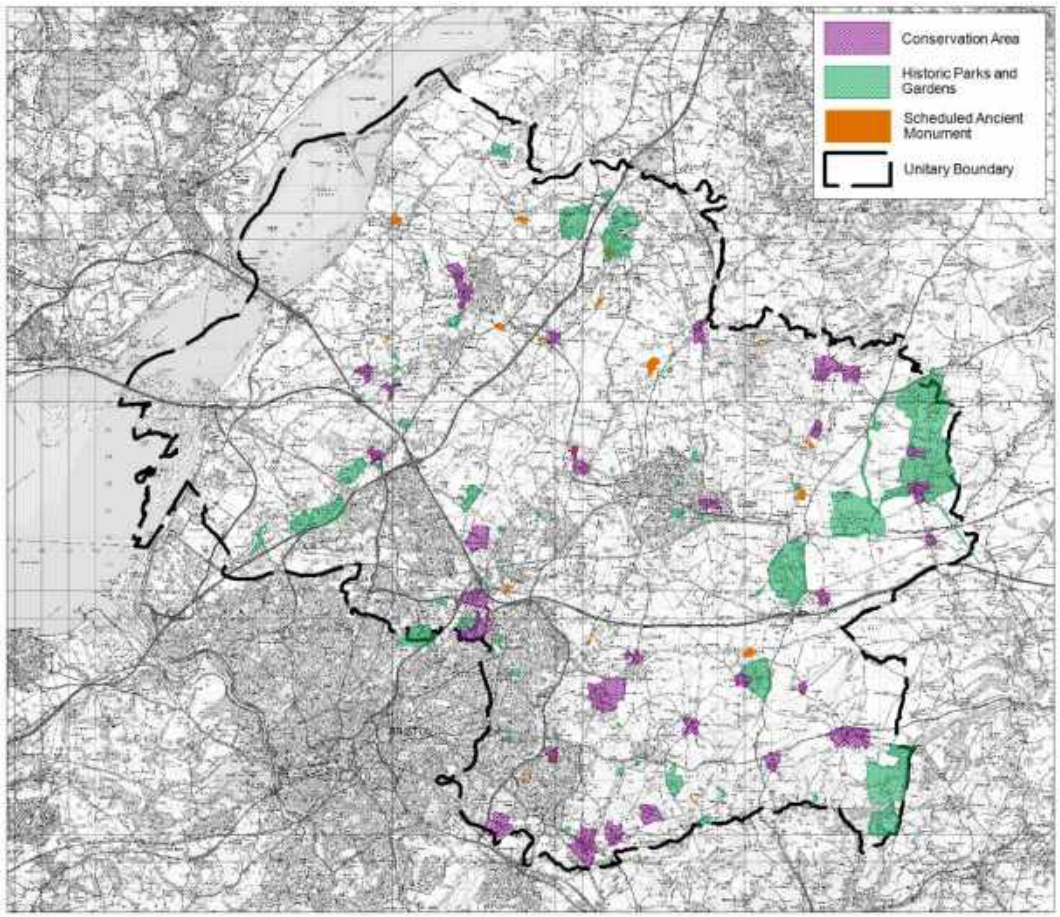
- 38 scheduled monuments;
- 8 registered historic parks and gardens;
- 1 registered battlefields (part);
- 2,085 listed buildings entries of which 2% are Grade I, 6% are Grade II* and 92% are Grade II; and
- 30 Conservation Areas.

C.91 16 of those historical assets are at risk and included on the Heritage at Risk Register 2023[37].

C.92 South Gloucestershire also hosts many cultural attractions including the Aerospace Bristol Museum, Bristol Zoo's Wild Place and The Wave surfing lake as well as more traditional assets such as the National Trust's Dyrham Park. Planning permission has recently been approved for a new circa 42,000sqm arena and events space at Filton to serve the wider sub-region.

[37] Historic England (2023) Heritage at Risk Register (see: https://historicengland.org.uk/images-books/publications/har-2023-registers/sw-har-register2023/)

Figure C.9: Map showing Conservation Areas, historic parks and gardens and scheduled ancient monuments



Landscape

C.93 South Gloucestershire has many contrasting landscapes, ranging from the Cotswolds National Landscape (formerly know as an Area of Outstanding Natural Beauty (AONB)) which covers 11,828 hectares or 22% of the land area in South Gloucestershire) and its wider setting, to the urban area within the edge of Bristol. The sensitivities of the Cotswolds are recognised not only in terms of the potential for impacts as a result of development within its boundaries but also within its wider setting which can have significant impacts on its natural beauty and special qualities. The landscape of South Gloucestershire is predominantly rural and agricultural comprising of landscape ridges, hillsides and views that frame the urban area and provide the setting for rural villages and settlements.

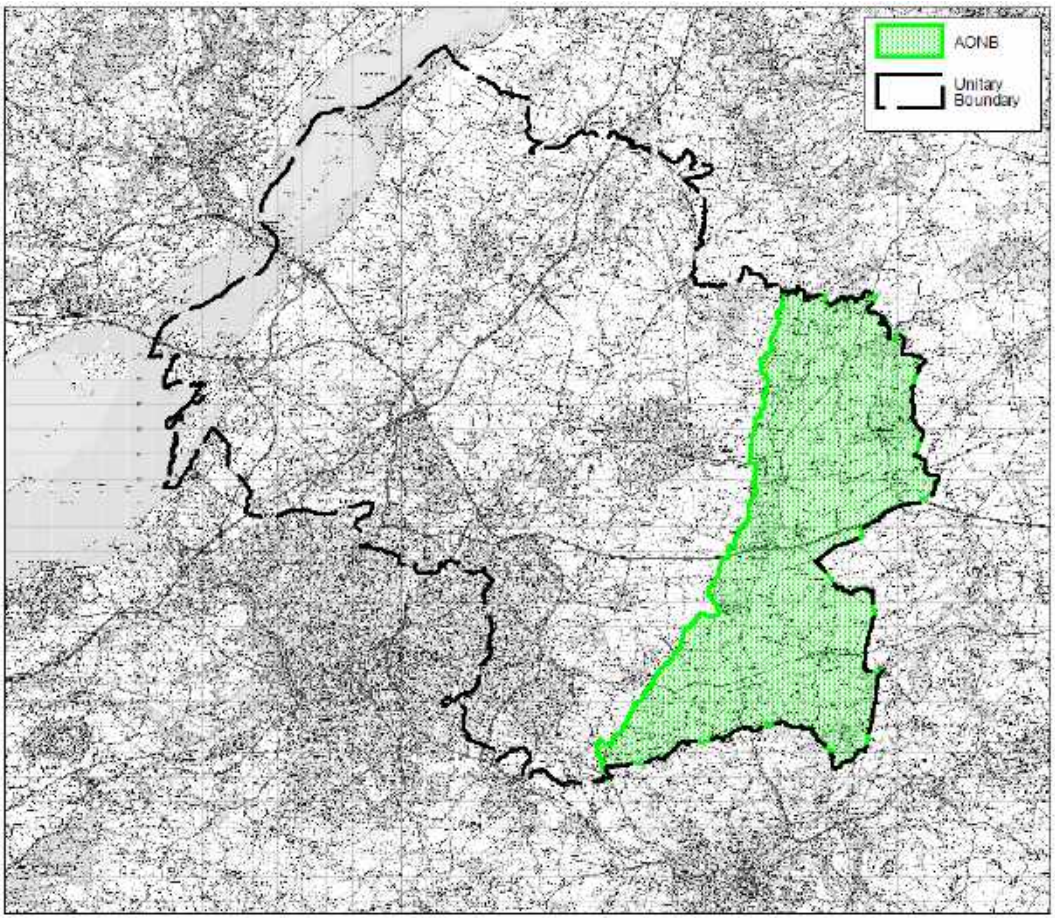
C.94 South Gloucestershire's landscape is greatly influenced by large-scale scarp, ridges, vales, levels and estuary landforms, overlain by a variety of land cover, in places comprising unique natural or historic features. Trees and woodlands currently cover approximately 11% of South Gloucestershire.

C.95 South Gloucestershire's landscapes are covered by three of the National Character Area descriptions: the Severn and Avon Vales (No. 106), the Cotswolds (No. 107) and the Bristol, Avon Valleys and Ridges (No. 118), while there is a visual interrelationship across the estuary with Forest of Dean and Lower Wye (No. 105).

C.96 The Landscape Character Assessment (LCA) SPD (2014) provides a statement of the character of South Gloucestershire's landscapes, their distinctive attributes and features, together with an assessment of the changes that are taking place in the landscape and strategic guidance to help steer future evolution. It describes in detail the 21 landscape character areas in South Gloucestershire which, following the identification of relevant National Character Areas, are the result of a more detailed assessment of South Gloucestershire's landscapes and identify unique areas which have their own particular identity.

C.97 The pressure for growth and change across South Gloucestershire will have an impact on the existing landscapes and their character.

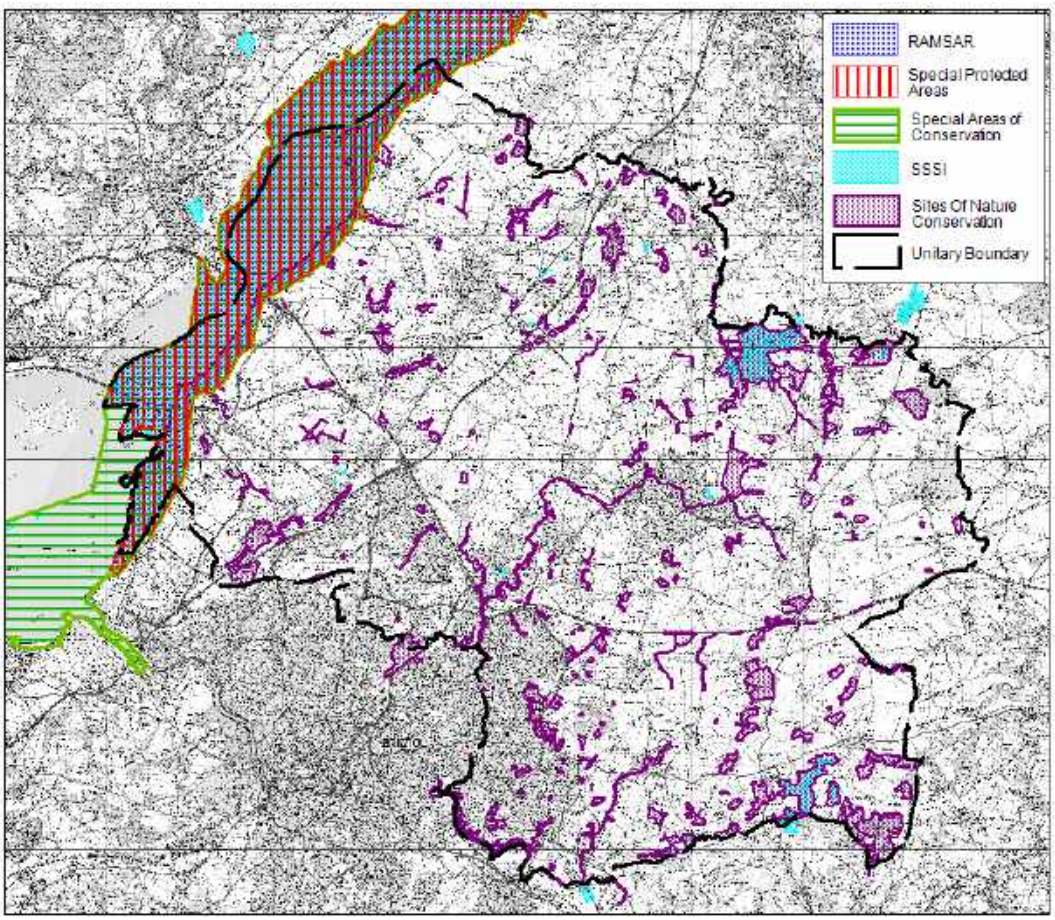
Figure C.10: Map showing the extent of the Cotswolds National Landscape



Biodiversity, Flora and Fauna

C.98 South Gloucestershire has 11 Local Nature Reserves, covering a total of over 109 hectares, and 22 SSSIs covering 553 hectares. The South Gloucestershire shoreline between Chittening Warth (Avonmouth) and the boundary with Gloucestershire forms part of the Severn Estuary and is subject to a series of additional over-lapping nature conservation designations. The Estuary is notified as a Site of Special Scientific Interest (SSSI), covering a total of 4,104 hectares. It is also designated as a Special Protection Area (SPA), Special Area of Conservation (SAC) and RAMSAR site, which collectively form one Natura 2000 site.

Figure C.11: Map showing the international, national and local ecology constraints



C.99 South Gloucestershire also contains a rich array of wildlife and geology outside these legally protected sites. There are some 271 Sites of Nature Conservation Importance (SNCIs) and 64 Regionally Important Geological/Geomorphological Sites (RIGS), both non-statutory designations but these sites contain the best examples of wildlife habitats, rare species or geological features in South Gloucestershire outside the network of SSSI's and European Sites and of critical importance for local biodiversity. South Gloucestershire's wildlife includes a diverse variety of species of flora and fauna, from the locally notable (Wild Service Tree, Slowworm and Barn Owl), to national rarities (Bullfinch and Adder's Tongue Spearwort) to internationally protected species (such as Great Crested Newt, Dormice, Otter and the Lesser Horseshoe Bat).

C.100 Further to this, the Council is working in conjunction with the West of England Nature Partnership to help develop a Nature Recovery Network in South Gloucestershire, which will identify ecological networks for woodland, grassland and wetland and aims to restore and reconnect wildlife habitat and contribute to the conservation of biodiversity. The Nature Recovery Network will also contain areas of designated habitat, identify the best connections between them and highlight any existing gaps in ecological connectivity.

C.101 The Mayoral Combined Authority has been appointed to lead on the preparation of the regional Local Nature Recovery Strategy which covers land within the West of West England including South Gloucestershire. The WECA LRNS which is projected to be released in Autumn 2024, contains a Local Nature Recovery Toolkit which comprises an Interactive Map with the Statement of Biodiversity Principles[38]. This high level and strategic piece of work will pinpoint local areas in South Gloucestershire that should be prioritised in terms of nature recovery, enhancement and connection.

[38]Nature Recovery West website. Available at: https://www.naturerecoverywest.co.uk/index.php

Soil

C.102 The Agricultural Land Classification (ALC) system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The principal factors influencing agricultural production are climate, site and soil. These factors together with interactions between them form the basis for classifying land into one of five grades, where 1 describes land as 'Excellent' (land of high agricultural quality and potential) and 5 describes land as 'Very Poor '(land of low agricultural quality and potential). Land falling outside of these scores is deemed to be 'primarily in non-agricultural use', or 'land predominantly in urban use.

C.103 Most of the land in South Gloucestershire is classed as Grade 3 (Good to Moderate) Agricultural Land, with Grade 2 (Very Good) distributed in pockets throughout the area. For comparison, out of the areas classified as Grades 1 to 5, 84% of the land falls within Grade 3, 6% at Grade 2 and 8% at Grade 4[39].

C.104 The Council maintains a list of the previously developed land in South Gloucestershire which is considered appropriate for residential development as per The Town and Country Planning (Brownfield Land Register) Regulations 2017. This register contains brownfield land that is at least 0.25 hectares, or capable of supporting at least 5 dwellings and considered appropriate for residential development.

Air Quality

C.105 Clean air is a basic requirement for health and wellbeing and can be affected by a variety of sources, including transport and industry activity. In South Gloucestershire, traffic related pollution is an issue in urban areas, which can exacerbate conditions of people with pre-existing respiratory diseases such as asthma. Due to the potential effects caused from poor air quality, South Gloucestershire Council has a duty to review and assess air quality within South Gloucestershire under Part IV of the Environment Act 1995. Pollutant levels are assessed against health-based national air quality objectives and where the objectives are not met, Air Quality Management Areas (AQMAs) must be declared and an Action Plan put in place to improve the air quality in these areas.

C.106 Currently, there are AQMAs in effect, one in Staple Hill and the other in the Kingswood-Warmley area. The Council has produced an Clean Air Action Plan to implement the visions and priorities contained within its Clean Air Strategy (2020-2024) and to fulfil its statutory duties required by the Local Air Quality Management (LAQM) framework. The Action Plan outlines the action to be taken to improve air quality in South Gloucestershire between 2022 and 2026. It considers air quality throughout the whole of South Gloucestershire in addition to the AQMAs in the plan area. Also of note to air quality within areas of concern in South Gloucestershire, Kingswood has undergone previous public consultations for the *"love our high street"* project, which aspires to create cleaner, safer and active streets with high quality public spaces and cleaner air.

C.107 The Air Quality Annual Status Report[40] for the authority notes that the main air pollutant of concern is nitrogen dioxide which mostly arises from road traffic (34%, rising to 80% near roadsides). Particulate matter is also a pollutant of concern. Sources of particulate matter (PM10 and PM2.5 which are described by the particle size) include domestic wood and coal burning (38%), industrial combustion (16%) and road transport (12%).

C.108 In 2022, there were no exceedances of the NO2, PM10 and PM2.5 pollutant objectives identified at any local air quality monitoring sites, including in the Kingswood – Warmley and Staple Hill AQMAs. There was an exceedance of the ozone objective at the Stoke Gifford automatic site, however, the responsibility for meeting this objective sits with national government. While the 2022 annual mean NO2 concentrations across the LAQM diffusion tube network slightly increased by an average of 1% compared to 2021, overall since 2019, the NO2 concentrations across the long-term sites reduced by 17% on average. At the longstanding Yate automatic site, the 2022 NO2 annual mean concentration decreased by 31% from 2019 and there has been long-term declining trends in both NO2 and PM10 concentrations over the past decade. The overall trend of lower NO2 concentrations than pre-pandemic continued in 2022 at the diffusion tube monitoring sites in both AQMAs with NO2 concentrations remaining below the annual mean objective and borderline level. Aside from the significant decreases in concentrations in 2020, there has been an overall gradual downward trend in nitrogen dioxide concentrations in the Kingswood – Warmley and Staple Hill AQMAs over the past decade.

Noise

C.109 Excessive or persistent noise can have a detrimental effect on health and wellbeing. The main impacts are on raised blood pressure, cardiovascular diseases, sleep

[39] Please note that it has not been possible to obtain the layer distinction between Grade 3a and 3b.

[40] South Gloucestershire Council (2023) 2023 Air Quality Annual Status Report (ASR) [pdf]. Available at: https://beta.southglos.gov.uk/static/c9e8f735306bd6c05463fc55b25f0844/2023-SGC-Air-Quality-Annual-Status-Report.pdf

disturbances, annoyance hearing impairment and tinnitus that affects mental health and cognitive impairment.

C.110 Within South Gloucestershire in 2020/21 there were 1,278 reported complaints about noise. This equates to around 4.4 complaints per 1,000 residents and is more favourable than the national level of 12.0 complaints per 1,000 residents and the South West value of 5.4 complaints per 1,000 residents.

C.111 Noise mapping highlights that those living close to the main vehicular arterial routes (M4, M5, M32, A4174, A38) are exposed to the greatest noise volumes.

Water

C.112 In total, there are 22 river waterbodies that flow through South Gloucestershire. Under the Water Framework Directive, the overall status of each water body is assessed as a combination of ecological status and chemical status. For a water body to be in overall 'good' status, both its ecological and its chemical status must be at least 'good'.

C.113 In 2016, 3 of the 22 water bodies in South Gloucestershire were described as having an overall 'good' status, with 14 'moderate' and 5 'poor'. In this instance, if was found that Phosphate, Fish, Invertebrates and Dissolved Oxygen were the main causes of failure.

C.114 In 2019, the Environment Agency changed these classifications to incorporate the way that persistent chemicals are assessed. As a result, all waterbodies in the UK now fail the Water Framework Directive standards, primarily a result of flame retardants and Mercury.

C.115 The 2019 assessment showed that of the 22 water bodies that include sections within South Gloucestershire, there are three that has 'good' ecological classifications, 14 'moderate' and five 'poor'. Those classified as being in ecological status include Luckington Brook, Lam Brook and St Catherine's Brook whilst those classified as being in poor ecological status include Hortham Brook, Bradely Brook, Ladden Brook, Little Avon River and Doncombe Brook.

C.116 The Department for Environment, Food and Rural Affairs notes that there is one water quality priority area in South Gloucestershire, located east of the A38 and north of the M4 up to Yate and Thornbury. This area is also a surface water nitrate 'high priority' area, as well as 'high priority' for sediment and phosphates. There is only one Nitrate Vulnerable Zone in the authority, and no drinking water safeguard zones according to the Environment Agency[41].

C.117 The 2022-2027 Bristol Avon Catchment Plan (of which South Gloucestershire lies within) notes that only 12% of the catchment is classified as having 'good ecological status. Although this is typical of other similar catchments, it demonstrates the scale of the challenge to meet the Water Framework Directive targets. In addition:

- Fish populations are low due to a combination of poor water quality, sediments damaging spawning areas and weirs impeding their ability to move to better areas of the catchment;
- Climate change is significantly increasing the pressures on the water environment; and
- Heavy rainfall running off rural and urban areas causes surface water and river flooding in specific locations. Tidal flooding continues to be a threat in the lower reaches of the catchment.

C.118 Whilst these issues span a much larger geography than the authority itself, any development within South Gloucestershire will have a direct impact on the water catchment area.

C.119 There is also the 'River Frome Reconnected' partnership project which South Gloucestershire is involved in. The objective of this project is to deliver improvements and benefits for the water environment through a more strategic and joined-up approach at sub-catchment level. It is looking to improve water quality and increase fish populations which have been steadily declining. It will also be aiming to improve flood risk from all sources (fluvial/tidal, surface water and groundwater) along the river, and also takes into account planned asset works for the next five years to enable an integrated planning and delivery solution.

Minerals

C.120 South Gloucestershire has a long history of mineral working. Today's mineral activity is dominated by working of the Carboniferous Limestone from a small number of quarries across South Gloucestershire.

C.121 The aggregate mineral resources provide the critical raw material for built development and other construction, manufacturing and the maintenance of infrastructure, through their use as concrete, mortar, finishes, roadstone, constructional fill and railway ballast.

C.122 About 3.59 million tonnes of crushed rock aggregate was produced at quarries in the West of England in 2017, a small decrease of 0.13mt (3.5%) on the 3.72mt that was

[41] Environment Agency (2021) Check for Drinking Water Safeguard Zones (SgZs) and Nitrate Vulnerable Zones (NVZs) map [online]. Available at: https://environment.data.gov.uk/farmers/

produced in 2016. Similarly, the ten year average crushed rock production (sales) figure for 2008-2017 of 3.37mt represents a small decrease on the levels seen in the previous two years (3.4mt and 3.41mt). The three year (2015-2017) average for crushed rock production (sales) is 3.64mt, so is higher than the 10 year average.

C.123 Total permitted reserves in WoE at the end of 2017 were 127.96mt giving a landbank of just under 38 years based on the average annual production over the 10 year period 2008-2017 (3.37mt). However this does not take account of factors which could affect the deliverability of the permitted reserves, for example the fact that a significant proportion of the permitted reserves at that time were at mothballed quarries.

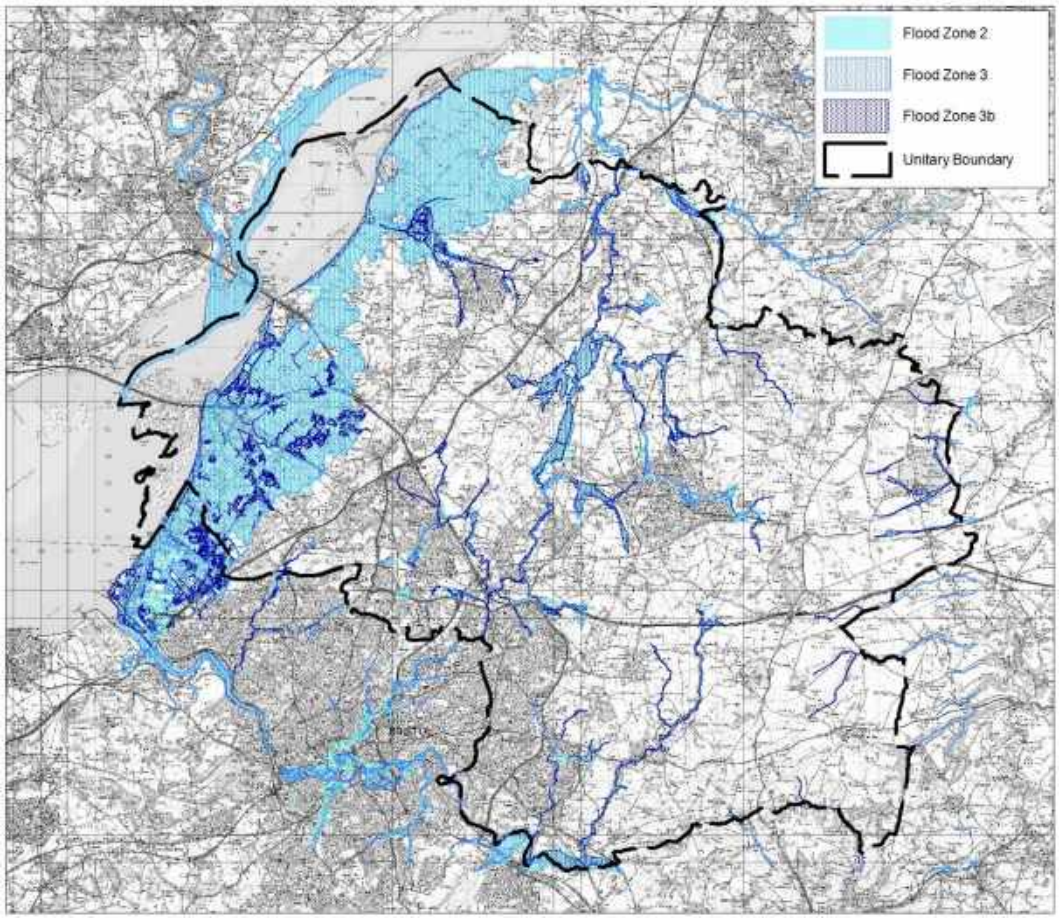
Flood Risk

C.124 South Gloucestershire is primarily at risk of flooding from surface water, rivers and the sea. The River Severn and its tributaries are prominent features in South Gloucestershire and as such areas of South Gloucestershire particularly to the west display a high risk of fluvial flooding. The 2021 SFRA notes that the authority can be divided into two catchments; the Bristol Avon catchment, and the Severn Tidal catchment.

- **Bristol Avon Catchment** – Approximately 60% of land within the boundaries of South Gloucestershire Council drains into the River Avon Catchment. This catchment is bounded by the Mendip Hills to the south the Marlborough Downs and the Salisbury Plains to the east, the Cotswold Hills to the North and the Severn Estuary to the west. The direction of the River Avon is influenced by the topography and consequently flows from its source to the east in the Cotswolds, west through Bath and Bristol to the Severn Estuary. The longitudinal gradients vary significantly within the major tributaries of the Bristol Avon Catchment.
- **Severn Tidal Catchment** – Approximately 40% of South Gloucestershire drains into the River Severn, and thus into a tidal environment. The low lying land in this catchment is generally flat. Many of these low lying areas have been influenced by humans over many centuries, including straightening of channels, dredging or bank stabilisation. This area is characterised by the Rhines, streams and ditches that discharge into the Severn Estuary.

C.125 The areas of Zone 2 and Zone 3 flooding are indicated on the map overleaf.

Figure C.12: Map showing the various flood zones



C.126 The data shows the most frequent cause of flooding within South Gloucestershire to be fluvial along main rivers, surface water in inland and urban areas; tidal along the coastline; and a combination of tidal and fluvial flooding in the Severn Estuary-draining tidal plain, particularly in the area of the Lower Severn IDB.

C.127 Flood defences in South Gloucestershire are currently subject to improvements through the Avonmouth Severnside Enterprise Area (ASEA) Ecology Mitigation and Flood Defence project. The project is being delivered through a unique partnership between South Gloucestershire and Bristol City Councils with the Environment Agency and is designed to protect communities and wildlife against anticipated rising sea levels. When complete in 2026, it will provide 17km of flood defences from Aust in South Gloucestershire to Shirehampton in Bristol. These will reduce flood risk to 2,500 homes and businesses, help unlock 1,200 new jobs and create a minimum of 80ha of new wetlands habitat.

C.128 The risk of flooding from groundwater can be difficult to predict due to the 'hidden' nature of the source of flooding and the longer period of onset, as groundwater flooding can occur for several days or weeks following heavy rainfall.

C.129 Surface water flooding is a major concern within South Gloucestershire. Urban areas within north and north east Bristol, and include sections of communities within Filton and Kingswood, as well as Thornbury, Emerson's Green, Longwell Green, Yate, Pilning, Hanham, Aust and North Common, are at the greatest risk of surface water flooding. A sustainable approach to drainage mitigates the impact of new development on flood risk and builds resilience to flooding. It also provides opportunities to remove pollutants from urban runoff at source, and combines water management with green space with benefits for amenity, recreation and wildlife

Energy

C.130 In 2022, there were 6,283 total renewable energy installations across South Gloucestershire, an increase of 24% compared to 2021. Solar photovoltaic (PV) make up 99.6% of the total installations with onshore wind, landfill gas, hydro, landfill gas, municipal solid waste and plant biomass

also contributing to the total number of installations. The installed capacity in 2022 was reported as 165.8 MW with PV accounting for 61% of this capacity, municipal solid waste 24%, plant biomass 5%, onshore wind 5% and landfill waste 4%. In 2022 renewable energy installations in South Gloucestershire generated a total of 122,081 MWh of electricity. Much of this electricity came from PV (77%). Electricity generated from landfill gas accounted for 13% of the total amount generated and electricity generated from onshore wind accounted for 9.5%[42].

C.131 South Gloucestershire Council declared a Climate Emergency on 17 July 2019, and pledged to provide the leadership to enable South Gloucestershire to become carbon neutral by 2030. The South Gloucestershire Climate Change Strategy has been updated to include this revised target. In order to meet this target it will be necessary to maximise the generation of renewable energy from installations located within South Gloucestershire to enable local energy consumption (heat, electricity and transport) to be met from renewable energy sources. The Climate and Nature Emergency action plan sets out actions with regard to renewables such as the energy efficiency program development and community renewables development which support the delivery of increased renewable energy generation capacity in the area.

Green Belt

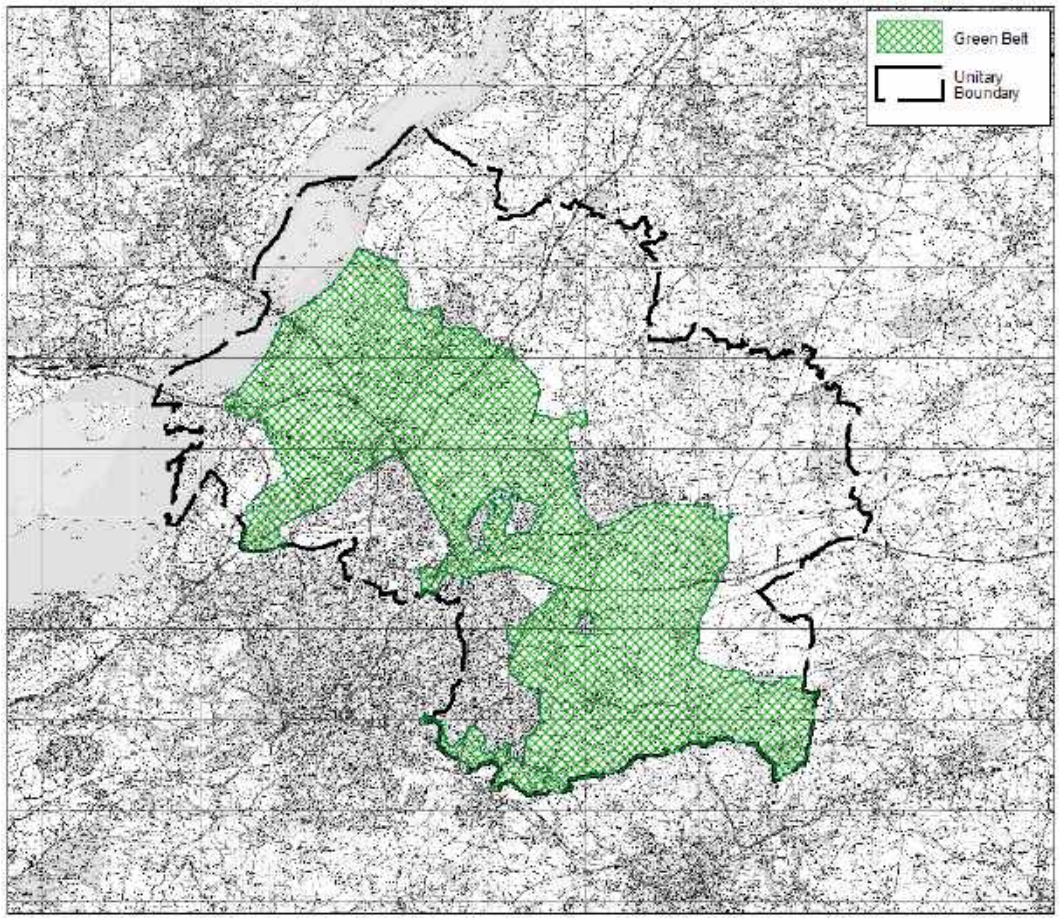
C.132 The extent of the designated Green Belt in South Gloucestershire is estimated to cover around 46.3% of the total land area (23,020ha). The Green Belt in South Gloucestershire is part of the wider Avon Green Belt which surrounds Bristol and Bath and also intersects at the following major settlements in the South Gloucestershire district; Chipping Sodbury, Severn Beach, Thornbury and Yate. The main objective of the Green Belt is to control urban growth and keep land permanently open to allow agriculture, forestry and outdoor leisure to develop. It is important to note that Green Belt is not given planning protection because of landscape or ecological quality, or because areas of land have open space and recreation function. There are also several key policies already in place in South Gloucestershire, such as CS5 (location of development) and PSP7 (development in the Green Belt) to help achieve the control of urban growth by setting out clear circumstances as to where development is both appropriate and permitted.

C.133 Given the levels of growth that South Gloucestershire has experienced over the previous years and likely to experience in the future as part of Local Plan, the role and current extent of the Green Belt is likely to come under investigation and pressure. Ensuring the overall purpose of Green Belt in our area is protected and the recreational value of the Green Belt is enhanced will be a key consideration for the Local Plan.

C.134 Following the adoption of the Core Strategy in December 2013, the area of Green Belt within South Gloucestershire was reduced by 205.47ha – less than 0.9% of total Green Belt land. This figure accounts for the planned release of Green Belt at land east of Harry Stoke (EoHS), and west of the A4018 as part of the Council's commitment to supporting sustainable development up to 2026/27. This release of land from the Green Belt is in accord with the Council's wider objectives as set out in the Core Strategy for new sustainable communities and infrastructure delivery (Stoke Gifford Transport Link) at the East of Harry Stoke and the delivery of Cribbs/ Patchway New Neighbourhoods.

[42] Department for Energy Security & Net Zero (2023) Renewable electricity by local authority 2014 – 2022 [online] Available at: https://assets.publishing.service.gov.uk/media/6512b64ff6746b000da4b9f7/Renewable_electricity_by_local_authority_2014_2022.xlsx

Figure C.13: Map showing the extent of the Green Belt



Appendix D

Effects Criteria for Site Appraisal Work

A number of the appraisal assumptions presented in this appendix refer to accessibility from site options to services, facilities, employment etc. There are a number of pieces of research that give a variety of recommended guidance distances for walking. For example, the Institute of Highways and Transportation found that the average length of a walk journey is one kilometre. The Institute of Highways and Transportation categorises distances depending upon location and purpose of the trip, and 'desirable', 'acceptable', and 'preferred maximum':

- Town centres
  - Desirable – 200m
  - Acceptable – 400m
  - Preferred maximum – 800m
- Commuting/School/Sight-seeing
  - Desirable – 500m
  - Acceptable – 1,000m
  - Preferred maximum – 2,000
- Elsewhere
  - Desirable – 400m
  - Acceptable – 800m
  - Preferred maximum – 1,200m

For the purposes of the appraisal, distances in the appraisal have been measured as the straight line distance from the edge of the site option to existing services and facilities, and therefore actual walking distances are likely to be greater (e.g. depending on the house location within a larger site and the availability of a direct route).

It is recognised that many journeys to services and facilities will not be made in a straight line. When applying the Institute of Highways and Transportation distances for the appraisal of site options to each of the relevant distances a 10% buffer has therefore been applied to account for the potential difference between the straight line distance and the actual distance involved in a journey to services and facilities. For example, the relevant distance applied for walking distance for town and local centres has been decreased from 800m to 720m, and so on.

It is considered that this is a reasonable approach, and professional judgement will be used when applying these distances to each site option and the range of services and facilities considered by the appraisal (e.g. where there are significant barriers to straight-line movement, such as railway lines). The distances used in the appraisal will vary depending upon the type of destination being accessed and the mode of transport:

- 450m walking distance for primary schools on the basis that parents with young children are unlikely to want long distances with young children.
- 900m walking distance for secondary schools.
- 720m walking distance for town and local centres.
- 450m to a bus stop, as many people are unlikely to want to walk much further and then catch a bus to their destination.
- 1,800m walking distance to a train station.
- In terms of access to cycle route, a distance of 450m will be used in the appraisal on the assumption that links to cycle routes are likely to use road carriageways.

Table D.1: Effects criteria for site appraisal work

Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
1. Climate change	**1a. To minimise South Gloucestershire's contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.** ■ Promote energy efficient and water efficient design. ■ Encourage the provision and use of renewable energy infrastructure. NB: Greenhouse gas emissions associated with travel were covered under another SA objectives.	**Uncertain for all sites** At present the level of information required to determine if the location of new development would provide opportunities to link into an existing energy network or district heating is not available for all sites being considered. The potential for a site to promote the use of more sustainable modes of transport and limit the emission of greenhouse gas has been considered through other SA objectives. Therefore, an 'uncertain' effect is recorded for all sites in relation to this SA objective.	
	1b. To support South Gloucestershire's adaptation to unavoidable climate change. ■ Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)? ■ Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?	**Uncertain for all sites** The potential for measures which might support climate change adaptation to be incorporated at sites, will be addressed through specific site design, which is unknown at this stage. Therefore, an 'uncertain' effect is recorded for all sites in relation to this SA objective.	
2. Improve the health, safety and wellbeing of all	**2a. Achieve reasonable access to public open space and Public Rights of Way,** taking into account quality and quantity. Reasonable distance – In line with Institute of Highways and Transportation (IHT) categories.	**Significant positive** Development within 720m of public open space **AND** Public Rights of Way. **Minor positive** Development within 720m of a public open space or Public Rights of Way (but not both).	**Uncertain significant negative** Development that contains 5% or more of public open space which could reduce quantity, quality and accessibility for the area. **Minor negative** Development does not include provision of open space **AND** is not within 720m of either a public open space **OR** Public Rights of Way.
	2b. Minimise the impact of noise on sensitive receptors. Sensitive uses = residential, schools. Relevant distance – Within 100m to noise generating uses.	None.	**Significant negative** Sensitive developments located within 100m of noise generating uses e.g., major roads and infrastructure, industrial sites.
	2c. Minimise impacts on air quality and locate sensitive development away from areas of poor air quality. Relevant distance – Sites that are directly within, 100m from or on routes that lead directly to an AQMA (both within and outside of South Gloucestershire).	None.	**Significant negative** Development that lies within or within 100m of an AQMA.
	2d. Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists). Reasonable walking and cycling distance: ■ GP Surgery – 720m ■ Dentist – 720m	**Significant positive** Development located within 720m of existing healthcare facilities **and** within 1.8km of a railway station or 450m of a bus stop. **Minor positive** Development within 720m of existing healthcare services and facilities **OR** within 1.8km a railway station or 450m of a bus stop.	**Minor negative** Development that is more than 720m from any existing healthcare facilities **AND** more than 1.8km from a railway station and more than 450m from a bus stop. **Significant negative** None.

Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
3. Support communities that meet people's needs	**3a. Deliver a suitable quantum of high quality affordable housing for South Gloucestershire.**	**Significant positive** Development that assists meeting affordable housing target. Development that delivers a well-integrated mix of homes of different types and tenures to support a range of household sizes, ages and incomes. Sites that would accommodate 100 homes or more in urban areas or 50 or more in rural areas. **Minor positive** Contributes on a limited basis to meeting affordable housing target. Development that contributes on a limited basis to delivering well-integrated mix of homes of different types and tenures to support a range of household sizes, ages and incomes. Sites that would accommodate fewer than 100 homes in urban areas or less than 50 in rural areas[43].	None.
		Negligible All employment and mixed use sites are expected to have a negligible effect.	
	3b. Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire.	**Significant positive** Development that assists meeting affordable housing target. Development that delivers a well-integrated mix of homes of different types and tenures to support a range of household sizes, ages and incomes. Sites that would accommodate 100 homes or more in urban areas and more than 50 homes in rural areas. **Minor positive** Contributes on a limited basis to meeting affordable housing target. Development that contributes on a limited basis to delivering well-integrated mix of homes of different types and tenures to support a range of household sizes, ages and incomes. Sites that would accommodate fewer than 100 homes[44] in urban areas and less than 50 in rural areas.	None.
		Negligible	

[43] Planning Practice Guidance states that affordable housing should only be sought for residential development 10 or more homes. It is expected that sites of this size or larger could potentially provide affordable homes, thereby contributing to a more appropriate mix of housing in the District. As such a significant positive effect will recorded for sites with capacity for this number of homes or more.
[44] Planning Practice Guidance states that affordable housing should only be sought for residential development 10 or more homes. It is expected that sites of this size or larger could potentially provide affordable homes, thereby contributing to a more appropriate mix of housing in the District. As such a significant positive effect will recorded for sites with capacity for this number of homes or more.

Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
		All employment and mixed use sites are expected to have a negligible effect.	
	3c. Achieve reasonable sustainable access to community facilities (Post Office, Dedicated Community Centre, Public House, Library). Reasonable walking or cycling distance: ■ Post Offices – 720m ■ Dedicated Community Centres – 720m ■ Public House – 720m ■ Library – 720m	**Significant positive** Development within 720m of all facilities (post offices, community centres, pubs and libraries) **OR** within 1.8km to town centres and railway stations. Provision of community facilities as part of any allocation. **Minor positive** Development within 720m of some, but not all community facilities **AND/OR** to town centres and railway stations.	**Significant negative** Development beyond 1.8km of any railway stations, town centres and community facilities. **Minor negative** Development beyond 720m to any community facility **AND** railway station or town centre.
	3d. Achieve reasonable sustainable access to educational facilities (primary schools, secondary schools). Reasonable walking or cycling distance: ■ Primary School – 450m ■ Secondary School – 900m	**Significant positive** Residential development within 450m of a primary school and 900m of a secondary school. Development which adds to capacity of educational facilities. **Minor positive** Residential development within 450m of a primary **OR** 900m of a secondary school but not both.	**Significant negative** Residential development that is not within 450m of a primary school or 900m of a secondary school.
		Negligible All employment and mixed use sites are expected to have a negligible effect.	
	3e. Achieve reasonable sustainable access to retail and food buying services and facilities (Town and District Centres or local comparison stores, supermarkets and local convenience stores). Reasonable walking and cycling distance: ■ Town and District Centre – 720m ■ Supermarkets – 720m ■ Local Convenience and Comparison Stores – 720m	**Significant positive** Development within 720m of supermarkets, local convenience stores, town, district or local centres. **Minor positive** Development within 720m of two retail and food buying services and facilities.	**Significant negative** Development beyond 720m of supermarkets, local convenience stores, town, district or local centre. **Minor negative** Development within 720m of one retail and food buying services and facilities.
	3f. Reduce the need to travel and encourage sustainable and active alternatives to motorised vehicles to reduce congestion.	**Significant positive** Development within 450m of other public transport services such as bus stops and active travel routes. And development within 800m of the metro bus network and 1.8km of train station. **Minor positive** Development within 450m of other public transport services such as bus stops and active travel routes.	**Significant negative** Development beyond 450m of other public transport routes, 800m of a metro bus network stop and 1.8km of a railway station. **Minor negative** Development beyond 450m of other public transport routes, but within 800m of a metro bus network or 1.8km of a railway station.
	3g. Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate. Relevant distance: ■ Significant positive – Within areas identified as most deprived 20%.	**Significant positive** Economic development within areas identified as the most deprived 20% of areas in England. **Minor positive**	None.

Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
	■ Minor positive – Adjacent to areas identified as most deprived 20%.	Economic development that is within 50m of areas identified as the most deprived 20% of areas in England.	
		Negligible Economic development farther than 50m of areas identified as the most deprived 20% of areas in England.	
4. Develop a diverse and thriving economy that meets people's needs	**4a. Deliver a reasonable quantum of employment floorspace.**	**Significant Positive** For commercial and mixed use sites that provide significant (1.0ha) of additional employment land[45]. **Minor positive** For commercial and mixed use sites that provide enhanced or a minor amount of additional employment land (i.e. less than 1.0ha).	None.
		Negligible Residential and gypsy and traveller and travelling showpeople sites that do not provide economic development and do not lead to the loss of employment land are considered negligible.	
	4b. Achieve reasonable sustainable access to major employment areas. Employment Areas: ■ Enterprise Areas/Zones (EAs/EZs) ■ Major Employer (100+ employees) ■ Safeguarded Employment Areas ■ Town Centres	**Significant positive** Residential and gypsy and traveller and travelling showpeople development within 450m of an Enterprise Areas/Zones (EAs/EZs), or Major Employers or Town Centres **AND** 1.8km from a train station. **Minor positive** Residential and gypsy and traveller and travelling showpeople development within 450m of one or more Safeguarded Employment areas, Major Employers or Town Centres **OR** within 450m of an Enterprise Areas/Zones and 1.8km from a train station.	**Significant negative** Residential and gypsy and traveller and travelling showpeople development beyond 720m of any employment areas **AND** beyond 1.8km of a train station. **Minor negative** Residential and gypsy and traveller and travelling showpeople development within 720m of a Safeguarded Employment Area, Major Employer or Town Centre or within 1.8km of a train station.
		Negligible Commercial and mixed use sites would have no effect.	
5. Maintain and improve environmental quality and assets	**5a. Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings.** Designated assets: ■ Listed Buildings, Grade I, Grade II*, Grade II ■ Conservation Areas ■ Scheduled Ancient Monuments ■ Registered Historic Parks and Gardens ■ Registered Battlefields ■ Non-designated archaeology which is demonstrably of equivalent significance to scheduled monuments		**Designated Assets** **Significant negative** Development that has been assessed as likely to result in considerable harm to the significance of a designated heritage asset, historic townscape or landscape including their character and setting.
		Negligible Development that has been assessed as having no potential to have adverse impacts relating to designated heritage assets.	

[45] The threshold for identifying the significance of the effects in relation to this SA objective has been set in line with national planning policy guidance. For non-residential development, major development is defined in the National Planning Policy Framework as development where a site is 1ha or larger.

Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
	5b. Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings. Local assets: ■ Unregistered Historic Parks and Gardens ■ Non-designated Heritage Assets ■ Locally Listed Buildings	None.	**Significant negative** None. **Minor negative** Development that has been assessed as having the potential to lead to loss of significance of any affected local heritage asset, historic townscape or landscape. Development in a location that has been assessed as having the potential to lead to loss of character and setting of a local asset. Development that has been assessed as having the potential to lead to harm or change of significance to a local asset. Development in a location that has been assessed as having the potential to lead to harm of character and setting of a local asset.
		Negligible Development that has been assessed as having no potential to having adverse impacts relating to undesignated heritage assets.	
	5c. ~~Minimise impact on and where possible enhance habitats and species~~ Taking into account the effects of climate change, protect and enhance biodiversity and the nature network, including protected sites and species, to achieve a measurable net gain and greater natural resilience. International and European designated sites: ■ Special Areas of Conversation (SAC) ■ Special Protection Areas (SPA) ■ RAMSAR Note: The HRA will consider these in more detail. SA will recognise where a European Protected Sites might be affected and therefore an Appropriate Assessment as part of the HRA may be required. National sites and assets: ■ SSSI ■ National Nature Reserves ■ Local Nature Reserves ■ UK Priority Habitat ■ Ancient Woodland Local sites: ■ SNCI ■ Habitat Networks ■ Local Wildlife Sites	**None.**	**Significant negative** Development that is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites. **Minor negative** Development that is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, that is within 250m of a locally designated site or is within 15m of an area of ancient woodland.
		Negligible Development that is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites or that are over 250m from a locally designated site or ancient woodland.	
	5d. Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds National Landscape and its setting). National designations: ■ National Landscape	**None.**	**Uncertain significant negative** Development that is not located near any settlements and is in a rural area would have a significant negative (--?) effect on landscape, although this is uncertain. In addition, sites that

Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
	■ Ancient Woodland		are within 500m of the National Landscape or Ancient Woodland could have a significant negative effect. **Uncertain minor negative** Development that is located on the edge of a settlement area would have a minor negative (-?) effect on landscape, although this is uncertain. Development that is located on a visually important hillside. **Negligible** Development that is located within a settlement and that is not on a visually important hillside will have a negligible effect.
	5e. Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI. Green Infrastructure typology: ■ Parks and Gardens ■ Amenity Greenspace – including informal recreation spaces, domestic gardens, village greens, green roofs ■ Natural and Semi-natural Urban Greenspaces – including woodland and scrub, grassland, heath or moor, wetlands, open and running water ■ Green Corridors – rivers and canals including their banks, road and rail corridors, cycling routes, pedestrian paths, and rights of way ■ Other – allotments, community gardens, city farms, cemeteries and churchyards	**None**	**Significant negative** Development on land within a strategic GI corridor. **Minor negative** Development within 50m to land within a strategic GI corridor. **Negligible** Development that is not within or adjacent to a strategic Gi corridor.
	5f. Promote the conservation and wise use of land, maximising the re-use of previously developed land.	**Significant positive** Major Development (sites that would provide 100 or more homes or sites of 1.0ha or more for non-residential uses) which would proceed on land which is previously developed land/brownfield. **Minor positive** Minor development (sites that would provide fewer than 100 homes or sites smaller than 1.0ha for non-residential uses) which would proceed land which is partly previously developed land/brownfield.	**Significant negative** All development which would proceed on land which is previously undeveloped / greenfield.
	5g. Minimise the loss of productive land, especially best and most versatile agricultural land.	None. **Minor positive** Development entirely on brownfield land.	**Significant negative** Development on greenfield land that contains a significant proportion (>=25%) of Grade 1 and/or 2 agricultural land. **Uncertain significant negative** Development on greenfield land that contains a significant proportion (>=25%) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality). **Minor negative**

Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
			Mainly or entirely greenfield sites that contains a less than significant proportion (<25%) of Grade 1, 2, or 3 agricultural land.
		Negligible effect Development on brownfield land.	
	5h. Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere.	None.	**Significant Negative** Development entirely or significantly (>=25%) within flood zones 3a or 3b.
		Negligible effect Development mostly on land that is outside of flood zones 3a or 3b.	
	5i. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere.	None	**Significant negative** Development proposed mostly (>=25%) within identified areas at high risk from surface water or ground water flooding. **Minor negative** Development on greenfield land which has potential to increase surface water flood risk.
		Negligible effect Development on brownfield land outside areas at risk from surface water or ground water flooding.	
	5j. Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability.	None	**Minor negative** Development partially (>=25%) or entirely within a Source Protection Zone.
		Negligible effect Development outside of a Source Protection Zone.	
6. Use of natural resources	**6a. Reduce waste.**	**Uncertain minor positive** Development mainly or entirely on brownfield land may provide opportunities to reuse and recycle buildings and materials onsite as well as demolition waste.	**Significant or minor negative** None.
		Negligible effect Location of development on or mostly (>=25%) on greenfield land is unlikely to provide opportunities to reuse and recycle buildings and materials onsite as well as demolition waste.	
	6b. Minimise consumption and extraction of minerals.	None	**Minor negative** Development located within a Minerals Safeguarding Area.
		Negligible effect Development located outside of a Minerals Safeguarding Area.	

Appendix E

Council's reasons for selecting or rejecting site options

Table E.1: South Gloucestershire Council's reasons for selecting or rejecting site options

Site code	Site name	Included in the Regulation 19 Local Plan?	Regulation 19 Local Plan Allocation Reference	Summary of Council's reasons for selecting or rejecting the site
SG002	Land at, Marsh Farm, East Pucklechurch	*No*	n/a	The site is located in Pucklechurch which is considered to have a suitable level of services and facilities however the level of proportionate growth for Pucklechurch can be delivered on sites with fewer constraints, including impact on landscape and the setting and character of heritage assets. Further growth at Pucklechurch in this site is also potentially impeded by infrastructure constraints caused by the capacity of the local foul water processing facility.
SG004	Land South of Gloucester Road, Almondsbury	*Yes*	SV1	The site is in Almondsbury which has suitable access to services and facilities and public transport connections. Almondsbury is constrained by education capacity and therefore this site is taken forward over others. The site is considered to have fewer constraints and better able to mitigate these than other sites in Almondsbury.
SG005	Land to the north of Warmley, East Fringe	*No*	n/a	The site would constitute are large extension to Bristol however, other sites are considered better placed to deliver large extensions with a better connection into Bristol. In comparison to other large-scale sites in the East Fringe, this site sprawls relatively far to the east, away from the town centres making walking and cycling to those locations more challenging and less attractive. The site has constraints including overhead powerlines, Conservation Area (0.01%), listed buildings, SNCI (0.87%), Priority Habitat (0.02%). The sites developable area is located on greenfield land that has been identified as key to maintaining green infrastructure connectivity between existing assets including Siston Common LGSD & Overcourt Wood and which should be considered for future enhancement. The developable area of the site is relatively detached from the urban edge of Bristol. The site has multiple landownerships, and it is unclear that the promoter has all of these landowners on board with a number of them submitting separate Call for Sites responses.
SG008	West Pucklechurch	*No*	n/a	The scale of growth is considered disproportionate to the existing access to services and facilities of Pucklechurch with no proposals to expand or enhance these or deliver new additional services and facilities. The decline in suitable public transport services to access services and facilities in main services centres would create a new commuter town. Development of this site will significantly increase

Site code	Site name	Included in the Regulation 19 Local Plan?	Regulation 19 Local Plan Allocation Reference	Summary of Council's reasons for selecting or rejecting the site
				highway flows into Bristol particularly along the A4174 and wider local road network. Other sites are chosen to deliver large scale growth. The site does not propose any employment land uses further building in a need to travel to access main employment and service centres in the urban area of greater Bristol in a part of the district already known to have an imbalance of jobs to homes. The site's location in proximity to but physically removed from Bristol means other sites are considered more appropriate to deliver this level of growth in this part of the district rather than adding pressure to the village of Pucklechurch. The site has constraints including heritage, landscape and archaeological constraints. The Green Belt Part 2 Assessment has found that the overall contribution to the five purposes is Significant. Please see the Green Belt Assessment Part 2 for further details.
SG010	Field to South of Tanhouse Lane (Opposite Leechpool Dairy Farm)	*Yes*	YA3	The site is within the urban area and can take advantage of existing infrastructure and access services and facilities in Yate. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period.
SG017	Hicks Common Livery Stables and associated Land	*No*	n/a	Winterbourne is considered a suitable location for proportionate growth however other sites are considered to be deliverable in the plan period with fewer constraints and more deliverable mitigations than this site. The Green Belt Part 2 Assessment has found that the overall contribution to the five purposes is Significant. Please see the Green Belt Assessment Part 2 for further details.
SG019	Land off, Charfield Hill, Charfield	*No*	n/a	The delivery of the Charfield Rail Station during the plan period will encourage modal shift away from the private car and allow access to services and facilities beyond Charfield. The development of this site in addition to that already considered within the EPS would likely put significant pressure onto the existing local and strategic road network comprising the M5 junction 14. National Highways has agreed that up to 775 homes can be accommodated at junction 14 with a deliverable and funded mitigation scheme. The 775 homes and necessary supporting mitigation packages have already been identified at two sites in Charfield included in the EPS. The promoter has not set out deliverable and funded mitigation(s) to address additional impacts on the junction 14 for any growth above the 775 homes capacity threshold. Other sites are considered better placed to deliver the 775 homes within the plan period.

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SG021	Land at Longcross Farm, Cromhall	*Yes*	CH4	The site is located within Cromhall which was considered to meet the minimum level of sustainable access to key services and facilities and therefore more suitable for investigation as part of the new Local Plan. The site is considered appropriate to deliver proportionate growth for Cromhall over the plan period with fewer constraints and more deliverable mitigation over the plan period.
SG022	Land between France Lane and Park Street, Hawkesbury Upton	*Yes*	CS1	The site is located within Hawkesbury which was considered to meet the minimum level of sustainable access to key services and facilities and therefore more suitable for investigation as part of the new Local Plan. The site is considered appropriate to deliver proportionate growth for Hawkesbury over the plan period with fewer constraints and more deliverable mitigation over the plan period. School places are a key constraint in Hawkesbury which has only a limited number of places in the local primary school which itself is small and this limits the level of growth in Hawkesbury to 20.
SG025	Land to West of Sodbury Road	*No*	n/a	Proportionate growth at Wickwar will be delivered over the plan period from sites already granted permission form speculative applications and appeals. Further growth at Wickwar on other sites such as this one is not considered a sustainable approach.
SG032	Land at Castle Farm Road, Hanham	*Yes*	HA1	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol The site is located in Hanham on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG034	Land on the East side of Dyers Lane, Iron Acton, Bristol	*Yes*	FC1	The site is in Yate which has suitable access to services and facilities. Yate has a suitable public transport service to other main services centres such as Bristol. The site is small and has relatively few constraints compared to other sites in or adjacent to Yate.
SG036	Land at Windmill Farm, Sodbury Road, Wickwar	*No*	n/a	Proportionate growth at Wickwar will be delivered over the plan period from sites already granted permission form speculative applications and appeals. Further growth at Wickwar on other sites such as this one is not considered a sustainable approach.
SG047	Land to the rear of Park Farm, Barry Road, Oldland Common	*Yes*	BOC1	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol

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				The site is located in Oldland on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG053	Land north and east of Lyde Green Road, Emersons Green	*Yes*	EF1	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections.
SG055	Land alongside the B4061 (Old Gloucester Road) and the A38 at Whitfield/Falfield	*No*	n/a	Limited local access to employment and services and facilities including school places would build in a requirement to commute across large parts of the district to access jobs and services. There is no suitable/attractive and significantly enhanced high frequency public transport solution to Bristol promoted or funded. The development of this site in addition to that already considered within the Preferred Strategy would likely put significant pressure onto the existing local and strategic road network comprising the M5 junction 14. National Highways has agreed that up to 775 homes can be accommodated at junction 14 with a deliverable and funded mitigation scheme. The 775 homes and necessary supporting mitigation packages have already been identified at two sites in Charfield included in the EPS. The promoter has not set out deliverable and funded mitigation(s) to address additional impacts on the junction 14 for any growth above the 775 homes capacity threshold. The development of this site in addition to that already considered within the Preferred Strategy would likely put significant pressure onto existing local and strategic road network (for example key arterial routes into Bristol (i.e. A38) as well as known network pinch points such as the M5 Junctions 16 and 17 which the promoter has not set out deliverable mitigation(s) of these impacts.
SG328	Land to the East of Badminton Road, North of Lockington Road	*No*	n/a	During the Phase 3 consultation we explored locations such as Acton Turville where multiple deliverable sites were identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.

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SG372	The Sawmills, Bath Road, Bridge Yate	*No*	n/a	The site was previously included in the Emerging Preferred Strategy however information received during the Local Plan Phase 3 consultation outlines that the site is no longer available and should be removed from consideration.
SG060	Woodend Farm, Woodend Lane, Cromhall	*Yes*	CH3	The site will deliver a small amount of additional rural employment over the plan period and will therefore support the rural economy on a site with minimal constraints and mitigations required.
SG065	Land at Barnhill, Chipping Sodbury	*No*	n/a	The site has a number of constraints and therefore it was concluded that other sites can deliver growth in this location with fewer constraints and deliverable mitigations in the plan period.
SG068	Land East of Coalpit Heath	*No*	n/a	Development of this site will significantly increase highway trips heading through Coalpit Heath toward Wick Wick Roundabout. This level of additional highway demand on a heavily congested corridor is likely to have significant impacts on journey time reliability. The promoter has not set out deliverable mitigation(s) of these impacts. The scale of growth is not supported by a suitable level of employment within Coalpit Heath with development on this site building in the need to travel to access wider services and facilities as well as access to employment. The issues raised regarding the A432 will also have a negative impact on the current public transport services which are unable to operate independently of private vehicle commuter trips. This will impact the quality and reliability of public transport services as additional vehicular traffic is added to the A432 from this development with no identified, funded or deliverable mitigations to ensure the future quality of public transport services. The Green Belt Part 2 Assessment has found that the overall contribution to the five purposes is Significant. Please see the Green Belt Assessment Part 2 for further details.
SG070	Land east of Abson Road, Pucklechurch	*Yes*	BV11	The site is located in Pucklechurch which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Pucklechurch with fewer constraints and mitigations required than alternative sites.
SG077	Lucus Works, Kingswood	*Yes*	EF2	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections.

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SG083	Land at Rudgeway	*No*	n/a	The location of the site on the opposite side of the A38 to Alveston gives a sense of separation and it is concluded that other sites are more suitable, closer to services and facilities in Alveston and better related to the existing settlement for delivering homes at Alveston.
SG084	Corner of Forty Acre Lane, Alveston, BS35 3QU	*No*	n/a	The location of the site on the opposite side of the A38 to Alveston gives a sense of separation and it is concluded that other sites are more suitable, closer to services and facilities in Alveston and better related to the existing settlement for delivering homes at Alveston.
SG088	Land at, Shubbery Farm, Shortwood	*No*	n/a	The site is located in Pucklechurch which is considered to have a suitable level of services and facilities however the level of proportionate growth for Pucklechurch can be delivered on sites with fewer constraints. Further growth at Pucklechurch in this site is also potentially impeded by infrastructure constraints caused by the capacity of the local foul water processing facility.
SG096	Land at Vattingstone Lane Alveston	*Yes*	SV2	The site is located within Alveston which was considered to meet the minimum level of sustainable access to key services and facilities and therefore more suitable for investigation as part of the new Local Plan. It is considered that Alveston does have good a public transport connection to Thornbury and a suitable connection to Bristol. The site can deliver proportionate growth at Alveston and unlock the opportunity to enhance an existing on site Scheduled Ancient Monument, an opportunity that other alternative sites do not have.
SG098	Land north of Wotton Road, Charfield	*Yes*	CH1	The site would require investment in key infrastructure at the J14 on the M5 as outlined in the current live application for the site during engagement with the site promoter's and relevant delivery partners including national highways. National Highways has agreed that up to 775 homes can be accommodated at junction 14 with a deliverable and funded mitigation scheme. The 775 homes and necessary supporting mitigation packages have already been identified at two sites in Charfield included in the EPS. The promoter has not set out deliverable and funded mitigation(s) to address additional impacts on the junction 14 for any growth above the 775 homes capacity threshold. This site forms a part of the 775 homes outlined above. There is an education capacity issue which has been identified

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				through the process of the live application determination and a solution will need to be sought through this process and built into any future allocation policy for the site. The delivery of the Charfield Station over the plan period means the site will in future have suitable public transport connections to main service centres. The site has a number of constraints however these have been dealt with in the pending planning application on the site (P19/18237/O).
SG100	Land at Badminton Road, Yate	*No*	n/a	Development of this site will significantly increase highway trips heading through Coalpit Heath toward Wick Wick Roundabout. This level of additional highway demand on a heavily congested corridor is likely to have significant impacts on journey time reliability. The promoter has not set out deliverable mitigation(s) of these impacts. The issues raised regarding the A432 will also have a negative impact on the current public transport services which are unable to operate independently of private vehicle commuter trips. This will impact the quality and reliability of public transport services as additional vehicular traffic is added to the A432 from this development with no identified, funded or deliverable mitigations to ensure the future quality of public transport services. The Green Belt Part 2 Assessment has found that the overall contribution to the five purposes is Significant. Please see the Green Belt Assessment Part 2 for further details.
SG102	Land at Upper Hazel Farm, Strode Common, Alveston	*No*	n/a	The site is located in Old Down which does not have access to Primary School facilities with access to accommodate this level of growth. The site is not of a scale to cover the costs of expanding existing education facilities in Old Down. The site does not have suitable access to public transport.
SG104	Land at Bromley Heath Road, Bromley Heath	*No*	n/a	The site proposes a significant amount of new employment however concerns remain over the impact of this on the local and strategic road network.
SG107	Land off Park Road	*Yes*	FC2	The site is located in Coalpit Heath which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Coalpit Heath with fewer constraints and mitigations required than alternative sites.
SG108	The Ridings, Wickwar Road, Chipping Sodbury	*No*	n/a	The site has a number of constraints and therefore it was concluded that other sites can deliver growth in this location with fewer constraints and deliverable mitigations in the plan period.

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SG110	Land at Roundways Coalpit Heath	*No*	n/a	Development of this site will significantly increase highway trips heading through Coalpit Heath toward Wick Wick Roundabout. This level of additional highway demand on a heavily congested corridor is likely to have significant impacts on journey time reliability. The promoter has not set out deliverable mitigation(s) of these impacts. The scale of growth is not supported by a suitable level of employment within Coalpit Heath with development on this site building in the need to travel to access wider services and facilities as well as access to employment. The issues raised regarding the A432 will also have a negative impact on the current public transport services which are unable to operate independently of private vehicle commuter trips. This will impact the quality and reliability of public transport services as additional vehicular traffic is added to the A432 from this development with no identified, funded or deliverable mitigations to ensure the future quality of public transport services.
SG111	Land east and west of Westerleigh Road	*No*	n/a	Development at this site would require solutions to expand capacity at key pinch points on Nibley Lane railway bridges however these solutions have not been identified or funded with no clear delivery path. Although the site is located on the edge of Yate the site is relatively far from the main town centre which provides the main access to services and facilities.
SG113	Land to the south of Charfield	*Yes*	CH2	The site would require investment in key infrastructure at the J14 on the M5 as outlined in the current live application for the site during engagement with the site promoter's and relevant delivery partners including national highways. National Highways has agreed that up to 775 homes can be accommodated at junction 14 with a deliverable and funded mitigation scheme. The 775 homes and necessary supporting mitigation packages have already been identified at two sites in Charfield included in the EPS. The promoter has not set out deliverable and funded mitigation(s) to address additional impacts on the junction 14 for any growth above the 775 homes capacity threshold. This site forms a part of the 775 homes outlined above. There is an education capacity issue which has been identified through the process of the live application determination and a solution will need to be sought through this process and built into any future allocation policy for the site. The delivery of the Charfield Station over the plan period means the site will in future have suitable public transport connections to main service centres. The site has a number of constraints however these have been dealt with in the pending planning application on the site (P19/18237/O).

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SG114	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlands Garden Village)	*Yes*	FC3	The site would require investment in key infrastructure at the J16 on the M5 as well as a solution from the site across the M4 into the urban area of greater Bristol. The promoters continue to explore the solution for these including the identification, funding and delivery of schemes working with partners including national highways and the council. Despite the need for this additional infrastructure the site is considered to be better able to deliver these solutions that other sites of a similar scale. The site is located adjacent to the urban area of greater Bristol which has a suitable level of services and facilities. The site does not have suitable access to public transport however has the potential to link in with existing services in Bradley Stoke with a new connection across the M4 which would be a priority route for public services and cycling and walking access.
SG115	Buckover Garden Village	*No*	n/a	The site is of a scale that would likely require major infrastructure investment however it is unclear how this will be identified, funded and delivered. It is unclear what impact this may have on the sites ability to deliver in the plan period with the majority of homes potentially delivering beyond the plan period. Growth in this part of the district will likely require significant new and costly infrastructure solutions particularly at M5 Junction 14. The site does not have suitable access to services and facilities and is not likely to deliver an acceptable level of services and facilities on site. Growth in this part of the district will be car dependent with no suitable public transport offer. The proposals indicate that a level of employment uses would be provided however evidence suggests this part of the district may not be an attractive area to deliver employment uses and further information is required. The failure to deliver employment land that is attractive to employers would result in the creation of a commuter town where those residents are reliant on access to main services centres such as Bristol to access jobs. This would not create a sustainable strategy over the plan period The adjacent town of Thornbury also already has an imbalance of homes to jobs and this would potentially be exacerbated by the delivery of homes here without the reliable and attractive public transport connections to main employment centres.
SG428	Land at former Kleeneze Site, Anstey's Road, Hanham	*No*	n/a	The site has planning Permission.

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SG129	Land off, Engine Common Lane, Yate	*Yes*	FC4	The site was previously considered undevelopable/undeliverable in the HELAA due to access constraints and did not progress further at that time. New information submitted by the promoter has been assessed and previous concerns in the HELAA regarding access to the site have been resolved.
SG131	Land at, Cossham Street, Mangotsfield	*Yes*	EG2	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban area of greater Bristol. The site is located in Mangotsfield on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG134	Land to the South of Hardy Lane and West of Lower Tockington Road	*No*	n/a	Primary School capacity at Tockington and Olveston means growth in the plan period is limited. An alternative site in Olveston was selected to deliver the level of proportionate growth for Olveston and Tockington with fewer constraints and more deliverable mitigations.
SG498	Oxbarton Mead Road	*No*	n/a	The site has planning permission.
SG159	Land at, Wick Quarry, Wick	*Yes*	BV1	The site is located in Wick which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Wick with fewer constraints and mitigations required than alternative sites.
SG172	Land to the Rear of, London Road, Wick	*Yes*	BV2	The site is located in Wick which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Wick with fewer constraints and mitigations required than alternative sites.
SG177	Land off, Alveston Hill, Thornbury	*Yes*	THO1	The site is located in Alveston which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Alveston with fewer constraints and mitigations required than alternative sites.
SG179	Land adjacent, The Bungalow, Cutts Heath	*No*	n/a	The site is not related to any existing settlement and therefore has no access to suitable services and facilities. There is no suitable public transport connection to services and facilities. Alternative sites have been selected to deliver growth in the plan period in more sustainable locations.

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SG181	Site W3, Land off, Bristol Road	*No*	n/a	The site is located in Winterbourne which is considered to have a suitable level of services and facilities however the level of proportionate growth for Winterbourne can be delivered on sites with fewer constraints.
SG182	Site W2, Land off, Bristol Road	*No*	n/a	The site is located in Winterbourne which is considered to have a suitable level of services and facilities however the level of proportionate growth for Winterbourne can be delivered on sites with fewer constraints.
SG183	Site W1, Land off, Bristol Road	*No*	n/a	The site is located in Winterbourne which is considered to have a suitable level of services and facilities however the level of proportionate growth for Winterbourne can be delivered on sites with fewer constraints.
SG209	Rockhouse Farm, Cattybrook Road, Shortwood	*Yes*	BV3	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol The site is located on the edge of the urban area of greater Bristol which has suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG212	Land north of, London Road, Wick	*Yes*	BV4	The site is located in Wick which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Wick with fewer constraints and mitigations required than alternative sites.
SG760	Land south of Abbots Road	*No*	n/a	The site is excluded at this stage as it no longer has an active site promoter.
SG246	Pitt Farm	*No*	n/a	The community have progressed the delivery of housing through their Community Land Trust which is considered an appropriate level of growth over the plan period.
SG280	Land off Prospect Close, Easter Compton	*Yes*	PSB1	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The delivery of this level of growth at Easter Compton on this site will support local plan objectives including the delivery of homes in proximity to the major employment hub at Severnside whilst avoiding higher zones of flood risk and also being of a scale not to cause major safety or capacity concerns on the strategic road network in particular at J17 on the M5. The site is located within Easter Compton which was considered to meet the minimum level of sustainable access to key services and

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				facilities and therefore more suitable for investigation as part of the new Local Plan. Easter Compton is in close proximity to the Bristol North Fringe and is well connected by existing active travel routes giving access to services, facilities and jobs with a suitable journey time offering an attractive alternative to the private car and giving the potential to encourage modal shift. Public transport connections are not suitable however this level of growth could encourage an expansion of the public transport offer creating a more attractive public transport connections between Bristol, Easter Compton and the Employment centre at Severnside. This site performs better against other sites in this area due to its ability to deliver housing outside of higher flood risk zones although the site does have a number of other key constraints that will need to be addressed and mitigated through development consideration in policy.
SG292	Land at Alveston Road, Old Down	*No*	n/a	The site is located in Old Down which does not have access to Primary School facilities with access to accommodate this level of growth. The site is not of a scale to cover the costs of expanding existing education facilities in Old Down. The site does not have suitable access to public transport.
SG295	Cloisters Road, Winterbourne, BS36 1LL	*No*	n/a	Winterbourne is considered a suitable location for proportionate growth however other sites are considered to be deliverable in the plan period with fewer constraints and more deliverable mitigations than this site.
SG310	Land at Holly Hill Farm, Iron Acton	*Yes*	FC5	The site was previously considered undevelopable/undeliverable in the HELAA due to availability concerns and did not progress further at that time. New information submitted by the promoter has been assessed and previous concerns in the HELAA regarding the availability of the site have been resolved. The site is considered appropriate to deliver a proportionate level of growth at Iron Acton.
SG320	Abbots Way, Gloucester Rd, Almondsbury	*No*	n/a	The site is not related to any existing settlement and therefore has no access to suitable services and facilities. There is suitable public transport connection to services and facilities however it is likely that the development in an isolated location will create an unsustainable reliance on private car travel. Alternative sites have been selected to deliver growth in the plan period in more sustainable locations.
SG323	Stable Folly, Stowell Hill Road, Tytherington	*No*	n/a	Proportionate growth at Tytherington will be delivered over the plan period from sites already granted permission form speculative applications and appeals. Further growth at Tytherington on other sites such as this one is not considered a sustainable approach.

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SG856	Thornbury Health Centre Eastland Road	*No*	n/a	The site is excluded at this stage as it is unclear that the site is still being promoted and will be deliverable in the plan period. the site is still in active use as a health facility.
SG332	Land at Hortham Lane, Almondsbury, BS32 4JH	*Yes*	SV3	The site is located in Hortham which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Hortham with fewer constraints and mitigations required than alternative sites.
SG346	Shortwood Hill	*Yes*	BV6	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol The site is located on the edge of the urban area of greater Bristol which has suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG347	Land Adjacent Lyde Green Farm, Emersons Green	*Yes*	EF3	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections.
SG363	Jarrats Yard, Oldland Common	*Yes*	BOC4	The site was previously considered undevelopable/undeliverable in the HELAA due to availability concerns and did not progress further at that time. New information submitted by the promoter has been assessed and previous concerns in the HELAA regarding the availability of the site have been resolved after the promoter reengaged during the Local Plan Phase 3 consultation. The site would meet the criteria of Lens 2 being adjacent to the urban edge of greater Bristol in the east.
SG857	Downend Clinic Buckingham Gardens	*No*	n/a	The site is excluded at this stage as it is unclear that the site is still being promoted and will be deliverable in the plan period. the site is still in active use as a health facility.
SG380	Land off Bristol Road	*Yes*	FC6	The site is located in Frampton Cotterell which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Frampton Cotterell with fewer constraints and mitigations required than alternative sites.
SG382	Land at Pool Lodge Farm, Dyers Lane, Iron Acton	*No*	n/a	Development of this site will significantly increase highway flows heading through Coalpit Heath toward Wick Wick Roundabout. This level of additional highway demand on a heavily congested corridor is likely to have significant impacts on journey time reliability. Scheme assessment previously carried out supporting the relevant CRSTS scheme for the A432 and subsequent Outline Business Case has

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				suggested that there is little scope to provide dedicated bus priority measures along the A432 due to the constrained width of the existing highway and the presence of a large number of properties adjoining the road. This can be found at https://consultations.southglos.gov.uk/YCSWW. The promoter has not set out deliverable mitigation(s) of these impacts. The site is located in proximity to Yate which has a suitable level of local services and facilities however the location of the site means that reasonable walking access cannot be achieved to the main town centre which provides the main access to services and facilities. Therefore, development here would result in unsustainable outcomes. The site has good access to public transport connections being relatively close to Yate Railway Station.
SG387	Land at Shortwood	*Yes*	EG1	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban area of greater Bristol. The site is located in Mangotsfield on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG397	Land at 4 Harris Barton, Frampton Cotterell	*No*	n/a	Winterbourne is considered a suitable location for proportionate growth however other sites are considered to be deliverable in the plan period with fewer constraints and more deliverable mitigations than this site.
SG399	Land at Hambrook Business Park, The Stream, Hambrook	*Yes*	WI8	The site was previously considered to perform worse than other sites due to its own constraints and the need to mitigate these including heritage and its location within the green wedge into Bristol. However the site performs well due to its proximity to and public transport connectivity to Bristol and can support delivery of homes over the plan period.
SG401	Land Between Over Lane and the B4055, Easter Compton	*Yes*	PSB2	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The delivery of this level of growth at Easter Compton on this site will support local plan objectives including the delivery of homes in proximity to the major employment hub at Severnside whilst avoiding higher zones of flood risk and also being of a scale not to cause major safety or capacity concerns on the strategic road network in particular at J17 on the M5. The site is located within Easter Compton which was considered to meet the minimum level of sustainable access to key services and facilities and therefore more suitable for investigation as part of the new Local Plan. Easter Compton is in close proximity to the Bristol North Fringe and is well connected by existing active travel routes giving access to services, facilities and jobs with a suitable journey time offering an attractive alternative to the

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				private car and giving the potential to encourage modal shift. Public transport connections are not suitable however this level of growth could encourage an expansion of the public transport offer creating a more attractive public transport connections between Bristol, Easter Compton and the Employment centre at Severnside. This site performs better against other sites in this area due to its ability to deliver housing outside of higher flood risk zones although the site does have a number of other key constraints that will need to be addressed and mitigated through development consideration in policy. The site is in close proximity to an SNCI and is located in the Green Belt (100%).
SG402	Land at New Farm, 215 Bristol Road, Frampton Cotterell	*No*	n/a	The site is located in Frampton Cotterell which is considered to have a suitable level of services and facilities however the level of proportionate growth for Frampton Cotterell can be delivered on sites with fewer constraints.
SG405	Land at Pool Farm, Whitfield, Wotton Under Edge	*No*	n/a	The site is not related to any existing settlement and therefore has no access to suitable services and facilities. There is no suitable public transport connection to services and facilities. Alternative sites have been selected to deliver growth in the plan period in more sustainable locations.
SG409	Land to the west of Stowell Hill Road, Tytherington	*No*	n/a	Proportionate growth at Tytherington will be delivered over the plan period from sites already granted permission form speculative applications and appeals. Further growth at Tytherington on other sites such as this one is not considered a sustainable approach.
SG414	Land on the North East Side of Old Gloucester Road, Hambrook	*Yes*	NF1	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections.
SG419	Land at 404 North Road, Yate	*Yes*	FC7	The site is located in Engine Common which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Engine Common with fewer constraints and mitigations required than alternative sites.
SG858	Filton Clinic Shields Avenue	*No*	n/a	The site is excluded at this stage as it is unclear that the site is still being promoted and will be deliverable in the plan period. the site is still in active use as a health facility.

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SG436	Land at Filton 20 Business Park, Golf Course Lane	*Yes*	NF2	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections.
SG437	Land to the North of the Railway Line, Winterbourne	*Yes*	WI1	The site is located in Winterbourne which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Winterbourne with fewer constraints and mitigations required than alternative sites.
SG446	Land at York Gardens, Winterbourne	*Yes*	WI2	The site is located in Winterbourne which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Winterbourne with fewer constraints and mitigations required than alternative sites.
SG448	Land at Church Farm, Moorhouse Lane, Hallen	*No*	n/a	Although the site is not of a scale to require major new infrastructure it is likely that mitigation will be required to prevent future flooding of the site from adjacent higher flood risk areas which may have an impact on the ability to deliver in a timely manner in the plan period. The site is located in Hallen which does not have suitable walking, cycling or public transport access to primary or secondary schools with capacity and the scale of development is unlikely to be able to contribute to mitigations required. The site has a number of constraints including Flood Zone 2 (49.02%) and surface water flooding (30yr, 100yr & 1000yr) (45%). The site is located wholly in the Green Belt.
SG452	Land at Lower Woodhouse Farm, Fernhill, Almondsbury	*No*	n/a	Primary School capacity at Tockington and Olveston means growth in the plan period is limited. An alternative site in Olveston was selected to deliver the level of proportionate growth for Olveston and Tockington with fewer constraints and more deliverable mitigations
SG454	Land Adjoining 294 Badminton Road, Coalpit Heath	*No*	n/a	The site is located in Coalpit Heath which is considered to have a suitable level of services and facilities however the level of proportionate growth for Coalpit Heath can be delivered on sites with fewer constraints, including impact on landscape and the setting and character of heritage assets.
SG459	Land at Westerleigh	*Yes*	BV12	Development at this site adjacent to the urban area of greater Bristol means it will be able to take advantage of existing infrastructure. However, development of this site will significantly increase highway flows along the A4174 and wider local road network and solutions will be required to mitigate these. The council continues to explore the solutions for these which are not limited to any single site promotion in the EPS along the East Fringe and will require a strategic solution. Solutions for these will

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				need to include the identification, funding and delivery of schemes working with partners including National Highways, Mayoral Combined Authority, neighbouring UA's as well as the individual site promoters. The site is located adjacent to the urban area of greater Bristol which has a suitable level of services and facilities. The site does not have suitable access to public transport however has the potential to link in with existing services in the east fringe of the Bristol urban area in particular at Emersons Green.
SG465	15 and 17a, London Road, Warmley	*Yes*	PW1	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol The site is located in Warmley on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG470	Land at Beech Hill Farm, Westerleigh Road, Yate	*No*	n/a	Development at this site would require solutions to expand capacity at key pinch points on Nibley Lane railway bridges however these solutions have not been identified or funded with no clear delivery path. Although the site is located on the edge of Yate the site is relatively far from the main town centre which provides the main access to services and facilities.
SG477	Stover Bridge, Nibley Gardens, Bridge Road	*No*	n/a	Access to the site is limited by the existing bridge across the railway line and therefore only a small number of homes would be appropriate on this site .Although Yate has suitable access to services and facilities the site is on the western edge in isolated location with limited access and separated by the railway line and a green gap with indirect access into Yate.
SG481	Land to the east of the B4055, Pilning Station	*Yes*	PSB4	The site can contribute to the employment needs of the district over the plan period.
SG483	Down Road Field	*No*	n/a	The site is located in Alveston which is considered to have a suitable level of services and facilities however the level of proportionate growth for Alveston can be delivered on sites with fewer constraints.
SG869	Land at Filton Retail Park, Fox Den Road	*No*	n/a	The site has planning permission.
SG608	Land at Vilner Farm, Thornbury	*No*	n/a	Development on this site will likely require significant new infrastructure solutions particularly at motorway Junction 14 on the M5 to the north as well as require significant new infrastructure solutions at

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				Junctions 16 on the M5 to the south. Although Thornbury meets the minimum level of access to services and facilities the location of this site on the southern edge of Thornbury means it does not have reasonable walking access to services and facilities including education. The site is proposed for residential and does not include any additional employment offer which would exacerbate recent trends in Thornbury creating a further imbalance of homes to jobs. This will build in a requirement to travel to access jobs and put additional pressure on the A38 which is already congested. It is unclear if solutions could be identified, funded or delivered in the plan period with no mitigations proposed by the promoter. Evidence available outlines the likely difficulties in expanding any public transport services along the A38 which will be difficult to deliver separate to private car congestion making maintaining an attractive public transport offer unlikely.
SG613	Land on the north side of Badminton Road	*No*	n/a	Development of this site will significantly increase highway trips heading through Coalpit Heath toward Wick Wick Roundabout. This level of additional highway demand on a heavily congested corridor is likely to have significant impacts on journey time reliability. The promoter has not set out deliverable mitigation(s) of these impacts. The issues raised regarding the A432 will also have a negative impact on the current public transport services which are unable to operate independently of private vehicle commuter trips. This will impact the quality and reliability of public transport services as additional vehicular traffic is added to the A432 from this development with no identified, funded or deliverable mitigations to ensure the future quality of public transport services. The Green Belt Part 2 Assessment has found that the overall contribution to the five purposes is Significant. Please see the Green Belt Assessment Part 2 for further details.
SG620	Land to west of Park Farm	*Yes*	THO2	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site is proposed for a small number of new homes and is wrapped by an existing committed scheme, which contains additional localised services and facilities, and therefore concluded that the site could contribute to a small number of additional homes in Thornbury during the plan period without significant impacts on the highway network, employment imbalance in Thornbury and creation of significant numbers of additional trips on the A38.The site is not subject to any constraints apart from 99.92% of the site being at high risk of ground water flooding. The Park Farm site which wraps around this site was granted outline planning permission on appeal in Feb 2023 (PT18/6450/O).

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SG701	Meadow Lodge Farm, The Hollows, Coalpit Heath, BS36 2UX	*No*	n/a	The site does not have access to public transport. The site is smaller in scale and would not be able to deliver any new services and facilities or public transport connection. The site is adjacent to the urban area however it is located on the east side of the M4 which gives the site a sense of isolation from the urban area. Although alternative sites in the area are considered suitable to progress these are of a much larger scale and therefore the sense of isolation would be perceived less.
SG703	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ	*Yes*	BV8	The site is located in Wick which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Wick with fewer constraints and mitigations required than alternative sites.
SG704	Land south of Yate Road, Yate	*No*	n/a	Development of this site will significantly increase highway trips heading through Coalpit Heath toward Wick Wick Roundabout. This level of additional highway demand on a heavily congested corridor is likely to have significant impacts on journey time reliability. The promoter has not set out deliverable mitigation(s) of these impacts. The issues raised regarding the A432 will also have a negative impact on the current public transport services which are unable to operate independently of private vehicle commuter trips. This will impact the quality and reliability of public transport services as additional vehicular traffic is added to the A432 from this development with no identified, funded or deliverable mitigations to ensure the future quality of public transport services. The southern parcel of the site would not be suitable due to access across the railline which is currently a single lane bridge and cannot support this level of growth. The promoter has not submitted any information on how this access issue would be successfully mitigated.
SG705	Land to the north of The Old Rectory, Charfield	*No*	n/a	The delivery of the Charfield Rail Station during the plan period will encourage modal shift away from the private car and allow access to services and facilities beyond Charfield. The development of this site in addition to that already considered within the EPS would likely put significant pressure onto the existing local and strategic road network comprising the M5 junction 14. National Highways has agreed that up to 775 homes can be accommodated at junction 14 with a deliverable and funded mitigation scheme. The 775 homes and necessary supporting mitigation packages have already been identified at two sites in Charfield included in the EPS. The promoter has not set out deliverable and funded mitigation(s) to

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				address additional impacts on the junction 14 for any growth above the 775 homes capacity threshold. Other sites are considered better placed to deliver the 775 homes within the plan period.
SG707	Land Next To Hill Crest, Nibley Lane, Nibley, Bristol, BS37 5JG	*No*	n/a	Although Yate has suitable access to services and facilities the location of this site on the western edge of Yate means it does not have reasonable walking access to services and facilities including education. The issues raised regarding the A432 will also have a negative impact on the current public transport services which are unable to operate independently of private vehicle commuter trips. This will impact the quality and reliability of public transport services as additional vehicular traffic is added to the A432 from this development with no identified, funded or deliverable mitigations to ensure the future quality of public transport services.
SG708	Hallen Wood Yard, Berwick Lane, Hallen, Bristol, BS10 7RR	*No*	n/a	The site is located in Hallen which does not have suitable walking, cycling or public transport access to primary or secondary schools with capacity and the scale of development is unlikely to be able to contribute to mitigations required.
SG711	Land at Grey Gables, Vicarage Lane, Olveston,	*No*	n/a	The site was previously included however, engagement with the community during consultation outlined a preference to bring forward an alternative site to meet the proportionate housing growth in the plan period at Alveston. Therefore an alternative site has now been selected.
SG714	Land at Heneage Lane and The Gables, Falfield	*No*	n/a	Development on this site will likely require significant new infrastructure solutions particularly at motorway junction 14 on the M5. The site is located within Falfield which has experienced significant unplanned growth through speculative applications during the Core Strategy without the corresponding investment in a suitable level of services and facilities including education provision. Falfield lacks safe walking access to a primary and secondary school within a suitable distance. The site is impacted by a decline in suitable public transport to access services and facilities. Growth in this part of the district will be car dependent with no suitable public transport offer.
SG715	Land at Merry Heaven Farm, Alveston	*No*	n/a	Development on this site will likely require significant new infrastructure solutions particularly at motorway Junction 14 on the M5 to the north as well as require significant new infrastructure solutions at Junctions 16 on the M5 to the south. Although Thornbury meets the minimum level of access to services and facilities the location of this site on the southern edge of Thornbury means it does not have reasonable walking access to services and facilities including education. The site is proposed for

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				residential and does not include any additional employment offer which would exacerbate recent trends in Thornbury creating a further imbalance of homes to jobs. This will build in a requirement to travel to access jobs and put additional pressure on the A38 which is already congested. It is unclear if solutions could be identified, funded or delivered in the plan period with no mitigations proposed by the promoter. Evidence available outlines the likely difficulties in expanding any public transport services along the A38 which will be difficult to deliver separate to private car congestion making maintaining an attractive public transport offer unlikely.
SG717	Land off Midland Way, Thornbury	*No*	n/a	Although Thornbury meets the minimum level of access to services and facilities the location of this site on the southern edge of Thornbury means it is not a suitable distance to access these services and facilities including education. The site is proposed for new homes however does not include any additional employment offer which would exacerbate recent trends in Thornbury creating a further imbalance of homes to jobs. This will build in a requirement to travel to access jobs and put additional pressure on the A38 which is already congested. It is unclear if solutions could be identified, funded or delivered in the plan period with no mitigations proposed by the promoter. Evidence available outlines the likely difficulties in expanding any public transport services along the A38 which will be difficult to deliver separate to private car congestion making maintaining an attractive public transport offer unlikely.
SG719	The Meads Common, Meads Lane	*No*	n/a	The site has a number of constraints and it was concluded that although these could be mitigated there are other sites that could be delivered with fewer mitigations required. The site is located in a key green wedge into Bristol and therefore other sites are concluded to be more appropriate to meet the housing need. The site has landscape constraints and approximately 99% of the site is shown as being at risk of surface water flooding.
SG727	Land on the South Side of Gaunts Earthcott Lane	*Yes*	SV5	The site was considered appropriate to support delivery of an urban extension at woodlands however due to phasing will not deliver homes in the current plan period.
SG728	Land at North Road, Yate	*Yes*	FC8	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site is located within Engine Common which was considered to meet the minimum level of sustainable access to key services and facilities and therefore more suitable for investigation as

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				part of the new Local Plan. The site does have walking and cycling access to Yate Station and employment areas.
SG729	Land to the east of Bristol Road	*No*	n/a	The site is located in Frampton Cotterell which is considered to have a suitable level of services and facilities however the level of proportionate growth for Frampton Cotterell can be delivered on sites with fewer constraints.
SG890	Land at The Paddock	*No*	n/a	The site is excluded at this stage after further masterplan work was undertaken for the Easter Compton village extension as it is unclear how access will be achieved with reduction in the size, scale and developable area of adjacent site SG280 which is required to gain access.
SG732	Land to rear of 450 North Road, Yate	*Yes*	FC9	The site is located in Engine Common which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Engine Common with fewer constraints and mitigations required than alternative sites.
SG733	South side of 122 Westerleigh Road, Pucklechurch	*No*	n/a	The site is located in Pucklechurch which is considered to have a suitable level of services and facilities however the level of proportionate growth for Pucklechurch can be delivered on sites with fewer constraints, including impact on landscape and the setting and character of heritage assets. Further growth at Pucklechurch in this site is also potentially impeded by infrastructure constraints caused by the capacity of the local foul water processing facility.
SG737	Land at 12, The Park, Willsbridge BS30 6EE	*Yes*	BOC2	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol The site is located in Willsbridge on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG738	Jarrett's Garden Centre, Bath Road	*Yes*	BOC3	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol The site is located in Willsbridge on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.

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SG739	Land at Talbots End, Cromhall	*No*	n/a	The site is located within the community of Cromhall but is quite removed from the Core Strategy CS5 settlement boundary and would result in development that is not within suitable access to services and facilities and would feel sprawling in nature.
SG916	Bristol Uniforms Limited 1 Wathen Street	*No*	n/a	The site is excluded at this stage as the site will remain as safeguarded employment land. The site was previously consulted on with two options for the site. The first to develop the site for residential and the second to continue to safeguard the site for employment. The preferred strategy will continue to safeguard the site for employment in the urban east fringe of Bristol.
SG741	Land to North of New Street, Charfield	*No*	n/a	The delivery of the Charfield Rail Station during the plan period will encourage modal shift away from the private car and allow access to services and facilities beyond Charfield. The development of this site in addition to that already considered within the EPS would likely put significant pressure onto the existing local and strategic road network comprising the M5 junction 14. National Highways has agreed that up to 775 homes can be accommodated at junction 14 with a deliverable and funded mitigation scheme. The 775 homes and necessary supporting mitigation packages have already been identified at two sites in Charfield included in the EPS. The promoter has not set out deliverable and funded mitigation(s) to address additional impacts on the junction 14 for any growth above the 775 homes capacity threshold. Other sites are considered better placed to deliver the 775 homes within the plan period.
SG742	Land adjacent to north of Heath End Garage	*No*	n/a	During the Phase 3 consultation we explored locations such as Cromhall where multiple deliverable sites where identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.
SG747	Land between Hallen Road and Moorhouse Lane, Hallen	*No*	n/a	Although the site is not of a scale to require major new infrastructure it is likely that mitigation will be required to prevent future flooding of the site from adjacent higher flood risk areas which may have an impact on the ability to deliver in a timely manner in the plan period. The site is located in Hallen which does not have suitable walking, cycling or public transport access to primary or secondary schools with capacity and the scale of development is unlikely to be able to contribute to mitigations required.

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SG749	The Oaks, Filton Road, Hambrook	*Yes*	FD1	The site is included in Preferred Strategy to support housing delivery of the plan period. The site was previously considered to perform worse than other sites due to its own constraints and the need to mitigate these including archaeology, access, landscape and its location within the green wedge into Bristol. However the site performs well due to its proximity to and public transport connectivity to Bristol and could therefore be considered to support meeting the additional housing buffer need identified. The site has constraints including potential archaeology constraints, access constraints, and landscape constraints however it is considered likely these could be avoided or impacts mitigated.
SG754	Land at the University of the West of England	*Yes*	NF3	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections.
SG755	Swanmoor Stoke	*No*	n/a	The promoter's have submitted a new master plan which significantly alters the promotion. The new master plan seeks to move all residential development out of the higher levels of flood risk however the employment element focused around Pilning Station is still within higher areas of flood risk. The site is excluded at this stage for the following reasons set out against the criteria. The site is of a scale that would likely require major infrastructure investment including potentially significant new flood defences however it is unclear how this will be identified, funded and delivered. It is unclear what impact this may have on the sites ability to deliver in the plan period with the majority of homes potentially delivering beyond the plan period. Growth in this part of the district will likely require significant new infrastructure solutions particularly at motorway junctions 16 and 17 on the M5 which would have significant capacity and safety concerns. The promotion indicates that the reopening of Pilning station could be an option to support modal shift however it is unclear how this will be funded and delivered with no clear support form delivery partners including national rail. The station is far removed from the proposed residential area of the promotion in the south east but is in proximity to the employment offer to the north west. The site also proposes a new by-pass around Easter Compton however it is unclear how this will be funded or delivered. The site is not related to any existing settlement and therefore has no access to suitable services and facilities and it is not clear that the scale of development will be supported by a suitable level of new services and facilities on site instead having to rely on services in the urban area of greater Bristol putting pressure on these facilities as well as the local and strategic transport network. There has

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				no suitable public transport connections to services and facilities. The delivery of this number of homes in this part of the district would require further investigation to understand the recreational pressure on the Severn Estuary RAMSAR and should be supported by a Habitat Regulations Assessment.
SG756	Land west of Sodbury Road	*No*	n/a	Proportionate growth at Wickwar will be delivered over the plan period from sites already granted permission form speculative applications and appeals. Further growth at Wickwar on other sites such as this one is not considered a sustainable approach.
SG927	The Old Vicarage	*No*	n/a	The site is now an overlap (see SG781)
SG937	Bradley Stoke Way	*No*	n/a	The site has planning permission.
SG762	Land west of Winterbourne Hill	*Yes*	WI3	The site is located in Winterbourne which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Winterbourne with fewer constraints and mitigations required than alternative sites.
SG765	Dunkirk Barn	*No*	n/a	The site has outstanding constraints which need to be addressed including highway safety and safe access where alternative employment sites do not.
SG769	Land north of Haw Lane, Olveston	*No*	n/a	The site is located in Olveston which is considered to have a suitable level of services and facilities however the level of proportionate growth for Olveston can be delivered on sites with fewer constraints.
SG771	Land north of The Down, Old Down	*No*	n/a	The site is located in Old Down which does not have access to Primary School facilities with access to accommodate this level of growth. The site is not of a scale to cover the costs of expanding existing education facilities in Old Down. The site does not have suitable access to public transport.
SG772	The Old Windmill, Falfield (Parcel A)	*No*	n/a	Development on this site will likely require significant new infrastructure solutions particularly at motorway junction 14 on the M5. The site is located within Falfield which has experienced significant unplanned growth through speculative applications during the Core Strategy without the corresponding investment in a suitable level of services and facilities including education provision. Falfield lacks safe walking access to a primary and secondary school within a suitable distance. The site is impacted by a decline in suitable public transport to access services and facilities. Growth in this part of the district will be car dependent with no suitable public transport offer.

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SG773	The Old Windmill, Falfield (Parcel B)	*No*	n/a	Development on this site will likely require significant new infrastructure solutions particularly at motorway junction 14 on the M5. The site is located within Falfield which has experienced significant unplanned growth through speculative applications during the Core Strategy without the corresponding investment in a suitable level of services and facilities including education provision. Falfield lacks safe walking access to a primary and secondary school within a suitable distance. The site is impacted by a decline in suitable public transport to access services and facilities. Growth in this part of the district will be car dependent with no suitable public transport offer.
SG776	Land at Rushmoor Dairy, Badminton	*Yes*	CS5	The site will deliver a small amount of additional rural employment over the plan period and will therefore support the rural economy on a site with minimal constraints and mitigations required.
SG777	Buffer Depot, Acton Turville	*Yes*	CS4	The site will deliver a small amount of additional rural employment over the plan period and will therefore support the rural economy on a site with minimal constraints and mitigations required.
SG779	Land at Castle Inn Farm	*Yes*	HA2	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol The site is located in Hanham on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG781	Land North of A38, Alveston	*Yes*	SV6	The site is located in Alveston which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Alveston with fewer constraints and mitigations required than alternative sites. The site has been merged with neighbouring site SG927 going forward as both site promoters submitted a joint master plan and are now working together to bring the wider site forward.
SG785	Woodhouse Park	*No*	n/a	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site is not related to any existing settlement and therefore has no access to suitable services and facilities. There is a suitable public transport connection to services and facilities in Bristol however the site would likely be reliant on the private car to access services and facilities including education and employment.

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SG786	Land off Gaunts Earthcott Lane	*Yes*	SV7	The site was considered appropriate to support delivery of an urban extension at woodlands however due to phasing will not deliver homes in the current plan period.
SG787	Land adjoining Spring Farm	*No*	n/a	Development on this site will likely require significant new infrastructure solutions particularly at motorway Junction 14 on the M5 to the north as well as require significant new infrastructure solutions at Junctions 16 on the M5 to the south. Although Thornbury meets the minimum level of access to services and facilities the location of this site on the northern edge of Thornbury means it does not have reasonable walking access to services and facilities including education. The site is proposed for residential and does not include any additional employment offer which would exacerbate recent trends in Thornbury creating a further imbalance of homes to jobs. This will build in a requirement to travel to access jobs and put additional pressure on the A38 which is already congested. It is unclear if solutions could be identified, funded or delivered in the plan period with no mitigations proposed by the promoter. Evidence available outlines the likely difficulties in expanding any public transport services along the A38 which will be difficult to deliver separate to private car congestion making maintaining an attractive public transport offer unlikely.
SG789	Land by Aust Road and Elberton Road, Olveston	*Yes*	SV15	Engagement with the community during the Local Plan Phase 3 Consultation outlined a strong local preference for this site to meet the proportionate growth at Olveston over alternative sites and therefore this site has been taken forward in the Preferred Strategy.
SG801	Land off North Road, Yate, BS37 7LJ	*Yes*	FC10	The site is located in Engine Common which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Engine Common with fewer constraints and mitigations required than alternative sites.
SG816	Yate Town Centre	*Yes*	YA1	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections.
SG956	Frenchay Christmas Tree Farm, Old Gloucester Road, Frenchay	*No*	n/a	The site was previously consulted on as a potential site to be included in the Emerging Preferred Strategy however, further information submitted during the consultation has outlined constraints including air quality and impacts on the local transport network.

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SG820	Nibley Road Bird Farm, Nibley Lane, Yate BS37 5JG	*No*	n/a	Access to the site is limited by the existing bridge across the railway line and therefore only a small number of homes would be appropriate on this site .Although Yate has suitable access to services and facilities the site is on the western edge in isolated location with limited access and separated by the railway line and a green gap with indirect access into Yate.
SG821	Recreation Ground Oaklands Drive, Almondsbury	*Yes*	SV14	The site will deliver a small amount of additional rural employment over the plan period and will therefore support the rural economy on a site with minimal constraints and mitigations required.
SG823	Field to south of Rock View, Engine Common Lane	*Yes*	FC11	The site is located in Engine Common which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Engine Common with fewer constraints and mitigations required than alternative sites.
SG825	Land off Blackhorse Hill	*Yes*	PSB3	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The delivery of this level of growth at Easter Compton on this site will support local plan objectives including the delivery of homes in proximity to the major employment hub at Severnside whilst avoiding higher zones of flood risk and also being of a scale not to cause major safety or capacity concerns on the strategic road network in particular at J17 on the M5. The site is located within Easter Compton which was considered to meet the minimum level of sustainable access to key services and facilities and therefore more suitable for investigation as part of the new Local Plan. The public transport connections are not considered suitable or reliable however the growth on this site and other sites delivering at Easter Compton could encourage new public transport service improvement between the major employment area of Severnside and the urban area of greater Bristol whilst also better connecting Easter Compton. This site performs better against other sites in this area due to its ability to deliver housing outside of higher flood risk zones although the site does have a number of other key constraints that will need to be addressed and mitigated through development consideration in policy. The site has a number of constraints including SNCI buffers, and heritage constraints. It is considered that these can be avoided/mitigated. The site is located in the Green Belt (100%).

Site code	Site name	Included in the Regulation 19 Local Plan?	Regulation 19 Local Plan Allocation Reference	Summary of Council's reasons for selecting or rejecting the site
SG829	Land east of Inglestone Road / Alexander Hosea School, Wickwar, South Gloucestershire	*No*	n/a	Proportionate growth at Wickwar will be delivered over the plan period from sites already granted permission form speculative applications and appeals. Further growth at Wickwar on other sites such as this one is not considered a sustainable approach.
SG834	Willsbridge Nursery, off Keynsham Road (A4175), Willsbridge	*Yes*	BOC5	The site was previously excluded however further information from the promoter and a need to find more homes in the plan period means the site on the edge of Bristol is now considered appropriate. The site also now includes a small element of employment on the eastern edge of Bristol.
SG835	Former Silverhill School, Swan Lane, Winterbourne, Bristol BS36 1RL	*No*	n/a	The site is located in Winterbourne which is considered to have a suitable level of services and facilities however the level of proportionate growth for Winterbourne can be delivered on sites with fewer constraints.
SG840	Land to rear of 60 Westerleigh Road, Pucklechurch, Bristol	*No*	n/a	The site is located in Pucklechurch which is considered to have a suitable level of services and facilities however the level of proportionate growth for Pucklechurch can be delivered on sites with fewer constraints, including impact on landscape and the setting and character of heritage assets. Further growth at Pucklechurch in this site is also potentially impeded by infrastructure constraints caused by the capacity of the local foul water processing facility.
SG841	Land to the rear of Home Farm	*No*	n/a	Although Yate has suitable access to services and facilities the location of this site on the north eastern edge of Yate means that reasonable walking access cannot be achieved to services and facilities including education. Therefore, development here would result in unsustainable outcomes. The site currently does not have access to a suitable public transport service and it is unlikely to be capable of supporting a service in future. Development here is likely to reinforce car dependent travel on the local network.
SG842	Land at Berrows Mead	*Yes*	FC15	The site is located in Rangeworthy which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Rangeworthy with fewer constraints and mitigations required than alternative sites.

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SG850	Land west of B4061	*Yes*	THO3	The site is located on the south west edge of Thornbury in close proximity to the town centre where access to some services and facilities can be achieved. Like other sites in Thornbury it does not enhance or provide for an increased employment offer, to assist with addressing the imbalance between recent growth of homes and lack of employment land growth. However, site is well located for accessing the town centre and public transport options in that locality. The site is proposed for a small number of homes compared to other sites proposed in Thornbury and therefore its impacts on the local transport network including public transport services are considered less that other larger promotions. The site is promoted for a small amount of additional homes considered to be proportionate against the homes that will already build out through commitments and although the delivery of further homes will put additional pressure on the local road network this site could deliver the homes whilst minimising harm compared to other sites. The Green Belt Part 2 Assessment has found that the overall contribution to the five purposes is Significant. Please see the Green Belt Assessment Part 2 for further details.
SG957	Land at Hempton Court, Park Avenue, Aztec West Business Park	*No*	n/a	The site is proposed for employment uses within an existing safeguarded employment area.
SG853	Land North of Moorslade Lane	*No*	n/a	Development on this site will likely require significant new infrastructure solutions particularly at motorway junction 14 on the M5. The site is located within Falfield which has experienced significant unplanned growth through speculative applications during the Core Strategy without the corresponding investment in a suitable level of services and facilities including education provision. Falfield lacks safe walking access to a primary and secondary school within a suitable distance. The site is impacted by a decline in suitable public transport to access services and facilities. Growth in this part of the district will be car dependent with no suitable public transport offer.
SG855	Land at Dyers Lane	*No*	n/a	The site was previously included in the Emerging Preferred Strategy however after further consideration the site was considered to be separated from Yate and other sites are considered more appropriate to deliver housing need over the plan period.

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SG964	Land Northeast of Highbrook View, Harry Stoke	*No*	n/a	The site is already included on the Housing Trajectory to deliver in the plan period.
SG979	Land at Leechpool, Ladden Garden Village, Yate	*No*	n/a	The site is already included on the Housing Trajectory to deliver in the plan period.
SG981	Land to the south side of Bristol road	*No*	n/a	During the Phase 3 consultation we explored locations such as Cromhall where multiple deliverable sites where identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.
SG861	Bolbrek Filton Road	*Yes*	FD2	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol The site is located in Frenchay on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG864	Land South of Luckington Road	*Yes*	CS2	The site is located in Acton Turville which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Acton Turville with fewer constraints and mitigations required than alternative sites.
SG868	Carsons Green, East of the A4174	*Yes*	BV9	Development at this site adjacent to the urban area of greater Bristol means it will be able to take advantage of existing infrastructure. However, development of this site will significantly increase highway flows along the A4174 and wider local road network and solutions will be required to mitigate these. The council continues to explore the solutions for these which are not limited to any single site promotion in the EPS along the East Fringe and will require a strategic solution. Solutions for these will need to include the identification, funding and delivery of schemes working with partners including National Highways, Mayoral Combined Authority, neighbouring UA's as well as the individual site promoters. The site is located adjacent to the urban area of greater Bristol which has a suitable level of services and facilities. The site does not have suitable access to public transport however has the

Site code	Site name	Included in the Regulation 19 Local Plan?	Regulation 19 Local Plan Allocation Reference	Summary of Council's reasons for selecting or rejecting the site
				potential to support the introduction of new public transport services connecting the east fringe to main service centres including Bristol and Yate and main employment centres in the North Fringe and Severnside.
SG871	Tytherington Quarry, Tytherington Road	*Yes*	FC13	The site will deliver a small amount of additional rural employment over the plan period and will therefore support the rural economy on a site with minimal constraints and mitigations required.
SG872	Barnhill Quarry	*Yes*	CS3	The site was previously considered undevelopable/undeliverable in the HELAA due to achievability constraints and did not progress further at that time. New information submitted by the promoter has been assessed and previous concerns in the HELAA regarding the achievability of the site have been resolved.
SG873	Land east of Webbs Heath	*No*	n/a	The location of the site means it is unlikely to be a suitable choice to bring forward in the plan period on its own. The site in combination with adjacent sites would likely require a solution to mitigate capacity issues generated particularly along the A4174 ring road. The site is in proximity but removed from the urban edge of greater Bristol and it is unlikely that this site would be a suitable choice to bring forward on its own with adjacent promotions being more clearly related to the urban area of greater Bristol. The site is in proximity to the east fringe however its specific location means is does not have suitable access to services and facilities including healthcare, retail and food services.
SG885	Site W2, Land off, Bristol Road	*No*	n/a	The site is located in Winterbourne which is considered to have a suitable level of services and facilities however the level of proportionate growth for Winterbourne can be delivered on sites with fewer constraints.
SG889	The Grange School,	*Yes*	EF5	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections. Site is partly brownfield. Site has a number of constraints including being within Warmley Conservation Area (33%) and being in close proximity to numerous listed buildings however it is considered likely that these constraints could be avoided/mitigated.

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SG057	Land at Bristol Road, Cromhall	*No*	n/a	During the Phase 3 consultation we explored locations such as Cromhall where multiple deliverable sites where identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.
SG892	Land at Hortham Lane, Almondsbury	*No*	n/a	The site is of a scale that would likely require major infrastructure investment however it is unclear how this will be identified, funded and delivered. It is unclear what impact this may have on the sites ability to deliver in the plan period with the majority of homes potentially delivering beyond the plan period. Development on this site will likely require significant new infrastructure solutions particularly along the A38 and at motorway junctions 14 and 16 on the M5 which would have significant capacity and safety concerns. The current CRSTS scheme along the A38/ Bradley Stoke Way and currently progressing through Full Business Case pathway provides a focus on walking and cycling upgrades along the A38. The design work has identified a number of opportunities to provide additional public transport priority and these will be included in final scheme (where it delivers overall benefits to bus users). Adding large numbers of new car based trips on the corridor will add congestion that we will directly impact reliability of existing bus services, reducing the attractiveness of the mode. The current proposed upgrades to the A38 will not mitigate this additional flow and there is limited further opportunity for more mitigations along the A38 as outlined in relevant CRSTS schemes for the A38 and subsequent outline business case. The site is not related to any existing settlement and therefore has no access to suitable services and facilities. The scale of the site means that some services and facilities may be delivered on site however there is no employment offer and the development is likely to generate significant private car trips into Bristol to access services and facilities including employment adding to existing pressures on the local and strategic road network and it is unclear how the development will mitigate this. The majority of the site is removed from the A38, please see criteria three, which reduces the extent that a potential future community will can utilise the public transport which currently runs along the A38. This is considered significant given the scale of proposed growth on the site.The site has constraints including an overhead powerline and poles, two gas pipelines, potential contamination (7.58%), and heritage, landscape, and archaeology constraints . Archaeology constraints are known and would need to be kept in situ which has a further impact on the developable area. The site is located in the GB (100%).

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				Parts of the site adjacent to the main arterial route into Bristol (A38) do not appear to have clear landowner support for development, this and a combination of on site constraints mean the developable area would be some distance from the main existing transport corridor along the A38.
SG894	Land at Gloucestershire Road	*No*	n/a	The site is not related to any existing settlement and therefore has no access to suitable services and facilities. There is no suitable public transport connection to services and facilities. Alternative sites have been selected to deliver growth in the plan period in more sustainable locations.
SG896	Glenfern and Land to East of Carsons Road	*Yes*	BV16	The site will deliver a small amount of additional employment over the plan period and will therefore support the rural economy on a site with minimal constraints and mitigations required.
SG897	Land north of A420 and south if Goose Green	*Yes*	BV13	Development at this site adjacent to the urban area of greater Bristol means it will be able to take advantage of existing infrastructure. However, development of this site will significantly increase highway flows along the A4174 and wider local road network and solutions will be required to mitigate these. The council continues to explore the solutions for these which are not limited to any single site promotion in the EPS along the East Fringe and will require a strategic solution. Solutions for these will need to include the identification, funding and delivery of schemes working with partners including National Highways, Mayoral Combined Authority, neighbouring UA's as well as the individual site promoters. The site is located adjacent to the urban area of greater Bristol which has a suitable level of services and facilities. The site does not have suitable access to public transport however has the potential to support the introduction of new public transport services connecting the east fringe to main service centres including Bristol and Yate and main employment centres in the North Fringe and Severnside.
SG901	Abson Road Pucklechurch	*No*	n/a	The site is located in Pucklechurch which is considered to have a suitable level of services and facilities however the level of proportionate growth for Pucklechurch can be delivered on sites with fewer constraints, including impact on landscape and the setting and character of heritage assets.

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				Further growth at Pucklechurch in this site is also potentially impeded by infrastructure constraints caused by the capacity of the local foul water processing facility.
SG906	Land Adjacent to 82 Gloucester Road Rudgeway BS35 3RS	*No*	n/a	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site is not related to any existing settlement and therefore has no access to suitable services and facilities. There is a suitable public transport connection to services and facilities in Bristol however the site would likely be reliant on the private car to access services and facilities including education and employment.
SG910	Homeapple Close	*Yes*	BV15	The site will deliver a small amount of additional rural employment over the plan period and will therefore support the rural economy on a site with minimal constraints and mitigations required.
SG912	Land east of Chipping Sodbury	*No*	n/a	The site has constraints including multiple designated and non-designated heritage assets and their settings. It is considered that development of this site would result in harm to the heritage assets and their setting which it is considered cannot be mitigated. There is also considered to be an impact on the setting of the Cotswold AONB national landscape.
SG914	Land at Tanhouse Meadows Yate	*No*	n/a	The site is of a scale that would likely require major infrastructure investment however it is unclear how this will be identified, funded and delivered. It is unclear what impact this may have on the sites ability to deliver in the plan period. Proposals for the main vehicular access through the existing Yate New Neighbourhood which is currently building out is not considered appropriate for the local road network an therefore an alternative solution to that currently proposed by the promoter would be needed. The scale of growth is considered disproportionate to the existing access to services and facilities of North Yate with no proposals to expand or enhance these or deliver new additional services and facilities. The site is considered to be a significant distance from existing services and facilities at Yate Town Centre with no public transport offer.
SG059	Land to rear of Ducie Close, Cromhall, GL12 8AH	*No*	n/a	During the Phase 3 consultation we explored locations such as Cromhall where multiple deliverable sites where identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.

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SG917	Land at Tytherington	*No*	n/a	Proportionate growth at Tytherington will be delivered over the plan period from sites already granted permission form speculative applications and appeals. Further growth at Tytherington on other sites such as this one is not considered a sustainable approach.
SG924	Land Off Tockington Lane	*Yes*	SV9	The site is located in Almondsbury which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Almondsbury with fewer constraints and mitigations required than alternative sites.
SG925	46 Broad Street	*Yes*	EF6	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections. Site is brownfield land. The site is not affected by any constraints.
SG926	The Quarters Colony Farm	*Yes*	SV10	The site is located in Hortham which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Hortham with fewer constraints and mitigations required than alternative sites.
SG121	Land at, Cromhall, South Gloucestershire	*No*	n/a	During the Phase 3 consultation we explored locations such as Cromhall where multiple deliverable sites where identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.
SG928	Land to the North of Berkeley Vale Motors	*Yes*	SV12	Further engagement with education colleagues has meant the previous capacity of 100 has been increased to allow further growth at Alveston which will now be able to support the delivery of 250 homes over the plan period. This site is considered to be able to deliver the level of proportionate growth for Pucklechurch with fewer constraints and mitigations required than alternative sites.
SG929	Land at Swan Lane	*No*	n/a	The site is located in Winterbourne which is considered to have a suitable level of services and facilities however the level of proportionate growth for Winterbourne can be delivered on sites with fewer constraints.

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SG934	West of Carsons Road	*Yes*	NC1	The site will deliver a small amount of additional employment over the plan period and will therefore support the rural economy on a site with minimal constraints and mitigations required.
SG158	Land adjacent, Westways, Wotton Road, Rangeworthy	*No*	n/a	During the Phase 3 consultation we explored locations such as Rangeworthy where multiple deliverable sites were identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.
SG942	Land to south of Trench Lane, Winterbourne	*Yes*	SV13	The site is included in Preferred Strategy to support housing delivery of the plan period. The sites proximity to the Greater Bristol Urban Edge gives the site suitable access to services and facilities as well as public transport connections. The site is adjacent to the Woodland s larger site promotion and can also support and benefit the delivery of services and facilities here. The site has a number of constraints including 51% contamination, Oil Pipeline buffer required, 2% FZ2, 12% Surface water. The site is located in the Green Belt (100%).
SG946	Pomphrey Hill, Mangotsfield	*Yes*	EG4	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban area of greater Bristol. The site is located in Mangotsfield on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG228	Land off, Wotton Road, Rangeworthy	*No*	n/a	During the Phase 3 consultation we explored locations such as Rangeworthy where multiple deliverable sites were identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.
SG731	Land at Townwell, Cromhall	*No*	n/a	During the Phase 3 consultation we explored locations such as Cromhall where multiple deliverable sites where identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.

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SG963	CEMEX Floors, London Road, Wick,	*Yes*	BV7	The site is located in Wick which is considered to have a suitable level of services and facilities and this site is considered to be able to deliver the level of proportionate growth for Wick with fewer constraints and mitigations required than alternative sites.
SG740	Land at Talbots End, Cromhall	*No*	n/a	During the Phase 3 consultation we explored locations such as Cromhall where multiple deliverable sites where identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.
SG970	Filton Retail Park, Fox Den Road, Stoke Gifford	*Yes*	NF5	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections. The site has a number of constraints including being previously developed land however it is considered likely that these could be avoided / mitigated.
SG974	Land at Westfield Lane, Stoke Gifford	*Yes*	NF6	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections. The site is not affected by any constraints however it falls within CS12 area safeguarded for employment.
SG977	The Aviva Centre, Stoke Gifford	*Yes*	NF7	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections. The site has a number of constraints including being previously developed land.
SG978	Land at Ladden Garden Village, Yate	*Yes*	YA2	The site is within the urban area of Yate. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections.
SG757	Land south of Wickwar Road, Rangeworthy	*No*	n/a	During the Phase 3 consultation we explored locations such as Rangeworthy where multiple deliverable sites were identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of

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				sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.
SG980	Land Adjacent to Bitton Sports and Social Club	*Yes*	BOC6	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol The site is located in Bitton on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG817	Land to west of Wotton Road	*No*	n/a	During the Phase 3 consultation we explored locations such as Rangeworthy where multiple deliverable sites were identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.
SG851	Land to the west of Wotton Road	*No*	n/a	During the Phase 3 consultation we explored locations such as Rangeworthy where multiple deliverable sites were identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.
SG886	Land to north of New Road, Rangeworthy	*No*	n/a	During the Phase 3 consultation we explored locations such as Rangeworthy where multiple deliverable sites were identified but which where constrained by local access to services and facilities or public transport connections including a cap on local education facilities capacity. At this stage a number of sites including this one have not been taken forward into the preferred strategy as an alternative site has been able to meet the proportionate housing number for the village.
SG985	Land at Hambrook Lane, Harry Stoke	*Yes*	NF8	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol The site is located in Harry Stoke on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.

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SG990	Mounds Court Farm, Webbs Heath Lane	*Yes*	BV10	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol. The small site is located on previously developed land within the larger Warmly North Strategic Urban Extension the edge of the urban area of greater Bristol which will be of a scale to deliver suitable access to services and facilities. The site in combination with the larger urban extension will also deliver suitable public transport access to main service centres.
SG996	Kendleshire Golf Course Annex, Badminton Road	*No*	n/a	Development of this site will significantly increase highway trips along the Badminton Road onto the Wick Wick Roundabout and will significantly increase highway flows along the A4174 and wider local road network. This level of additional highway demand on a heavily congested Badminton Road corridor is likely to have significant impacts on journey time reliability. The promoter has not set out deliverable mitigation(s) of these impacts. The site is located adjacent to the urban area of greater Bristol which has a suitable level of services and facilities. The site does have suitable access to public transport however the issues raised regarding the A432 will also have a negative impact on the current public transport services which are unable to operate independently of private vehicle commuter trips. This will impact the quality and reliability of public transport services as additional vehicular traffic is added to the A432 from this development with no identified, funded or deliverable mitigations to ensure the future quality of public transport services. The Green Belt Part 2 Assessment has found that the overall contribution to the five purposes is Significant. Please see the Green Belt Assessment Part 2 for further details.
SG998	Land North of Ladden Garden VIllage and West of Wickwar Road	*No*	n/a	The site is of a scale that would likely require major infrastructure investment however it is unclear how this will be identified, funded and delivered. It is unclear what impact this may have on the sites ability to deliver in the plan period. Proposals remain for vehicular access through the existing Yate New Neighbourhood which is currently building out and this is not considered appropriate for the local road network. The promoter has outlined that primary access would be onto the Wickwar Road however it is not clear what impact this would have on the local road network and how residents would access key services and facilities. The scale of growth is considered disproportionate to the existing access to services and facilities of North Yate with no proposals to expand or enhance these or deliver new

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				additional services and facilities. The site is considered to be a significant distance from existing services and facilities at Yate Town Centre with no public transport offer.
SG999	Land on the East side of Bath Road, North Common Warmley	*Yes*	BV14	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol The site is located in Warmley on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG1000	Land adjoining Bath Road, Bridgeyate	*Yes*	BOC7	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol The site is located in Warmley on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG1001	Land on the East side of Bath Road, North Common Warmley	*Yes*	BOC8	The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period and can take advantage of existing infrastructure into the urban edge of greater Bristol The site is located in Oldland on the edge of the urban area of greater Bristol with suitable access to services and facilities. The site also has suitable public transport access to main service centres.
SG1002	Land Behind Former Thornbury Health Centre, Prowse Close, Thornbury	*Yes*	TH1	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has access to services and facilities and public transport connections within Thornbury Town Centre.
SG1003	Former Castle School, Gloucester Road, Thornbury	*Yes*	TH2	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has access to services and facilities and public transport connections within Thornbury Town Centre.
SG1004	Former Whirlpool Site, Station Road, Yate	*Yes*	YA5	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections.

Site code	Site name	Included in the Regulation 19 Local Plan?	Regulation 19 Local Plan Allocation Reference	Summary of Council's reasons for selecting or rejecting the site
SG1005	Harry Stoke Road, Harry Stoke	*Yes*	NF9	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections.
SG1006	Cranleigh Court, Yate	*Yes*	YA6	The site is within the urban area and can take advantage of existing infrastructure. The site does not require major new infrastructure and is considered to be developable or deliverable in the plan period. The site has suitable access to services and facilities and public transport connections.
SG1007	Former Watermore Junior School	*Yes*	FC14	The site is located in Frampton Cotterell which is considered to have a suitable level of services and facilities, and this site is considered to be able to deliver the level of proportionate growth for Frampton Cotterell with fewer constraints and mitigations required than alternative sites.