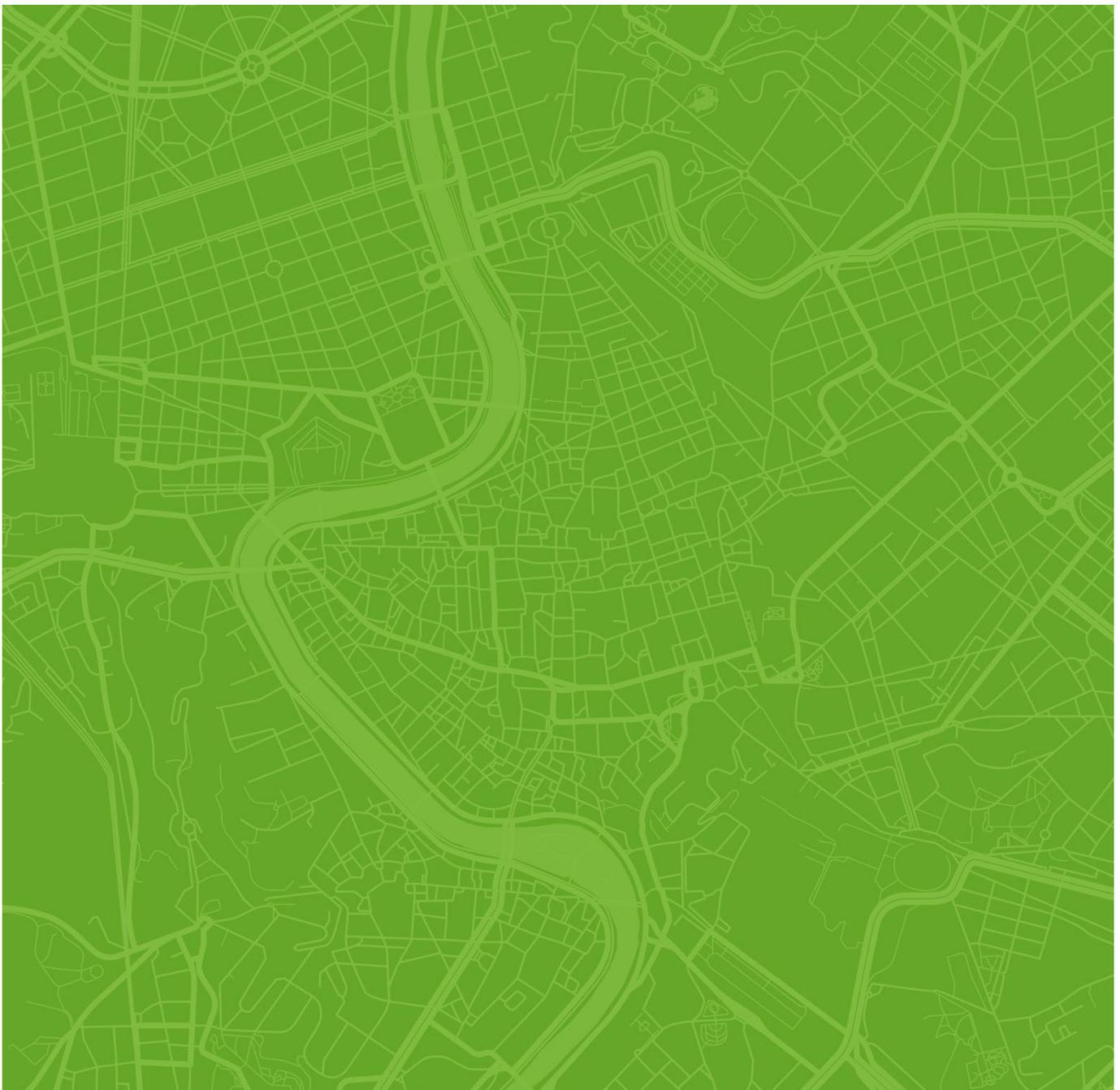


South Gloucestershire Council

**South Gloucestershire Local Plan 2020
Phase 2: Urban, Rural and Key Issues
Consultation Document
Sustainability Appraisal Report**

Final report
Prepared by LUC
February 2022



South Gloucestershire Council

**South Gloucestershire Local Plan 2020 Phase 2:
Urban, Rural and Key Issues Consultation
Document
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 South Gloucestershire Local Plan 2020.

1.2 This report relates to, and should be read in conjunction with, the South Gloucestershire Local Plan 2020 Phase 2: Urban, Rural and Key Issues consultation document (February 2022). LUC previously prepared an integrated SA/SEA Report for the Phase 1: Issues and Approaches consultation document¹ in November 2020 and this report builds on that earlier work as well as the SA Scoping Report (October 2020) for the Local Plan.

Geographical context for the South Gloucestershire Local Plan 2020

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 285,093, giving a population density of 574 people per square kilometre². Almost two thirds (62.3%) of the South Gloucestershire's population is of working age; of this 83.3% are economically active, which is slightly above the national average of 78.5%. The largest group (26.7%) of people are in professional occupations, and just over half (51.8%) of the population are within Major Employment Groups 1-3 (Managers, Directors and Senior Officials;

¹ LUC (2020) SA of the South Gloucestershire Local Plan 2020 Phase 1 – Issues and Approaches Document. Available: <https://beta.southglos.gov.uk/wp-content/uploads/SA-of-the-South-Gloucestershire-Phase-1-Local-Plan-document.pdf>

² ONS (2020) Estimates of the population for the UK, England and Wales, Scotland and Northern Ireland (Mid-2019). Available: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalesscotlandandnorthernireland>

Professional Occupations; and Associate Professional and Technical)³.

1.5 The eastern side of South Gloucestershire lies within the Cotswolds Area of Outstanding Natural Beauty (AONB), 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 271 Sites of Nature Conservation Importance (SNICIs).

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 2,085 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 2020

1.8 The South Gloucestershire Local Plan 2020 is a development plan document (DPD) that will cover the whole administrative area of South Gloucestershire. The plan period will cover the 18-years from the date of adoption. It is expected that the Local Plan will be adopted in 2024, and

therefore it would cover the period from 2024 to 2042. The plan will eventually replace the adopted planning policies in the Core Strategy 2006 – 2027 (adopted in 2013) and the Policies, Sites and Places Plan (adopted in 2017) and, where appropriate, policies from the Joint Waste Core Strategy (adopted in 2011).

1.9 South Gloucestershire Council has decided to review the Local Plan given the time that has elapsed since the Core Strategy and its spatial principles were examined. This decision also reflects the changes that have occurred both nationally (such as a change in national planning policy and guidance) and locally (including the Council's Climate Emergency declaration in July 2019).

1.10 Once adopted, the Local Plan 2020 will set out a new growth strategy for the South Gloucestershire area, describe where and how many new homes, jobs and infrastructure are to be provided as well as identifying areas for protection over the 15-year plan period. As part of this, the Local Plan 2020 will need to 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. These decisions will be taken in light of and will need to be in conformity with the work being undertaken for the sub-regional Spatial Development Strategy (SDS) for the West of England Combined Authority (WECA) area (described further ahead in this section), which will have implications for the distribution of development in the plan area.

1.11 The Local Plan 2020 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 2020 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. In the current Phase 2 consultation document the Council is seeking to begin a more detailed discussion on where growth, change and protection might take place. **Chapter 2** describes the specific sections of the Phase 2 document which have been subject to SA in this report.

1.12 The main chapters of the Phase 2 consultation document (February 2022) are as follows:

- Introduction – Local Plan Phase 2: Sets out the purposes of the Local Plan, contents of the Phase 2

³ Nomis (Accessed January 2022) Labour Market Profile – South Gloucestershire

Chapter 1

Introduction

South Gloucestershire Local Plan 2020 Phase 2: Urban, Rural and Key Issues Consultation Document
February 2022

document and what will be included in the next stage of new Local Plan.

- **Key Issues – Update:** Summarises the responses received to the Phase 1 consultation in relation to the key issues set out in that document and refers to the updated issues on the Council’s website.
- **New Local Plan Objectives – Update:** Summarises the responses received to the Phase 1 consultation in relation to the Potential Priorities and Guiding Principles for the Local Plan and explains their evolution into a single set of objectives, which relate to homes, travel and transport, environment, design and place-making, economy and infrastructure.
- **New Homes and Jobs – Key Targets and Information:** Explains the scale of housing and employment growth to be delivered through the Local Plan.
- **New Strategy – Where to Grow and Protect:** Summarises the outcomes of the Phase 1 consultation in relation to the five strategy ‘building blocks’ and explains the focus of the Phase 2 consultation on the ‘urban lifestyles’ and ‘creating sustainable rural villages’ building blocks.
- **Urban Lifestyles – Update:** Summarises the outcomes of the Phase 1 consultation and confirms that the new Local Plan strategy for growth will start by optimising density in the most sustainable areas.
- **Urban Lifestyles – What will be Different:** Sets out the main aspects of the new Urban Lifestyles approach which differ from the existing policy approach in relation to amenity space, room sizes, parking standards, requirements for open space and density requirements.
- **Urban lifestyles – Locations and Sites:** Summarises the outcomes of the Phase 1 consultation and for each urban lifestyle area, sets out a summary of how future development will be managed, proposed density ranges and proposed sites for new development. Proposed safeguarded employment areas are also identified.
- **Creating Sustainable Rural Villages and Settlements:** Summarises the outcomes of the Phase 1 consultation and sets out potential growth pathways for South Gloucestershire’s rural areas.
- **Developing a Strategy for Renewable Energy:** Sets out how the Council intends to develop a positive strategy for renewable energy generation in South Gloucestershire.
- **Strategic Green Infrastructure Network:** Sets out the Council’s proposals for where the Strategic GI Network

should be and identifies nine corridors within the network.

- **Phase 2 Planning Policies:** Sets out five proposed strategic and non-strategic policies.

Relationship with the Spatial Development Strategy

1.13 As set out in the Local Plan Phase 2 consultation document, South Gloucestershire lies within the West of England sub-region, which is planning for significant growth of homes, jobs and infrastructure. The West of England Combined Authority (WECA) is preparing high level plans setting out how this might be brought forwards - the Spatial Development Strategy (SDS) and new Joint Transport Strategy.

1.14 The SDS will provide the strategic direction on how the sub region will grow and change and will address key issues such as climate change, green infrastructure and nature recovery.

1.15 WECA is planning to publish the draft SDS in Spring 2022 and it will be subject to a 12-week consultation, when residents and businesses across the region will be invited to share their views

1.16 The South Gloucestershire Local Plan will need to be developed in parallel with the SDS, to confirm the level of new homes and jobs needed in South Gloucestershire and identify locations to meet this need. However, in advance of the SDS, the Council believes that it is helpful to consult on matters that are local and relevant to South Gloucestershire and are complementary to strategic planning through the SDS

1.17 Once the SDS is further advanced, the next stage of the Local Plan will need to explore how the sub regional aims and strategy might be delivered in South Gloucestershire and make decisions locally on where change and growth could happen. The Council will discuss individual sites and places with communities at that time. It will also be necessary to balance options for growth and development with enhancement and protection of the environment, the declared climate emergency and South Gloucestershire’s own local issues.

1.18 Key content of the future SDS which will be developed in parallel with the new South Gloucestershire Local Plan and shape its future include:

- A housing requirement for the WECA area and targets for Bristol City Council, Bath and North East Somerset Council and South Gloucestershire – although WECA may wish to increase, beyond the standard method, the number of homes to be planned for in South

Gloucestershire. At this time however, there is no certainty as to the exact number of additional homes.

- Broad areas where large scale growth should be investigated – this will shape future Local Plan options for large scale growth, for example urban extensions or new settlements.
- A range of strategic planning policies that will overlap and work with policies in the new Local Plan to provide consistent planning approaches across the WECA area on key issues.

Sustainability Appraisal and Strategic Environmental Assessment

1.19 Under the amended Planning and Compulsory Purchase Act 2004⁴, 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) Directive (European Directive 2001/42/EC), as transposed into law in England by the SEA Regulations⁵. These Regulations remain in force despite the UK exiting the European Union in January 2020; therefore it is a legal requirement for the South Gloucestershire Local Plan 2020 to be subject to SA and SEA at all stages throughout its preparation.

1.20 The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal

process (as advocated in the Government’s Planning Practice Guidance⁶), whereby users can comply with the requirements of the SEA Regulations through a single integrated SA process – this is the process that is being undertaken for the South Gloucestershire Local Plan. From here on, the term ‘SA’ should therefore be taken to mean ‘SA incorporating the requirements of the SEA Regulations’.

1.21 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

1.22 Table 1.1 overleaf signposts the relevant sections of this SA Report that are considered to meet the SEA Regulations requirements. This table will be included in the SA Reports prepared at each stage of the SA to show how the requirements of the SEA Regulations have been met through the SA process.

Table 1.1: Meeting the requirements of the SEA Regulations

SEA Regulations Requirement	Covered in this SA Report?
Environmental 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: <ul style="list-style-type: none"> ■ 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.

⁴ The Planning and Compulsory Purchase Act 2004 was amended under the Environmental Assessments and Miscellaneous Planning (EU Exit) Regulations 2018

⁵ SEA Regulations (Statutory Instrument 2004, No 1633, as amended by Statutory Instrument 2018 No 1232 and by Statutory Instrument 2020 No 1531)

⁶ Ministry of Housing, Communities and Local Government (last updated 31 December 2020) Planning Practice Guidance: <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

SEA Regulations Requirement	Covered in this SA Report?
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.
<p>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:</p> <ul style="list-style-type: none"> 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). 	Chapters 4 and 5 and Appendix E.
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.	Chapters 4 and 5 and Appendix E.
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
A description of the measures envisaged concerning monitoring in accordance with regulation 17.	Chapter 6
A non-technical summary of the information provided under paragraphs 1 to 9.	A separate non-technical summary document will be prepared to accompany the final version of the 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:	Addressed throughout this SA report.

SEA Regulations Requirement	Covered in this SA Report?
<ul style="list-style-type: none"> ■ 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. <p>(Regulation 12 (3))</p>	
Consultation	
<p>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.</p> <p>(Regulation 12(5))</p>	<p>Focused 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.</p>
<p>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.</p> <p>As soon as reasonably practical after the preparation of the relevant documents, the responsible Authority shall:</p> <ul style="list-style-type: none"> ■ 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: <ul style="list-style-type: none"> – (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; – (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. <p>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.</p> <p>(Regulation 13 (1), (2), and (3))</p>	<p>Consultation on the Local Plan 2020 Phase 2 document is taking place between February and March 2022. The consultation documents are accompanied by this SA Report.</p> <p>Consultation on the Local Plan 2020 Phase 1 document previously 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.</p>

SEA Regulations Requirement	Covered in this SA Report?
<p>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:</p> <ul style="list-style-type: none"> ■ 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. <p>(Regulation 14 (1))</p>	<p>N/A.</p>
<p>Taking the environmental report and the results of the consultations into account in decision-making (relevant extracts of Regulation 16)</p>	
<p>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:</p> <ul style="list-style-type: none"> ■ 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. <p>(Regulation 16(1))</p>	<p>Requirement will be met after adoption of the Local Plan.</p>
<p>As soon as reasonably practicable after the adoption of a plan or programme:</p> <ul style="list-style-type: none"> ■ 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: <ul style="list-style-type: none"> – How environmental considerations have been integrated into the plan or programme; – How the environmental report has been taken into account; – 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. 	<p>Requirement will be met after adoption of the Local Plan.</p>
<p>Monitoring</p>	

SEA Regulations Requirement	Covered in this SA Report?
<p>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.</p> <p>(Regulation 17(1))</p>	<p>Requirement will be met after adoption of the Local Plan.</p>

Structure of this report

1.23 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:

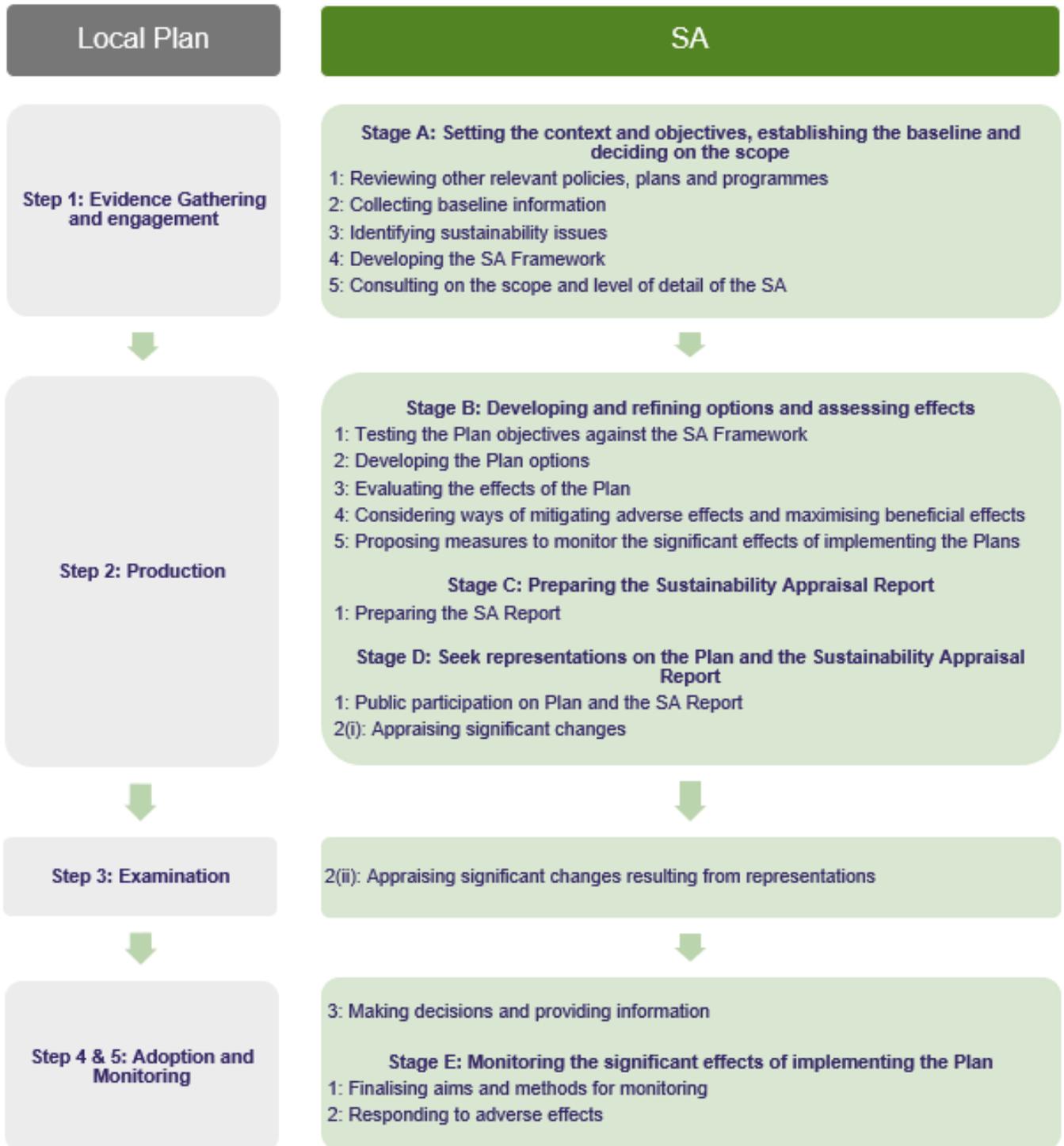
- **Chapter 2: Methodology** describes the approach that is being taken to the SA of the new Local Plan.
- **Chapter 3: Sustainability Context for Development in South Gloucestershire** describes the relationship between the new South Gloucestershire Local Plan and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of South Gloucestershire and identifies the key sustainability issues.
- **Chapter 4: Sustainability Appraisal Findings for the Policy Approaches** summarises the SA findings for the reasonable alternative policy options that were considered in the Local Plan 2020 Phase 2 document.
- **Chapter 5: SA Findings for the Site Options** summarises the SA findings for the reasonable alternative site options.
- **Chapter 6: Monitoring** describes the approach that should be taken to monitoring the likely significant effects of the new Local Plan and proposes monitoring indicators.
- **Chapter 7: Conclusions** summarises the key findings from the SA of the Local Plan Phase 2 document and describes the next steps to be undertaken.
- **Appendix A** – Presents the consultation comments that were received in relation to the Scoping Report and the Phase 1 SA Report and explains how each one has been addressed or will be addressed in later reports.
- **Appendix B** – Review of relevant plans, policies and programmes.
- **Appendix C** – Baseline information for South Gloucestershire.
- **Appendix D** – Effects criteria for site appraisal work.
- **Appendix E** – SA matrices for the site options.

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 2020 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 2020 to date and provides information on the subsequent stages of the process.

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 2020 was also presented.
- A Sustainability Appraisal framework was prepared, setting out the SA objectives against which options and subsequently policies would be appraised. South Gloucestershire's previous Local Plan Sustainability Appraisals provided the starting point for the development the SA objectives for the Local Plan 2020. 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's 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 – these changes were made in the SA Report for the Phase 1 Local Plan (November 2020), which also presented the consultation responses table, and are carried through into this report. 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.

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 and will continue to be updated as appropriate throughout the SA process 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 and conformity with national policy will also be taken into account by plan-makers when selecting options for their plan.

2.13 **Table 2.1** describes the specific sections of the Phase 2 consultation document which have been subject to SA and a brief overview of them.

2.14 Although the consultation document includes an indication of the likely number of homes to be delivered through the Local Plan, this has not been subject to SA at this stage. The SDS will confirm the number of homes for South Gloucestershire to accommodate and the Local Plan is being developed in parallel to the SDS. South Gloucestershire Council has advised that the housing number and diagram set out in the consultation document is presented for information only at this stage, to illustrate the application of the standard method and one of the steps to understanding the level of growth the Council will need to plan for, in advance of the SDS progressing further. Therefore, at this point there are no reasonable alternative options identified for appraisal.

Table 2.1: Sections of the South Gloucestershire Local Plan 2020 Phase 2 document that have been subject to SA

Section	Description
Local Plan Objectives (Section 3)	Three overarching objectives and 33 sub-objectives have evolved from the Potential Priorities and Guiding Principles previously set out in the Phase 1 consultation.
Proposed Planning Approaches (Section 8)	Drawing on the outcomes of the Phase 1 consultation, the Phase 2 document focuses on the ‘urban lifestyles’ and ‘creating sustainable rural villages’ building blocks. Section 8 of the consultation document sets out a proposed planning approach (including density ranges) for each of 20 locations within South Gloucestershire.
Proposed Site Options (Section 8)	Along with the Proposed Planning Approach for each location, Section 8 of the consultation document identifies proposed sites for new development, where the Council thinks that there is potential for change over the plan period and where this could be guided by an allocation in the Local Plan. These sites are informed by evidence from the Council’s Call for Sites our employment land evidence, and from masterplanning work which is taking place in Kingswood and Yate.
Safeguarded Employment Areas (Section 8)	There are land allocations in the adopted Core Strategy (policy CS12) which are currently safeguarded and protected for employment uses and development. Section 8 of the consultation document sets out those areas where the current safeguarding protection is proposed to be continued as well as areas where an option exists to keep protecting for employment uses or allow a mixture of uses, change to residential or other proposals to diversify the type of development on the employment area.
Strategy for Renewable Energy (Section 10)	The consultation document sets out at a high level the Council’s proposed approach to developing a positive strategy for renewable energy generation in South Gloucestershire.

Section	Description
Strategic Green Infrastructure Network (Section 11)	The consultation document sets out at a high level the Council's proposed approach to identifying a new and updated Strategic Green Infrastructure Network, which would be safeguarded as part of the new Local Plan.
Phase 2 Planning Policies (Section 12)	Five draft policies are set out, covering the following topics: <ul style="list-style-type: none"> ■ Strategic Green Infrastructure and Environment ■ Houses in Multiple Occupation (HMOs) ■ Urban Lifestyles and Density ■ Biodiversity and Net Gain ■ Rural Exception Sites & Community Led Rural Sites

2.15 The Phase 2 consultation document builds on the Phase 1 consultation, which was set out as the starting point for discussing the issues, priorities and potential approaches for the new South Gloucestershire Local Plan. The Phase 1 document highlighted the issues, challenges and opportunities presented in planning the future of the plan area. It acted as the beginnings of the process to consult on whether the correct issues and priorities had been identified for the new Local Plan to address.

2.16 The high level approaches and principles for development were included in the Phase 1 document alongside some early draft policies addressing strategic and non-strategic issues for South Gloucestershire.

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

2.18 Site options were not included in the Phase 1 consultation document. The Council undertook a Call for Sites between July and October 2020 and the sites submitted through this exercise within the existing urban areas, Thornbury and Yate have been assessed through the HELAA process, with any 'unreasonable' site options, including those not considered to be potentially 'suitable', 'available' or 'achievable', discounted. This approach is reflective of the Council's desire to understand at this stage the potential of sites within these areas, in line with national policy. The sites submitted which are located outside of the urban area will be assessed through the HELAA process in due course and considered in the context of the outputs of the SDS through future stages of preparing the Local Plan.

2.19 The policy options set out in the Phase 1 consultation document were subject to SA by LUC during autumn 2020 and the findings were presented in the accompanying SA Report. The policy approaches set out in the Phase 2 consultation document are appraised in **Chapter 4** of this SA Report and the reasonable alternative site options are presented in **Chapter 5**.

SA Stage C: Preparing the Sustainability Appraisal report

2.20 This SA Report describes the process that has been undertaken to date in carrying out the SA of the South Gloucestershire Local Plan 2020.

2.21 It sets out the findings of the appraisal of the Phase 2 consultation document, 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 options have been included alongside the appraisal of their expected effects.

SA Stage D: Consultation on the South Gloucestershire Local Plan 2020 and this SA Report

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

2.23 South Gloucestershire Council is inviting comments on the Local Plan 2020 Phase 2 consultation document and this SA Report. Both documents are being published on the Council's website for consultation between February and March 2022. Consultation comments on this SA Report will be taken into account in the subsequent stage of the SA.

SA Stage E: Monitoring implementation of the new Local Plan

2.24 Early 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 2020 are presented in **Chapter 6**. These indicators will need to be kept under review and updated at the subsequent stages of the SA to ensure they reflect the most up to date indicators and data collection sources available at the time the Local Plan is adopted.

Appraisal methodology

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

Table 2.2: Key to symbols and colour coding used in the SA of the South Gloucestershire Local Plan 2020

Symbol	Effect
++	Significant positive effect likely.
+	Minor positive effect likely.
-	Minor negative effect likely.
--	Significant negative effect likely.
0	Negligible effect likely.
?	Likely effect uncertain.

2.26 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.).

2.27 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.

2.28 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.

Effects criteria for the SA

2.29 The SA framework presented in the SA Scoping Report included example Effects Criteria (see the fourth and fifth columns of Table 5a in that report). These show how sustainability effects, and in particular significant effects are to be identified for potential site options that are considered for allocation.

2.30 SA inevitably relies on an element of subjective judgement. However, the effects criteria will help to ensure consistency in the appraisal of the site options. These criteria set out clear parameters within which certain SA effects would be identified, based on factors such as the distance of site options from features such as biodiversity designations, public transport links and areas of high landscape sensitivity. It should be noted that the effects criteria to be applied to site options do not correlate exactly with the use of the SA framework to appraise policy options for the Local Plan. 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.

2.31 The criteria have been used to guide the appraisal of site options in this report and are included in **Appendix D**. Consultation comments received on the Effects Criteria as part of the consultation on the SA Scoping Report (see **Appendix A**) are reflected in criteria using strikethrough and underlined text.

Difficulties encountered and data limitations

2.32 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.

2.33 During the appraisal of the policy options the fact that many of the options had not yet been worked up in detail (comprising only suggested approaches that might be taken forward) meant that at times it was difficult to assess in detail the likely effects of the options on each SA objective. Once draft policies are worked up in more detail for these options it will be possible to draw more certain conclusions about their likely effects.

2.34 Furthermore, in terms of data limitations some of the data which is available to set out the baseline situation for is based on the reporting of 2011 census. This data allows for trends in national and South Gloucestershire performance to be reported upon, however it is recognised that data is now relatively old considering the timings of the national census.

2.35 Where data limitations have been identified, if relevant updated sources become available at a later stage of the SA process, they will be used to update the baseline evidence for the appraisal work.

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 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 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 Gloucestershire⁷ 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.

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:

- Brexit – Following the United Kingdom’s (UK) departure from the European Union (EU) on 31 January 2020, it

⁷ 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.

entered a transition period which ended on 31 December 2020. Directly applicable EU law therefore no longer applies to the UK and the UK is free to repeal EU law that has been transposed into UK law.

- COVID-19 – The COVID-19 pandemic has led to far-reaching changes to society in the UK and around the world. Which of these changes will continue in the long term is unknown and will depend on a variety of factors. Potential implications for planning and development include Government measures to re-start the economy via support for housebuilding and infrastructure development; changes to permitted development rights; increased remote working and reduced commuting and related congestion and air pollution; increased prioritisation of walking and cycling over public transport; and increasing pressure to ensure satisfactory living standards are set and enforced.
- Planning for the Future White Paper – The August 2020 consultation sets out proposals for the reform of the planning system in England, covering plan-making, development management, development contributions, and other related policy proposals. Potential implications include reducing the period of a Local Plan period to 10 years; a move towards a zonal planning system with areas of England allocated as either Growth Areas; Renewal Areas or Protected Area; and the abolition of Community Infrastructure Levy (CIL) and Section 106.

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. The main sustainability objectives of international plans and programmes which are of most relevance for the Local Plan and SA are provided in **Appendix B**.

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 National Planning Policy Framework (NPPF)⁸ 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, revised in July 2018, updated in February 2019 and again in July 2021. The most recent update to the 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.

3.10 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.”

3.11 The PPG⁹ 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.

3.12 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.

3.13 Climate change adaption and mitigation, energy efficiency and waste minimisation measures for new development including through the promotion of renewable

⁸ Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework

⁹ Ministry of Housing, Communities and Local Government (2021) Planning Practice Guidance

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.

3.14 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.

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

3.16 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.

3.17 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 ahead¹⁰. The need for policies to be reflective of this longer time period is to take account of the likely timescale for delivery.

3.18 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.

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

3.20 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.

3.21 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

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”.

at National Parks, The Broads and Areas of Outstanding Natural Beauty.

3.22 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.

3.23 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.

3.24 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.

3.25 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.

3.26 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.

3.27 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**.

3.28 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.

3.29 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.

3.30 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".

3.31 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.

3.32 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.

3.33 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

3.34 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

3.35 The relevant national PPPs under this topic are:

- Defra, The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the country resilient to a changing climate (2018).
- Department for Transport, Decarbonising Transport: Setting the Challenge (2020).
- Defra and the Environment Agency, Understanding the risks, empowering communities, building resilience: The National Flood and Coastal Erosion Risk Management Strategy for England (2020).
- Ministry of Housing, Communities and Local Government, National Planning Policy for Waste (NPPW) (2014).

- Defra, Waste Management Plan for England (2013).
- HM Government, The Clean Growth Strategy (2017).

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

3.36 The relevant national PPPs under this topic are:

- Public Health England, PHE Strategy 2020-25.
- HM Government, Laying the foundations: housing strategy for England (2011).
- Ministry of Housing, Communities and Local Government, Planning Policy for Traveller Sites (2015).

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)

3.37 The relevant national PPPs under this topic are:

- HM Government, The Environment Bill (2020).
- Defra, A Green Future: Our 25 Year Plan to Improve the Environment (2018).
- Defra, Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011).
- Defra, Biodiversity offsetting in England Green Paper (2013).
- Defra, Safeguarding our Soils – A Strategy for England (2009).

3.38 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 AONB 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.

3.40 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 value 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

3.39 The relevant national PPPs under this topic are:

- The Heritage Alliance, Heritage 2020.
- Historic England, Corporate Plan 2018-2021.
- Historic England, Sustainability Appraisal and Strategy Environmental Assessment: Historic England Advice Note 8 (2016).

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

3.40 The relevant national PPPs under this topic are:

- Construction Industry Research and Information Association (CIRIA), Delivering better water management through the planning system (2019).
- Environment Agency, Managing Water Abstraction (2016).
- Defra, Water White Paper (2012).
- Defra, Clean Air Strategy (2012).

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

3.41 The relevant national PPPs under this topic are:

- HM Government, Industrial Strategy: building a Britain fit for the future (2017).
- Infrastructure and Projects Authority, National Infrastructure Delivery Plan 2016-2021.
- LEP Network, LEP Network response to the Industrial Strategy Green Paper Consultation (2017).

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

3.42 The relevant national PPPs under this topic are:

- Department for Transport, Transport Investment Strategy (2017).

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 updated 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 the Borough. 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

3.43 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, county and district level. Details of those plans and programmes which are of most relevance at this level are provided in **Appendix B**.

Surrounding development plans

3.44 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.

3.45 As such, a summary of the following plans for local authority areas which neighbour South Gloucestershire is also provided in **Appendix B**:

- Bath and North East Somerset Core Strategy (Adopted 2014) and Placemaking Plan (Adopted 2017). The Council is currently working on the Partial Review of its adopted Local Plan and the Local Plan Partial Update (LPPU) was submitted to the Secretary of State in December 2021.
- Bristol Core Strategy (Adopted June 2011). The Council is also working on its review of the Local Plan and intends to hold a further Regulation 18 consultation on additional issues and options in Spring/Summer 2022.
- Cotswold District Local Plan 2011-2031 (Adopted August 2018).
- 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.
- Wiltshire Core Strategy (Adopted 2015). The Council is currently preparing the Local Plan Review and consulted on key components of the Plan between January and March 2021.

Baseline Information

3.46 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.

3.47 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.”

3.48 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.

3.49 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.

3.50 The baseline information is presented in **Appendix C**.

Key Sustainability Issues

3.51 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**.

3.52 It is also a requirement of the SEA Directive 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.

3.53 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.

Table 3.1: Key sustainability issues for South Gloucestershire

Key Sustainability Issue for South Gloucestershire	Likely Evolution Without the Local Plan 2020
<p>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.</p>	<p>Climate change is likely to have on-going effects regardless of the Local Plan. 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.</p> <p>However, the Local Plan 2020 offers the opportunity to:</p> <ul style="list-style-type: none"> ■ Increase the requirement for zero carbon, energy efficient building design and construction in new development, and support the retrofitting to decarbonise heating; ■ Increase renewable and low carbon energy generation; 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 reduce the impacts of climate change.
<p>New development in South Gloucestershire will mean there will be increasing demands for energy provision in the future.</p>	<p>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 of creating a review. Core Strategy Policies CS3 and CS4 encourage sustainable and low carbon energy generation, as well as encourage district heat generation to be explored.</p> <p>The Local Plan 2020 offers the opportunity to update these policies to encourage improved energy efficiency across the unitary authority, and increase the proportion of energy which is supplied by renewable sources.</p>
<p>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.</p>	<p>Pressures on the natural environment in the authority are likely to continue regardless of the new Local Plan, particularly given the likely requirement for more housing and employment development to meet growth projections through the SDS. 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, including CS9: Managing the environment and heritage; PSP18: Statutory Wildlife Sites: European Sites and Sites of Special Scientific Interest (SSSIs) and PSP19: wider biodiversity.</p> <p>However, without the site allocations to be made through the later stages of the Local Plan, further development may not come forward in the most appropriate locations and impacts on biodiversity could be amplified. The Local Plan 2020 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, in time, incorporate the findings of other technical work undertaken, including the Habitats Regulations Assessment, which will provide further insight into biodiversity impacts and present opportunities to limit adverse impacts at such locations.</p>

Key Sustainability Issue for South Gloucestershire	Likely Evolution Without the Local Plan 2020
<p>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.</p>	<p>Pressures on the countryside are likely to continue regardless of the implementation of a new Local Plan. The adopted Core Strategy sets out the areas of growth, mainly within or adjacent to existing urban areas and market towns.</p> <p>However, without the allocations that the Local Plan 2020 will eventually include, further development may not come forward in the most sustainable and appropriate locations, and therefore the impacts on the countryside could be more significantly adverse.</p>
<p>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.</p>	<p>Without intervention, development could happen in an unplanned and ad hoc manner, which has the potential to not be in the most sustainable location, and compound the air quality issues in South Gloucestershire.</p> <p>The Local Plan 2020 seeks 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 minimise development's impact.</p>
<p>South Gloucestershire has a varied and distinctive landscape character from the nationally designated Cotswolds AONB to more local hillsides, valleys and features, which are under pressure from new development.</p>	<p>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 AONB and its wider setting. The adopted Local Plan already includes policies to protect and enhance the landscape, such as policies CS9: Managing the environment and heritage, and PSP2: Landscape. Here, development proposals are only deemed acceptable where they conserve and where appropriate, enhance the quality, amenity, distinctiveness and special character of the landscape.</p> <p>The Local Plan 2020 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.</p>
<p>South Gloucestershire includes a number of historic assets of designated importance which are under pressure from new development.</p>	<p>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. Policy PSP17: Heritage Assets and the Historic Environment sets out the criteria by which proposals should protect, and where appropriate, enhance the heritage assets.</p> <p>The Local Plan 2020 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 new 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.</p>
<p>There are areas of high flood risk, particularly around the Severn Estuary and main river corridors. Parts of South Gloucestershire are liable to flooding.</p>	<p>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.</p>

Key Sustainability Issue for South Gloucestershire	Likely Evolution Without the Local Plan 2020
	<p>New development supported through the Local Plan 2020 can increase the risk of flooding, however it also offers the opportunity to provide development in locations which present the lowest flood risk. The 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.</p>
<p>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.</p>	<p>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. Policy CS9: Managing the Environment and Heritage notes that developments will be expected to protect the quality and quantity of the water environment and its margins.</p> <p>The Local Plan 2020 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 EA 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. The Local Plan 2020 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).</p>
<p>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.</p>	<p>The ageing population is likely to continue regardless of the implementation of a new Local Plan. The adopted Local Plan through policy CS18: Housing Diversity seeks to encourage new developments to contribute to the provision of sustainable and inclusive communities meeting needs of residents including older people and also provide range of different types, tenures and sizes of housing, to create mixed communities.</p> <p>The Local Plan 2020 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.</p>
<p>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 areas which are designated as priority neighbourhoods.</p>	<p>Areas of inequalities and deprivation could be maintained or worsen without the implementation of a new Local Plan. Although not explicit in the adopted Local Plans, opportunities to consider access to healthcare, open spaces and other recreational facilities would have been taken into account during identification and allocation of sites.</p> <p>The new 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.</p>

Key Sustainability Issue for South Gloucestershire	Likely Evolution Without the Local Plan 2020
	Without the implementation of new site allocations to be included in the Local Plan 2020 there may be less certainty about the delivery of housing and employment land and therefore deprivation in South Gloucestershire would be less likely to be addressed.
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.	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.
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.	Without intervention, 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. There is therefore a need for the Local Plan 2020 to limit the loss of employment land and to rebalance the jobs to resident ratio by allocating land in key areas, order to ensure that there are sufficient jobs in local areas, to minimise the impacts of commuting on the environment. There is also a requirement to amend and strengthen the policies surrounding the loss of employment land.
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.	Without intervention, town centre vacancies could continue 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, such as CS14: Town Centres and Retail and PSP31: Town Centre Uses, which sets out the town centre boundaries, and primary retail areas. The Local Plan 2020 provides the opportunity to incorporate updated policies to protect the evolving role of the town centres. As the plan is looking to also incorporate Urban Lifestyles, it is looking to regenerate areas as well as provide accommodation and an increase in footfall to these areas. This will enhance the opportunities within these centres as areas for economic growth, job provision and housing.
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. Policy PSP9: Health Impact Assessments in the adopted Policies, Sites and Places Plan requires development to provide an environment that promotes health and wellbeing, addresses adverse health impacts and reduces health inequalities. Furthermore, Policy PSP10: Active Travel Routes requires that developments should safeguard existing and proposed Active Travel Routes.

Key Sustainability Issue for South Gloucestershire	Likely Evolution Without the Local Plan 2020
<p>Measures to help address these issues might include facilitating travel by walking, cycling and active modes, and ensuring access to open space, recreation and a high quality environment are all important considerations for future planning of South Gloucestershire.</p>	<p>Locating growth in close proximity to existing or new key services and facilities, to create walkable and cycle able neighbourhoods and growth which avoids a reliance on private car travel, will be important for:</p> <ul style="list-style-type: none"> ■ Climate change mitigation; ■ Sustainable travel; ■ Air quality; and ■ Health and wellbeing. <p>The Local Plan 2020 provides the opportunity to incorporate updated policies to distribute new development as to encourage travel by active modes. 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. Updated policies can also help to address the protection and enhancement of Active Travel Routes in South Gloucestershire.</p>
<p>Providing enough new homes for the growing and changing population of South Gloucestershire (including affordable and to meet the needs of different groups) is an 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.</p>	<p>Without intervention, sufficient housing of the right type may not be provided to meet the growing and changing population within South Gloucestershire. The 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, there is the need to improve the diversity and affordability of stock being delivered.</p> <p>The Local Plan 2020 will continue to build on the strengths of the Core Strategy, and will seek to allocate land that is sustainable, adaptable and affordable. Without the Local Plan 2020, 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.</p>
<p>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.</p>	<p>Without intervention, pressure on urban areas could continue within South Gloucestershire. The adopted Local Plan allocated land that was deemed the most sustainably suitable for development, through its spatial strategy (Policy CS5) and site-specific Core Strategy policies, and also Policy PSP47. However, there is increasing pressure for land outside of existing settlements to be developed.</p> <p>The Local Plan 2020 will look at refreshing the settlement boundaries where appropriate, in order to protect the countryside from inappropriate development.</p>
<p>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.</p>	<p>Without intervention, pressure on rural areas could continue within South Gloucestershire. Given the housing requirements for the region, an updated plan is required in order to prevent speculative and ad-hoc development.</p> <p>Well planned and located rural growth can assist in providing new homes, affordable housing and support rural services, facilities and long term sustainability, which may be needed by some communities.</p>

Chapter 3
Sustainability Context for Development in South Gloucestershire

South Gloucestershire Local Plan 2020 Phase 2: Urban, Rural and
Key Issues Consultation Document

Key Sustainability Issue for South Gloucestershire	Likely Evolution Without the Local Plan 2020
<p>Need to safeguard land for infrastructure needed to support growth, from cycle routes, public transport routes, roads, community, education and health facilities.</p>	<p>In order to achieve sustainable communities, it is important to ensure that sufficient land is available to enable the provision of infrastructure. Without the Local Plan 2020, speculative developments could sterilise future infrastructure aspirations.</p>
<p>The need to ensure a steady and adequate supply of minerals, and avoid the needless sterilisation of mineral resources.</p>	<p>Without the Local Plan 2020, there is the potential that insufficient provision will be made for minerals to be worked, and also that essential mineral resources become sterilised through inappropriate development, causing detrimental effects on the aggregates industry in South Gloucestershire. The Local Plan 2020 needs to make provisions to ensure that minerals can continue to be worked in South Gloucestershire.</p>

The SA Framework

3.54 As described in the methodology chapter, the relevant objectives established via the review of plans, policies, and programmes and the key sustainability issues identified by the baseline review informed development of a framework of sustainability objectives, the SA framework, against which the plan has been assessed. The SA framework is presented in **Table 3.2**.

3.55 **Table 3.2** overleaf presents the SA framework which includes 28 headline SA objectives. 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 new 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 consultation – these changes are detailed in **Appendix 1**.

3.56 As explained in **Chapter 1**, work is ongoing on the West of England Spatial Development Strategy (SDS), which is being subject to its own Integrated Impact Assessment (IIA) throughout its preparation. The IIA for the SDS incorporates SA and SEA as well as other assessment processes - Health Impact Assessment (HIA), a Community Safety Assessment (CSA) and Equality Impact Assessment (EqIA). In the same way as the SA of the South Gloucestershire Local Plan, the IIA of the SDS involves appraising elements of the emerging Strategy against a suite of objectives known as the SA (or IIA) framework. The IIA framework for the SDS comprises 18 objectives, and while there are some similarities with the SA objectives that are being used to appraise the South Gloucestershire Local Plan, the two frameworks differ for various reasons. The scope of the IIA is broader than the SA as it also includes the assessment process listed above, which must be addressed within the SA framework. Also, the appraisal framework is intended to reflect the key sustainability issues of the Plan area; therefore the SA framework for the Local Plan is specific to South Gloucestershire rather than the wider West of England region.

Table 3.2: SA framework for the South Gloucestershire Local Plan

Theme	Sustainability Objective	SEA Topic
1. Climate change	<p>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.</p> <ul style="list-style-type: none"> ■ Promote energy efficient and water efficient design. ■ Encourage the provision and use of renewable energy infrastructure. <p>NB: Greenhouse gas emissions associated with travel were covered under another SA objectives.</p>	<p>Air</p> <p>Climatic factors</p> <p>Material assets</p>
	<p>1b. To support South Gloucestershire’s adaptation to unavoidable climate change.</p> <ul style="list-style-type: none"> ■ 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? 	<p>Air</p> <p>Climatic factors</p> <p>Material assets</p>
2. Improve the health, safety and wellbeing of all	<p>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.</p> <p>Reasonable distance – In line with South Gloucestershire planning policy quality standards established in the Open Space Audit.</p>	<p>Landscape</p> <p>Human health</p> <p>Population</p>
	<p>2b. Minimise the impact of noise on sensitive receptors.</p> <p>Sensitive uses = residential, schools.</p> <p>Relevant distance – Adjacent to noise generating uses.</p>	<p>Human health</p> <p>Population</p>
	<p>2c. Minimise impacts on air quality and locate sensitive development away from areas of poor air quality.</p> <p>Sensitive uses = residential, schools, children’s facilities, nursery’s, elderly people accommodation.</p>	<p>Air</p> <p>Climatic factors</p> <p>Human health</p> <p>Population</p>
	<p>2d. Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists).</p>	<p>Material assets</p> <p>Human health</p>

Theme	Sustainability Objective	SEA Topic
		Population
3. Support communities that meet people's needs	3a. Deliver a suitable quantum of high quality 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 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
	3g. Improve access to high speed broadband.	Population
4. Develop a diverse and thriving economy that meets people's needs	4a. Deliver a reasonable quantum of employment floorspace.	Material assets Population
	4b. Achieve reasonable sustainable access to major employment areas.	Material assets Population Air Climatic factors

Theme	Sustainability Objective	SEA Topic
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 <u>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.</u>	Biodiversity Climatic factors Fauna & flora
	5d. Minimise impact on and where appropriate enhance valued landscapes <u>(including the Cotswolds AONB and its setting)</u>.	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
	5g. Minimise the loss of productive land, especially best and most versatile agricultural land.	Landscape Soil
	5h. Minimise vulnerability to tidal/fluviial flooding (taking account of climate change), without increasing flood risk elsewhere.	Climatic factors Water

Theme	Sustainability Objective	SEA Topic
	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
7. Protect and enhance valuable Green Belt	7a. Protect and enhance valuable Green Belt.	Material assets

Use of the SA framework for the appraisal of the Local Plan 2020 Phases 1 and 2 documents

3.57 At this early stage of developing choices and policy options for the Local Plan, the decision was made during the SA of the Phase 1 document to present a combined summary of effects for a small number of the SA objectives where overarching and common themes exist between them. Considering the high number of SA objectives in the framework originally presented in the SA Scoping Report, this approach was taken to provide the reader with a more concise overview of the expected sustainability effects. The same approach has been taken in this SA report for the Phase 2 consultation document. Where relevant further detail is provided in the justification text for the effects recorded.

3.58 The sustainability effects for the following SA objectives have been included together in this SA Report:

- 3a/3b Housing – covering delivering a suitable quantum and mix of high quality housing.
- 3c/3d/3e Access to community facilities, education and retail.
- 5a/5b Historic environment – covering minimising impacts on the historic environment including national heritage assets and local heritage assets and their respective settings.
- 5f/5g Land use – covering maximising the re-use of previously developed land and minimising the loss of productive agricultural soils.
- 5h/5i Flood risk – covering minimising vulnerability to tidal/fluvial and other sources of flooding (including surface water flooding).
- 6a/6b Waste and resources – covering reducing waste and minimising consumption and extraction of minerals.

3.59 Site options have been appraised against each SA objective individually (see **Chapter 5**).

Chapter 4

SA Findings for Proposed Policy Approaches

4.1 This chapter presents the SA findings for the proposed policy approaches presented in the Local Plan 2020 Phase 2 consultation document (February 2022). The findings for the policy approaches have been presented to follow the order in which they appear in the Local Plan 2020 Phase 2 consultation document. The content of the document and the elements that are appropriate for SA were described in **Chapter 1** of this SA Report. Site allocations and reasonable alternative options are appraised separately in **Chapter 5**.

4.2 Following the description of the expected sustainability effects for each policy option, where recommendations for the next stage of the Local Plan have been identified to help strengthen the positive effects and mitigate the negative effects expected, these are included.

Overarching Objectives and Sub-Objectives

4.3 The Local Plan 2020 Phase 2 document includes three overarching objectives and 33 sub-objectives for the Local Plan. The three overarching objectives are:

- Contribute to zero carbon ambition by 2030 and adapting to the impacts of Climate Change.
- Delivering sustainable communities.
- Improving health and well-being.

4.4 The 33 associated sub-objectives are set out in full in Section 4 of the Local Plan Phase 2 consultation document and are presented in the following groups:

- Homes.
- Travel and transport.
- Environment.
- Design and place-making.
- Economy.
- Infrastructure.

4.5 Given the relatively large number of sub-objectives, their likely sustainability effects have been summarised in relation to each group of sub-objectives as listed above.

4.6 The likely sustainability effects of the groups of objectives are presented in **Table 4.1** below and are summarised below the table.

Table 4.1: Likely SA effects of the Local Plan objectives and groups of sub-objectives

SA Objectives	Overarching Objectives	Sub-objectives Relating to Homes	Sub-objectives Relating to Travel and Transport	Sub-objective Relating to Environment	Sub-objectives Relating to Design and Place-making	Sub-objective relating to Economy	Sub-objective Relating to Infrastructure
1a. Contributing to climate change	+	+	++	0	+	++	+
1b. Adaptation to climate change	+	0	0	+	+	0	0
2a. Public open space	+	0	0	0	+	0	+
2b. Noise	+	0	0	0	+	0	0
2c. Air quality	+	+	+	+	+	0	0
2d. Access to healthcare services	+	+	+	0	+	0	+
3a/3b. Housing	+	++	0	0	+	0	0
3c/3d/3e. Access to community facilities, education and retail	+	+	+	0	+	+	+
3f. Deprivation	+	+	+	0	+	+	0
3g. Digital connectivity	+	0	0	0	0	0	++
4a. New employment floorspace	0	0	0	0	0	++	0
4b. Access to major employment areas	+	+	+	0	+	+	0
5a/5b. Historic environment	0	0	0	+	+	0	0
5c. Biodiversity	+	0	0	++	+	0	0
5d. Landscape	0	0	0	+	+	0	0
5e. Green infrastructure	+	0	0	++	+	0	0
5f/5g. Land use	0	0	0	0	0	0	0
5h/5i. Flood risk	+	0	0	+	0	0	0
5j. Water resources	0	0	0	0	0	0	0
6a/6b. Waste and resources	0	0	0	0	0	0	0
7a. Green Belt	0	0	0	0	0	0	0

Overarching Objectives

4.7 Overarching objective 1 seeks to contribute to the zero carbon ambition by 2030 and is therefore expected to have a minor positive effect in relation to SA objective 1a: **contributing to climate change**. The effect is recorded as uncertain because the overarching objective does not specify in what ways South Gloucestershire will seek to achieve zero carbon. It is assumed that zero carbon will be achieved through a number of measures, which are likely to include increases in renewable energy generation as well as reducing reliance on use of the private car and associated greenhouse gas emissions. This could be achieved through, for example, the careful siting of homes within close proximity to local services and facilities, in addition to job opportunities. This has the potential to encourage use of more active and sustainable transport modes, which would help minimise air pollution generated by private vehicles. As such, a potential but uncertain minor positive effect is also identified in relation to SA objective 2c: **air quality**.

4.8 Overarching objective 1 also promotes adaptation to the impacts of climate change and could therefore have a minor positive effect in relation to SA objective 1b: **adaptation to climate change**, although this is uncertain. Although the objective does not specify in what ways South Gloucestershire will adapt to the impacts of climate change, this could include minimising flood risk through the delivery of green infrastructure and sustainable drainage systems (SuDS), in addition to the siting of development away from areas identified as being at risk of flooding. For this reason, potential but uncertain minor positive effects are also identified in relation to SA objectives 5c: **biodiversity**, 5e: **green infrastructure** and 5h/5i: **flood risk**.

4.9 Overarching objective 2 promotes the delivery of sustainable communities. Although the objective does not specify what is meant by a 'sustainable community' it is assumed this refers to a community that is within close proximity to local services, facilities and job opportunities, with good digital connectivity. Therefore, it is expected that this objective would support the delivery of new homes in sustainable locations, although this is uncertain. As such, a potential but uncertain minor positive effect is identified in relation to SA objective 3a/3b: **housing**. The careful siting of new homes in close proximity to local amenities is expected to contribute towards the uncertain minor positive effect already recorded against SA objective 2c: **air quality**, as it would help minimise air pollution associated with use of the private car. This would also help minimise greenhouse gas emissions associated with use of the private car and contribute towards the uncertain minor positive effect already recorded against SA objective 1a: **climate change mitigation**. Digital connectivity would also ensure residents could work from home, which is

particularly important following the shift to home working as a result of the COVID-19 pandemic. Therefore, an uncertain minor positive effect is also expected in relation to SA objective 3g: **digital connectivity**.

4.10 Overarching objective 3 supports improvements to health and well-being, which are likely to be achieved by ensuring residents are within close proximity of healthcare facilities and public open space, particularly following the COVID-19 pandemic which has highlighted inequalities in access to public open space. Therefore, uncertain minor positive effects are expected in relation to SA objectives 2a: **public open space** and 2d: **access to healthcare services**. Easy access to healthcare facilities and public open space is also likely to promote walking and cycling, at the same time as reducing reliance on the private car and associated air pollution. Therefore, this overarching objective also contributes towards the uncertain minor positive effect recorded against SA objective 2c: **air quality**.

4.11 Supporting improvements to the health and well-being of residents within South Gloucestershire is likely to help address deprivation and ensure all residents have easy access to community, education and retail facilities. Therefore, uncertain minor positive effects are also expected in relation to SA objectives 3f: **deprivation** and 3c/3d/3e: **access to community facilities, education and retail**. A potential but uncertain minor positive effect is identified in relation to SA objective 2d: **noise** because improvements to the health and wellbeing of residents could include ensuring that development does not have an adverse effect on residential amenity, which is partially dependent on noise.

Recommendations

4.12 It is noted that none of the overarching objectives explicitly address SA objectives 4a: **new employment floorspace**, 5a/5b: **historic environment**, 5d: **landscape**, 5f/5g: **land use**, 5j: **water resources**, 6a/6b: **waste and resources** and 7a: **green belt**. It is therefore recommended that wording addressing these topics is added to the existing overarching objectives or alternatively, additional overarching objectives are added. Housing delivery and employment floorspace are key to the Local Plan and therefore an additional overarching objective could be added that addresses both these topics and also refers to prioritising the development of brownfield land over greenfield land. With regard to the historic environment and landscape, the latter of which addresses Green Belt development, reference could be added to these topics to overarching objective 2 or alternatively, a new overarching objective added. Infrastructure and reference to water resources and supply, and waste disposal and treatment, could also be referenced in overarching objective 2, which seeks to deliver sustainable communities. Where uncertain effects have been identified,

South Gloucestershire Council could provide clarification through additional wording.

Sub-Objectives

Homes

4.13 There are two sub-objectives relating to homes, the first of which seeks to deliver new homes of different sizes, types and tenures, including affordable homes, to meet the needs identified in the West of England Spatial Development Strategy. As such, a significant positive effect is expected in relation to SA objective 3a/3b: **housing**. A minor positive effect is expected in relation to SA objective 3f: **deprivation** because the delivery of affordable homes will help to address the housing needs of those located in more deprived areas of South Gloucestershire.

4.14 The second sub-objective relating to homes seeks to ensure that new homes are delivered in sustainable locations across South Gloucestershire but does not specify what is defined as a sustainable location. It is therefore assumed that new homes would be located within close proximity to everyday services so as to reduce reliance on the private car and associated greenhouse gas emissions. Therefore, potential but uncertain minor positive effects are identified in relation to SA objectives 1a: **contributing to climate change**, 2d: **access to healthcare services**, 3c/3d/3e: **access to community facilities, education and retail** and 4b: **access to major employment areas**. Reducing reliance on the private car through the careful siting of homes could also help minimise air pollution and therefore an uncertain minor positive effect is also identified against SA objective 2c: **air quality**.

Travel and transport

4.15 There are four sub-objectives relating to travel and transport, which seek to encourage walking, cycling and public transport use by locating new homes and jobs in places where key services and facilities are easily accessible. A significant positive effect is expected in relation to SA objective 1a: **contributing to climate change** because by promoting more active and sustainable transport modes, these sub-objectives seek to reduce reliance on the private car and associated greenhouse gas emissions.

4.16 Locating new homes and jobs within close proximity of everyday amenities is expected to result in minor positive effects against SA objectives 2d: **access to healthcare services**, 3c/3d/3e: **access to community facilities, education and retail** and 4b: **access to major employment areas**. A minor positive effect is also expected in relation to SA objective 2c: **air quality** because reducing reliance on the

private car through the careful siting of homes and jobs helps to minimise air pollution.

4.17 The promotion of walking and cycling is expected to encourage more active and healthy lifestyles, which is likely to have beneficial effects on people's health and well-being, particularly those who may be located within more deprived areas of South Gloucestershire. Further to this, locating residents within close proximity to job opportunities ensures easy access to employment for those who may not otherwise have access (e.g. because they do not have a car). Therefore, a minor positive effect is also expected in relation to SA objective 3f: **deprivation**.

Environment

4.18 There are seven environment sub-objectives which seek to protect the natural environment from adverse effects associated with development. In addition to protecting trees and increasing tree cover, there is a requirement under sub-objective 6 for biodiversity net gain to be achieved in new developments and therefore a significant positive effect is expected in relation to SA objective 5c: **biodiversity**. One of the sub-objectives relates to green infrastructure and supports the establishment and maintenance of green infrastructure, in addition to enhancing the function and connectivity of both green infrastructure and nature recovery networks. Therefore, a significant positive effect is also expected in relation to SA objective 5e: **green infrastructure**.

4.19 A potential but uncertain minor positive effect is identified in relation to SA objective 1b: **adaptation to climate change** because sub-objective 1 seeks to increase South Gloucestershire's resilience to climate change impacts and threats, with reference made to flood risk and poor air quality. However, the sub-objective does not specify in what ways this will be achieved. For this reason, an uncertain minor positive effect is also identified in relation to SA objective 2c: **air quality**. A minor positive effect is expected against SA objective 5h/5i: **flood risk** because although sub-objective 1 does not specify in what ways resilience to flood risk will be achieved, sub-objective 4 prevents growth from taking place in areas at high risk of flooding.

4.20 Minor positive effects are expected against SA objectives 5a/5b: **historic environment** and 5d: **landscape** because sub-objective 2 requires growth not to be located in areas that would cause unacceptable harm to landscape and heritage designations, and their settings.

Design and place-making

4.21 The design and place-making sub-objectives are expected to have minor positive effects in relation to SA objectives 5a/5b: **historic environment** and 5d: **landscape** because they require development to respond to natural, built,

historic and landscape assets, and local character, to add to or create a positive sense of place. Minor positive effects are also expected in relation to SA objectives 2a: **public open space**, 5c: **biodiversity** and 5e: **green infrastructure** because sub-objective 9 seeks to ensure access to high-quality green infrastructure, nature rich habitats and open spaces for all.

4.22 A minor positive effect is also expected in relation to SA objective 1a: **contributing to climate change** because sub-objective 2 requires the implementation of zero carbon, energy efficient building design and construction, in addition to supporting retrofitting to decarbonise heating. Reducing carbon emissions associated with the built environment is likely to reduce South Gloucestershire's overall contribution to climate change. Additionally, sub-objective 4 requires new communities to be designed in a way that facilitates walking, cycling and public transport use, all of which are likely to reduce reliance on the private car and associated greenhouse gas emissions. An uncertain minor positive effect is identified in relation to SA objective 1b: **adaptation to climate change** because sub-objective 3 requires buildings and infrastructure to be designed and built in a way that adapts to climate change but does not specify in what ways this could be achieved.

4.23 A minor positive effect is expected against SA objective 3a/3b: **housing** because sub-objective 5 requires new homes to be adaptable and accessible to cater for households whose needs may change over time. Minor positive effects are also expected in relation to SA objectives 2c: **air quality** and 3f: **deprivation** because sub-objective 4 requires new communities to be designed in a way that facilitates walking and cycling, both of which are more sustainable transport modes than use of the private car, which can have adverse effects on air quality. Additionally, an increase in walking and cycling is likely to have beneficial effects on people's health and well-being.

4.24 There is a requirement under sub-objective 6 to provide high density development in the most accessible locations and therefore 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**. A minor positive effect is also expected in relation to SA objective 2b: **noise** because new homes and workplaces are required to have positive residential amenity, which includes no noise disturbance.

Economy

4.25 The economy sub-objectives are expected to have significant positive effects in relation to SA objective 1a: **contributing to climate change** because they support a

significant increase in renewable and low-carbon energy generation, in addition to a "green" economic recovery through the growth of green technology and businesses which contribute to carbon reduction. A significant positive effect is also expected in relation to SA objective 4a: **new employment floorspace** because in addition to supporting the growth of green businesses, the sub-objectives promote the allocation and safeguarding of employment land required to meet the needs identified by the West of England Spatial Development Strategy.

4.26 A minor positive effect is expected against SA objective 4b: **access to major employment areas** because provision will be made for new employment floorspace, some of which might comprise a major employment area. Minor positive effects are also expected in relation to SA objectives 3c/3d/3e: **access to community facilities, education and retail** and 3f: **deprivation** because according to sub-objective 5, the Local Plan will rethink how town centres and high streets, in terms of what they offer (i.e. retail) and how they operate, can contribute to positive and inclusive development and change, much of which is likely to be directed towards the more deprived areas of South Gloucestershire. Additionally, a green economic recovery is likely aid in addressing issues of deprivation brought on by the COVID-19 pandemic.

Infrastructure

4.27 A significant positive effect is expected in relation to SA objective 3g: **digital connectivity** because according to sub-objective 4, the Local Plan will build on and enhance digital connectivity across South Gloucestershire.

4.28 Minor positive effects are expected in relation to SA objectives 2a: **public open space** and 3c/3d/3e: **access to community facilities, education and retail** because the sub-objectives support infrastructure delivery and state that new development should enable and support the long-term success and sustainability of schools, sports and community infrastructure, and public open spaces. A potential but uncertain minor positive effect is identified in relation to SA objective 2d: **access to healthcare services** because, whilst these sub-objectives support existing utilities and infrastructure, which is likely to include healthcare services, direct reference is not made to healthcare services.

Recommendations

4.29 It is noted that none of the sub-objectives explicitly address SA objectives 5f/5g: **land use**, 5j: **water resources**, 6a/6b: **waste and resources** and 7a: **green belt**. It is therefore recommended that wording addressing these topics is added to the sub-objectives. Specifically, the environment sub-objectives could prioritise development of brownfield land over greenfield land, whilst the infrastructure sub-objectives

could require the provision of on-site facilities, including water resources and supply, and waste disposal and treatment, in order to avoid adverse impacts on the natural environment. The design and place-making sub-objectives could provide detail on the Council's approach towards development in the Green Belt. Where uncertain effects have been identified, South Gloucestershire Council could provide clarification through additional wording.

Proposed Planning Approaches

4.30 There are 20 areas of focus within South Gloucestershire where there are opportunities to apply the high density urban lifestyles approach to future development. This section of the SA report provides a high-level appraisal of the planning approach for each of these areas of focus, as set out in Chapter 8 of the Phase 2 consultation document.

4.31 Where site allocations have been identified within these areas of focus, they have been appraised separately in **Chapter 5** of this SA Report.

North Fringe Urban Area

Bradley Stoke Town Centre

4.32 The planning approach to Bradley Stoke Town Centre supports improvements to public transport and walking and cycling within both the town centre and outside of the town centre to key destinations. This would reduce reliance on the private car and associated greenhouse gas emissions, which is particularly important considering the town centre was primarily designed to be accessed by car. Therefore, a minor positive effect is expected in relation to SA objective 1a: **contributing to climate change**. A minor positive effect is also expected in relation to SA objective 2c: **air quality** because reducing reliance on the private car would also help minimise air pollution. The town centre has good local facilities available and therefore focusing development within the town centre would ensure residents have easy access to these facilities, particularly because enhancements would also be made to the range of town centre services and facilities. Therefore, minor positive effects are also expected in relation to SA objectives 2d: **access to healthcare services** and 3c/3c/3e: **access to community facilities, education and retail**. Improvements would be made to the public realm, which would enhance the streetscape, and a minor positive effect is also expected in relation to SA objective 5d: **landscape**.

4.33 The approach to development at Bradley Stoke Town Centre would involve a density range of 60-95dph, with higher densities located within or very close to the centre of the area. This would help in the delivery of new homes and therefore a minor positive effect is expected in relation to SA objective

3a/3b: **housing**. However, no sites are proposed for allocation within the town centre. It is important to note that there are biodiversity assets and areas at risk of flooding within Bradley Stoke but it is assumed that locating development elsewhere and not within the areas identified as being ecologically sensitive and/or at risk of flooding would be achievable.

Cribbs Mall and retail and leisure parks

4.34 The planning approach to Cribbs Mall and retail and leisure parks supports improvements to public transport and walking and cycling within the area, as well towards the open countryside to the west, new tourist attractions and the Severnside employment areas. This would reduce reliance on the private car and associated greenhouse gas emissions. Therefore, a minor positive effect is expected in relation to SA objective 1a: **contributing to climate change**. A minor positive effect is also expected in relation to SA objective 2c: **air quality** because reducing reliance on the private car would also help minimise air pollution.

4.35 The area has few local services and facilities, in addition to public open space. The planning approach for the area therefore seeks to provide greater local services and facilities that meet future residents' needs, with minor positive effects expected in relation to SA objectives 2d: **access to healthcare services** and 3c/3d/3e: **access to community facilities, education and retail**. The approach for the area also makes provision for a high-quality public realm and open space for residents and workers. Therefore, minor positive effects are also expected in relation to SA objectives 2a: **public open space** and 5d: **landscape**.

4.36 A significant positive effect is expected in relation to SA objective 5f/5g: **land use** because the approach for this area seeks to either promote the redesign of significant areas of car parking or increase the density of existing buildings at the Mall or surrounding retail parks. The approach to development within the area involves a density range of 100-160dph, which is the joint highest of all the areas of focus detailed within the Phase 2 Local Plan. This would help in the delivery of new homes and therefore a minor positive effect is expected in relation to SA objective 3a/3b: **housing**. However, no sites are proposed for allocation within the area. It is important to note that there are biodiversity assets and areas at risk of flooding within the Cribbs Mall area but it is assumed that locating development elsewhere and not within the areas identified as being ecologically sensitive and/or at risk of flooding would be achievable.

Former Filton Airfield

4.37 The Former Filton Airfield has planning permission for a new arena, mixed-use leisure and commercial development and a new train station that will service the arena and wider

area. A metrobus route will also service the area and with the planning approach seeking to enhance public bus and rail services, in addition to walking and cycling, a minor positive effect is expected in relation to SA objectives 1a: **contributing to climate change** and 2c: **air quality** because the promotion of more active and sustainable transport modes will help minimise greenhouse gas emissions associated with use of the private car, in addition to air pollution. According to the policy approach, provision will be made for green spaces. Therefore, a minor positive effect is also expected in relation to SA objective 2a: **public open space**.

4.38 The area has a good mix of services and facilities available and therefore focusing development here would ensure residents have easy access to these facilities. Therefore, minor positive effects are also expected in relation to SA objectives 2d: **access to healthcare services** and 3c/3c/3e: **access to community facilities, education and retail**.

4.39 The landowner has indicated that a further 1,000 homes could be delivered in this area and therefore a significant positive effect is expected in relation to SA objective 3a/3b: **housing**. According to the planning approach for the area, a density of 100-160dph is supported. This is the joint highest density of all the areas of focus that are addressed in the Phase 2 Local Plan document and therefore a significant positive effect is also expected in relation to SA objective 5f/5g: **land use**. However, no sites are proposed for allocation within the area. It is important to note that there are biodiversity assets and areas at risk of flooding within the Cribbs Mall area but it is assumed that locating development elsewhere and not within the areas identified as being ecologically sensitive and/or at risk of flooding would be achievable.

Patchway Town Centre

4.40 The planning approach to Patchway Town Centre seeks to focus development around the town centre and railway station, the latter of which is within 1,700m of the town centre. This is a fairly long walk, which is not helped by the fact the A38 dual carriageway prevents easy access to the railway station. However, it is proposed that new homes will be provided around the town centre and at the railway station, provided that links to and from the railway station across the A38 are improved. A density of 60-120dph is proposed in the area, with a higher density close to the town centre, where the shops, local facilities and public transport options are concentrated. Therefore, minor positive effects are expected in relation to SA objectives 2d: **access to healthcare services**, 3a/3b: **housing** and 3c/3d/3e: **access to community facilities, education and retail**. However, no sites are proposed for allocation within the area. The measures outlined above will help to reduce reliance on the

private care and associated greenhouse gas emissions, in addition to pollution. Therefore, minor positive effects are also expected in relation to SA objectives 1a: **contributing to climate change** and 2c: **air quality**.

Filton Town Centre

4.41 The planning approach to Filton Town Centre supports improvements to pedestrian access to the town centre from neighbouring residential and employment areas, in addition to the delivery of mixed-use development. This is likely to reduce reliance on the private car and associated greenhouse gas emissions. Therefore, a minor positive effect is expected in relation to SA objective 1a: **contributing to climate change**. A minor positive effect is also expected in relation to SA objective 2c: **air quality** because reducing reliance on the private car would also help minimise air pollution. The town centre contains a limited range of shops and specialist retail outlets, in addition to a library. However, the planning approach seeks to attract investment in the retail and leisure sectors and as mentioned above, supports mixed-use development. Therefore, minor positive effects are expected in relation to SA objectives 2d: **access to healthcare services** and 3c/3c/3e: **access to community facilities, education and retail**.

4.42 There is a real focus on improving the quality of the public realm in the area, which involves improving the pedestrian experience of the area through better walking connections around the town centre and to surrounding residential and employment areas. This is expected to have beneficial effects on the townscape and therefore minor positive effects are expected in relation to SA objective 5d: **landscape**.

4.43 The approach to development at Filton Town Centre involves a density range of 60-80dph, with higher densities located within or very close to the centre of the area. This is one of the lowest densities when compared to the other areas of focus that are addressed in the Phase 2 Local Plan document but would still help in the delivery of new homes. Therefore, a minor positive effect is expected in relation to SA objective 3a/3b: **housing**. It is important to note that there are numerous listed buildings located at the centre of Filton Town Centre and any future development could potentially result in an adverse effect on the setting of these listed buildings. Therefore, a potential but currently uncertain minor negative effect is identified in relation to SA objective 5a/5b: **historic environment**.

4.44 There are five potential sites that could be allocated for development within Filton Town Centre, some of which are being considered for more than one potential use. These sites have been appraised separately in **Chapter 5** of this SA Report.

Stoke Gifford District Centre, Parkway Station to Abbey Wood/UWE area

4.45 The planning approach to Stoke Gifford District Centre and the Parkway Station to Abbey Wood/UWE area makes provision for new and enhanced walking and cycling routes to improve connections throughout the area, which is characterised by dispersed and separated large, campus-style developments, in addition to the A4174 ring road and railway lines – all of which cause route severance. The area has one of the highest levels of access to public transport in South Gloucestershire and combined with improvements to walking and cycling, is likely to reduce reliance on the private car and associated greenhouse gas emissions. Therefore, a minor positive effect is expected in relation to SA objective 1a: **contributing to climate change**. A minor positive effect is also expected in relation to SA objective 2c: **air quality** because reducing reliance on the private car would also help minimise air pollution.

4.46 The area has a mix of uses, including the Abbey Wood and Fox Den Road retail areas, in addition to UWE, and the policy approach supports the provision services and facilities to meet the needs of future residents. Therefore, 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**. According to the planning approach, provision and enhancements would be made for green infrastructure, in addition to the provision of street trees and on-site landscaping. The policy approach seeks to provide access to a high-quality public realm and open space for residents and workers. Therefore, minor positive effects are also expected on relation to SA objectives 2a: **public open space**, 5c: **biodiversity**, 5d: **landscape** and 5e: **green infrastructure**.

4.47 The approach to development at Stoke Gifford District Centre and the Parkway Station to Abbey Wood/UWE area is an uplift in the density of new residential and employment development, including making more efficient use of land by remodelling the extensive areas of car parking in the area. A density of 60-105dph is supported and although this is not the highest density when compared to other areas of focus, remodelling car parks would result in a minor positive effect against SA objective 5f/5g: **land use**. The delivery of new housing will also result in a minor positive effect against SA objective 3a/3b: **housing**. It is important to note that there are biodiversity assets and areas at risk of flooding within Stoke Gifford District Centre and the Parkway Station to Abbey Wood/UWE area, but it is assumed that locating development elsewhere and not within the areas identified as being ecologically sensitive and/or at risk of flooding would be achievable. However, there are some listed building located in the area, in addition a Registered Park and Garden (Stoke Park), and therefore development could potentially result in an

adverse effect on these heritage assets. Therefore, a potential but uncertain minor negative effect is identified in relation to SA objective 5a/5b: **historic environment**.

4.48 There are three potential sites that could be allocated for development within the area. These sites have been appraised separately in **Chapter 5** of this SA Report.

Rest of the North Fringe urban area

4.49 There are two potential sites that could be allocated for development within the rest of the North Fringe area. These sites have been appraised separately in **Chapter 5** of this SA Report.

East Fringe Urban Areas

Emersons Green Town Centre

4.50 The planning approach for Emersons Green Town Centre makes provision for new and enhanced walking and cycling routes and connections to nearby residential communities, including Lyde Green, in addition to the Science Park and other employment areas. This is likely to reduce reliance on the private car and associated greenhouse gas emissions, particularly because the area is already identified as having good connections to the enterprise zone at the Bristol and Bath Science Park and residential communities to the south and west, in addition to the newly developed community to the north across the ring road at Lyde Green. However, it is noted that the Science Park is some distance from the town centre and is physically cut-off by the barrier of the A4174. The town centre was originally developed partly in an out-of-town retail park format and therefore the proposed improvements to walking and cycling connections are likely to help reduce reliance on the private car. Therefore, a minor positive effect is expected in relation to SA objective 1a: **contributing to climate change**. A minor positive effect is also expected in relation to SA objective 2c: **air quality** because reducing reliance on the private car would also help minimise air pollution. The area has a mix of uses, including the Abbey Wood and Fox Den Road retail areas, in addition to UWE, and the policy approach supports the provision of new services and facilities to meet the needs of future residents. Therefore, 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**. According to the planning approach, access to a high-quality public realm and open spaces will be provided. Therefore, minor positive effects are also expected in relation to SA objectives 2a: **public open space** and 5d: **landscape**.

4.51 A density of 60-70dph is proposed for this area, which is one of the lowest when compared to the other areas of focus. However, the planning approach notes that any commercial,

residential or mixed-use development sites that emerge will be expected to make efficient use of land. Therefore, a minor positive effect is expected in relation to SA objective 3a/3b: **housing**. However, there are no sites proposed for allocation within the area. It is important to note that there are biodiversity assets and areas at risk of flooding within Emersons Green but it is assumed that locating development elsewhere and not within the areas identified as being ecologically sensitive and/or at risk of flooding would be achievable. There are, however, a number of listed buildings located in the area and therefore any future development could potentially result in an adverse effect on the setting of these listed buildings. Therefore, a potential but uncertain minor negative effect is identified in relation to SA objective 5a/5b: **historic environment**.

Downend Town Centre

4.52 Downend Town Centre is a compact town centre that has easy access to local services and facilities, including shops and a community centre. Therefore, any new development located in this area will have easy access to amenities and therefore 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**. Due to the fact there are already a number of services and facilities within close proximity to one another, this is likely to reduce reliance on the private car for new residents coming to the area, which will help minimise greenhouse gas emissions, in addition to air pollution. Therefore, minor positive effects are also expected in relation to SA objectives 1a: **contributing to climate change** and 2c: **air quality**. The planning approach for the area seeks for development to respond to the existing character of the area and therefore a minor positive effect is expected in relation to SA objective 5d: **landscape**.

4.53 A density of 60-116dph is proposed for this area, which is considered suitable for the urban lifestyles area. Therefore, a minor positive effect is expected in relation to SA objective 3a/3b: **housing**. It is important to note that there are biodiversity assets and areas at risk of flooding within Emersons Green but it is assumed that locating development elsewhere and not within the areas identified as being ecologically sensitive and/or at risk of flooding would be achievable. There are, however, a number of listed buildings located in the area and therefore any future development could potentially result in an adverse effect on the setting of these listed buildings. Therefore, a potential but uncertain minor negative effect is identified in relation to SA objective 5a/5b: **historic environment**.

4.54 There are two potential sites that could be allocated for development within the area. These sites have been appraised separately in **Chapter 5** of this SA Report.

Staple Hill Town Centre

4.55 Staple Hill Town Centre is based around a traditional high street and therefore any new development located in this area will have good access to local services and facilities. Therefore, 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**. Due to the fact there are already a number of services and facilities within close proximity to one another, and the town centre has a number of bus links that connect to surrounding areas, including railway stations, this is likely to reduce reliance on the private car for new residents coming to the area, which will help minimise greenhouse gas emissions and air pollution. Additionally, the planning approach seeks to improve walking and cycling links around the town centre, as well as connections to the Bristol to Bath Railway Path. Therefore, minor positive effects are expected in relation to SA objectives 1a: **contributing to climate change** and 2c: **air quality**. The planning approach for the area supports investment in the public realm, in addition to the provision of improved green infrastructure connectivity and an increase in street trees. With regards to the landscape, the planning approach also seeks to take account of, and protect, views to green hillsides and key ridgelines that provide visual connectivity to the open countryside, east of the urban area. Therefore, a significant positive effect is expected in relation to SA objective 5d: **landscape** and minor positive effects are expected in relation to SA objectives 5c: **biodiversity** and 5e: **green infrastructure**.

4.56 The planning approach supports a density of 60-120dph and states that there may be opportunities to diversify the town centre through the redevelopment of under-used, commercial and employment sites to provide mixed-use development. Therefore, minor positive effects are expected in relation to SA objectives 3a/3b: **housing** and 5f/5g: **land use**. It is important to note that there are biodiversity assets within Staple Hill but it is assumed that locating development elsewhere and not within the areas identified as being ecologically sensitive would be achievable. There are, however, a number of listed buildings located in the area and therefore any future development could potentially result in an adverse effect on the setting of these listed buildings. Therefore, a potential but uncertain minor negative effect is identified in relation to SA objective 5a/5b: **historic environment**.

4.57 There is one potential site that could be allocated for development within the area. This site has been appraised separately in **Chapter 5** of this SA Report.

Kingswood Town Centre

4.58 Kingswood Town Centre has been subject to a detailed masterplanning exercise, some of the details of which are provided in the Local Plan Phase 2 consultation document. There are a number of shops and services in the area but according to the Phase 2 Local Plan, the masterplan for the area promotes a more diverse mix of uses, which includes more leisure and health facilities. The mix of uses in the area will reduce the need for people to travel elsewhere for certain amenities and therefore help minimise greenhouse gas emissions associated with use of the private car, in addition to air pollution. Therefore, minor positive effects are expected in relation to SA objectives 1a: **contributing to climate change** and 2c: **air quality**. The proximity of new residents to local services and facilities will also result in minor positive effects against SA objectives 2d: **access to healthcare services** and 3c/3d/3e: **access to community facilities, education and retail**.

4.59 According to the Phase 2 Local Plan, the masterplan for this area identifies many underutilised sites where new development could take place and organises the town into four distinct character zones to guide the form and design of new buildings. It is therefore expected that any new development in the area will be considerate of the existing landscape and a minor positive effect is expected in relation to SA objective 5d: **landscape**.

4.60 The planning approach supports a density of 60-120dph and therefore a minor positive effect is expected in relation to SA objective 3a/3b: **housing**. It is important to note that there are a number of listed buildings located in the area and therefore any future development could potentially result in an adverse effect on the setting of these listed buildings. Therefore, a potential but uncertain minor negative effect is identified in relation to SA objective 5a/5b: **historic environment**. However, the planning approach does state that existing features that contribute towards the character of the area will be protected and it is recommended that the existing conservation area is extended to better protect the cluster of locally listed buildings within the historic core.

4.61 There are two potential sites that could be allocated for development within the area. These sites have been appraised separately in **Chapter 5** of this SA Report.

Hanham Town Centre

4.62 Hanham Town Centre has a range of local services and facilities and therefore new residents moving into the area are likely to have easy access to these services and 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**.

4.63 The planning approach for Hanham supports a density of 50-80, which is one of the lowest densities when compared to the other areas of focus. However, new homes will be delivered and therefore a minor positive effect is expected in relation to SA objective 3a/3b: **housing**. It is important to note that there are a number of listed buildings located in the area and therefore any future development could potentially result in an adverse effect on the setting of these listed buildings. Therefore, a potential but uncertain minor negative effect is identified in relation to SA objective 5a/5b: **historic environment**. However, the planning approach does state that the historic character of the High Street and surrounding areas will be respected.

4.64 There is one potential site that could be allocated for development within the area. This site has been appraised separately in **Chapter 5** of this SA Report.

Longwell Green Retail Area

4.65 Longwell Green Retail Area has public transport links to Bristol, Bath and Keynsham; however links to the rest of South Gloucestershire are poor. With regard to walking, the area has walking and cycling access to a number of supermarkets and a community centre, in addition to other services and facilities. The planning approach seeks to improve public transport and walking and cycling connections within the area and outside of the area, to other key destinations. This is likely to reduce reliance on the private car and associated greenhouse gas emissions. Therefore, a minor positive effect is expected in relation to SA objective 1a: **contributing to climate change**. A minor positive effect is also expected in relation to SA objective 2c: **air quality** because reducing reliance on the private car would also help minimise air pollution. The area has large-format stores and a number of smaller, mainly clothing stores. These are valuable amenities but the planning approach seeks to provide additional services and facilities that future residents in the area may need. Therefore, 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**. The planning approach seeks to provide access to a high-quality public realm, in addition to open space. Therefore, minor positive effects are also expected in relation to SA objectives 2a: **public open space** and 5d: **landscape**.

4.66 A relatively high density range of 100-130dph is supported in this area and therefore a minor positive effect is expected in relation to SA objective 3a/3b: **housing**. However, there are no sites proposed for allocation within the area. It is important to note that there are biodiversity assets within the Longwell Green area but it is assumed that locating development elsewhere and not within the areas identified as being ecologically sensitive would be achievable. There are, however, a number of listed buildings located in the area and

therefore any future development could potentially result in an adverse effect on the setting of these listed buildings. Therefore, a potential but uncertain minor negative effect is identified in relation to SA objective 5a/5b: **historic environment**.

Rest of East Fringe Urban Area

4.67 There are five potential sites that could be allocated for development within the rest of the East Fringe Urban Area. These sites have been appraised separately in **Chapter 5** of this SA Report.

Yate and Chipping Sodbury

Yate Shopping Centre

4.68 The Yate Shopping Centre provides a number of uses and the planning approach seeks to provide an even greater mix of uses whilst maintaining the existing role and function of the town centre. This is because there is a need to broaden the range of activities and uses during the day and evening so as to maintain the vitality and role of the centre. For these reasons, 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**. The proximity of a number of different uses in close proximity to one another facilitates walking and cycling, whilst reducing reliance on the private car and associated greenhouse gas emissions and air pollution. The planning approach to this area also seeks to improve pedestrian access to the adjoining residential areas, also reducing reliance on the private car. Therefore, minor positive effects are expected in relation to SA objectives 1a: **contributing to climate change** and 2c: **air quality**. The planning approach identifies the need to invest in the buildings and public spaces and it is therefore assumed that this would be incorporated into any development proposal going forwards. Therefore, a minor positive effect is also expected in relation to SA objective 5d: **landscape**.

4.69 The planning approach for this area identifies a density of 65-120dph and therefore a minor positive effect is expected in relation to SA objective 3a/3b: **housing**. It is important to note that there are biodiversity assets and areas at risk of flooding within the area in which the Yate Shopping Centre sits but it is assumed that locating development elsewhere and not within the areas identified as being ecologically sensitive and/or at risk of flooding would be achievable. However, there are a number of listed buildings within close proximity of the area and therefore any future development could potentially result in an adverse effect on the setting of these listed buildings. Therefore, a potential but uncertain minor negative effect is identified in relation to SA objective 5a/5b: **historic environment**.

4.70 There is one potential site that could be allocated for development within the area. This site has been appraised separately in **Chapter 5** of this SA Report.

Station Road, Yate

4.71 Station Road in Yate is described as having an uninviting environment for walking and cycling. Therefore, the planning approach identifies the need for a comprehensive strategy that helps achieve a shift towards more walking and cycling. The establishment of a strategy for achieving this would help reduce reliance on the private car and associated greenhouse gas emissions. Therefore, a minor positive effect is expected against SA objective 1a: **contributing to climate change**. Reducing reliance on the private car would also help minimise air pollution. Therefore, a minor positive effect is also expected against SA objective 2c: **air quality**. Station Road contains a mix of uses, including community uses, and 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**.

4.72 The planning approach supports a density of 65-120dph and therefore a minor positive effect is expected in relation to SA objective 3a/3b: **housing**. However, there are no sites proposed for allocation within the area. There is one listed building located on Station Road and therefore any future development could potentially result in an adverse effect on the setting of this listed building. Therefore, a potential but uncertain minor negative effect is identified in relation to SA objective 5a/5b: **historic environment**.

Yate Station and surrounding area

4.73 Yate Station has an hourly train service to the North Fringe, Bristol City Centre and Gloucester and there are plans for an enhanced service of two trains per hour. Development in this area may therefore help reduce reliance on the private car and associated greenhouse gas emissions and a minor positive effect is expected in relation to SA objective 1a: **contributing to climate change**. A minor positive effect is also expected in relation to SA objective 2c: **air quality** because reducing reliance on the private car would also help minimise air pollution.

4.74 A density of 65-120dph is proposed and therefore a minor positive effect is expected in relation to SA objective 3a/3b: **housing**. However, no sites are proposed for allocation within the town centre. It is important to note that there are biodiversity assets and areas at risk of flooding within the area but it is assumed that locating development elsewhere and not within the areas identified as being ecologically sensitive would be achievable. There is one listed building located on Station Road and therefore any future development could

potentially result in an adverse effect on the setting of this listed building. Therefore, a potential but uncertain minor negative effect is identified in relation to SA objective 5a/5b: **historic environment**.

Chipping Sodbury Town Centre

4.75 Chipping Sodbury Town Centre has a range of services and facilities. Therefore, new residents coming to the area are likely to have easy access to these existing services and facilities. Indeed, the planning approach seeks to support the regeneration and economic health of the town centre and community facilities within it. Therefore, 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**. The planning approach also seeks to promote walking and cycling links within the town centre, and to nearby open countryside and services and facilities in Yate Shopping Centre. This may help reduce reliance on the private car and associated greenhouse gas emissions. Therefore, a minor positive effect is expected in relation to SA objective 1a: **contributing to climate change**. A minor positive effect is also expected in relation to SA objective 2c: **air quality** because reducing reliance on the private car would also help minimise air pollution associated with use of the private car.

4.76 A density of 45-90dph is proposed, which is one of the lowest proposed densities when compared to other areas of focus. However, the planning approach states that opportunities for further development in the town centre will be limited and focused on the potential redevelopment and regeneration of existing buildings, if they are brought forward by landowners. This is an efficient use of previously developed land and therefore a minor positive effect is expected in relation to SA objective 5f/5g: **land use**. A minor positive effect is also expected in relation to SA objective 3a/3b: **housing** because support is given for new homes in the area. However, there are no sites proposed for allocation within the area. It is important to note that there are biodiversity assets and areas at risk of flooding within the area but it is assumed that locating development elsewhere and not within the areas identified as being at risk of flooding and/or ecologically sensitive would be achievable.

4.77 There are a large number of listed buildings located within the area, in addition to a couple of scheduled monuments and a registered park and garden just outside of Chipping Sodbury. The area also falls within very close proximity to the AONB. The planning approach for the area states that development should protect and respect the heritage, form and character of the historic town and its setting, in particular the conservation area and listed buildings. Therefore, a minor positive effect is expected in relation to SA objective 5a/5b: **historic environment**. However, this minor

positive effect is coupled with a potential minor negative effect because the planning approach for the area does not seek to enhance the historic environment or prevent harm to the historic environment. The planning approach seeks to protect key views into and out of Chipping Sodbury, as well as landscape features and enhanced ecological networks. Therefore, a minor positive effect is expected in relation to SA objectives 5c: **biodiversity** and 5d: **landscape**. However, due to the proximity of the town to the AONB, the minor positive effect against 5d is coupled with a minor negative effect because future development may not be able to avoid harm to the setting of the AONB.

Remaining sites within Yate and Chipping Sodbury settlement boundaries

4.78 There is one potential site that could be allocated for development within the area. This site has been appraised separately in **Chapter 5** of this SA Report.

Thornbury

Thornbury Town Centre

4.79 Thornbury Town Centre has a range of services and facilities. Therefore, new residents coming to the area are likely to have easy access to these existing services and facilities. Indeed, the planning approach seeks to support the regeneration and economic health of the town centre and community facilities within it. Therefore, 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**. The planning approach also seeks to promote walking and cycling links within the town, and to nearby open countryside. This may help reduce reliance on the private car and associated greenhouse gas emissions. Therefore, a minor positive effect is expected in relation to SA objective 1a: **contributing to climate change**. A minor positive effect is also expected in relation to SA objective 2c: **air quality** because reducing reliance on the private car would also help minimise air pollution associated with use of the private car.

4.80 A density of 45-90dph is proposed, which is one of the lowest proposed densities when compared to other areas of focus. The planning approach states that further development in the town centre will be primarily focused on the potential redevelopment and regeneration of existing buildings and sites if they are brought forward by landowners. This is an efficient use of previously developed land and therefore a minor positive effect is expected in relation to SA objective 5f/5g: **land use**. A minor positive effect is also expected in relation to SA objective 3a/3b: **housing** because support is given for new homes in the area. It is important to note that there are areas at risk of flooding within the area but it is

assumed that locating development elsewhere and not within the areas identified as being at risk of flooding would be achievable.

4.81 There is one potential site that could be allocated for development within the area. This site has been appraised separately in **Chapter 5** of this SA Report.

4.82 There are a large number of listed buildings located within the area, in addition to a scheduled monument and registered park and garden. The planning approach for the area states that development should protect and respect the heritage, form and character of the historic town and its setting, in particular the conservation area and listed buildings. Therefore, a minor positive effect is expected in relation to SA objective 5a/5b: **historic environment**. However, this minor positive effect is coupled with a potential minor negative effect because the extent of heritage assets means it may not be possible to prevent harm to the historic environment.

Approach to Safeguarding Employment Sites

4.83 Section 8 in the Local Plan Phase 2 consultation document sets out where the Council proposes to safeguard employment sites in each of the urban lifestyle areas.

4.84 The sites proposed for safeguarding are existing allocations in the adopted Core Strategy (Policy CS12). For most of the sites proposed for safeguarding in the Local Plan Phase 2 document, it is suggested that the current safeguarding protection should be continued. For the other sites currently safeguarded for employment uses only, there is an option to allow a mixture of uses, a change to residential or a change to other proposals that help diversify the type of development at the employment area.

4.85 Due to the nature of safeguarding proposals, it is difficult to predict with any certainty the likely sustainability effects. Rather than site allocations where a specific type of development is proposed to be brought forward, safeguarding proposals relate to safeguarding the land for certain development types in the future, so the likely sustainability effects cannot be predicted with as much certainty.

4.86 Where sites are proposed for continued safeguarding for employment uses only, this is likely to have significant positive effect on SA objectives 4a: **new employment floorspace** and 4b: **access to major employment areas** as this approach will help to ensure the ongoing availability of employment land for businesses to locate in. While safeguarding these sites for employment uses only could be seen as potentially restricting other forms of development such as housing or services/facilities, the sites that are safeguarded for employment uses may not be in appropriate locations or of an appropriate nature for housing or other uses, so no significant

negative effects on SA objectives 3a/3b: **housing**, 2d: **access to healthcare services** and 3c/3d/3e: **access to community facilities, education and retail** are considered likely.

4.87 The safeguarded employment sites comprise brownfield land and therefore safeguarding these sites for future development is an efficient use of previously developed land. Therefore, a significant positive effect is expected in relation to SA objective 5f/5g: **land use**.

4.88 While the location of employment development can affect other objectives such as 2b: **noise**, 2c: **air quality**, 5a/5b: **historic environment**, 5c: **biodiversity** and 5d: **landscape**, the effects will be as a result of any future new built development rather than from the action of safeguarding the site. However, safeguarding sites in certain locations can increase the chances of certain effects, both positive and negative, occurring in future. It is assumed that any future proposals for development at any of the safeguarding sites would be subject to other policies in the Local Plan addressing these issues and proposals will be assessed against these policies through the planning application process.

Strategy for Renewable Energy

4.89 Chapter 10 in the Local Plan Phase 2 consultation document explains that South Gloucestershire Council is currently in the process of developing a positive strategy for renewable energy generation within South Gloucestershire. In the new Local Plan, the focus will primarily be on wind and solar energy generation. The Council has, however, commissioned a Renewable Energy Resource Assessment Study (RERAS) that covers other sources of renewable energy and low carbon technologies, to ensure that a holistic approach is taken towards energy generation.

4.90 The Council is seeking to increase renewable energy generation within South Gloucestershire through a number of measures, which primarily address wind and solar renewable energy generation. This involves directing development of standalone wind and solar renewable energy installations to specific areas and in some cases, safeguarding land to facilitate its delivery. South Gloucestershire has the potential to generate significant amounts of wind and solar energy, and both wind and solar are 'mature' technologies in that they are technically well developed. The Local Plan Phase 2 consultation document identifies potential areas for solar development and the installation of wind turbines. The implementation of these renewable energy sources is likely to significantly minimise South Gloucestershire's contribution to climate change through a reduction of greenhouse gas emissions from all sources, and will help to facilitate the aim of carbon neutrality by 2030. According to the RERAS, the theoretical potential for renewable energy generation within South Gloucestershire far exceeds the projected local energy

demand in 2030. In addition to this, all new built development in South Gloucestershire is required to be net zero carbon, to minimise energy demand and incorporate renewable energy (both heat and power) technology within it, as well as exploring opportunities for district heat networks. For the reasons outlined above, a significant positive effect is expected in relation to SA objective 1a: **contributing to climate change**. A minor positive effect is expected against SA objective 2: **air quality** because promoting clean and renewable energy sources will also help minimise air pollution associated with fossil fuels. It is noted that the new Local Plan will also support communities in bringing forward their own energy proposals. While it could be considered that the measures set out in the Local Plan Phase 2 in relation to net zero requirements could be restrictive in terms of the viability of housing developments, it is assumed that similar requirements will exist in other areas and the requirements will lift the overall quality of housing and other development in South Gloucestershire. Therefore, no negative effect on SA objective 3a/3b: **housing** is considered likely.

4.91 Nuclear fusion is referred to in the RERAS as playing a potentially significant role in producing energy in South Gloucestershire. Indeed, Western Gateway recently submitted a bid for a technology park and fusion power plant to be located at two former nuclear power station sites, one of which is located in Oldbury in South Gloucestershire. This has the potential to make a long-term positive contribution to meeting UK energy needs but it is noted that nuclear fusion technology is a proposed form of power generation that does not currently exist at scale. Therefore, it is highly unlikely that the fusion power plant at Oldbury would be completed within the Local Plan period.

4.92 Solar development and the installation of wind turbines could potentially result in adverse effects on the landscape and historic environment within South Gloucestershire District, depending on their size and location. According to the Local Plan Phase 2 consultation document, South Gloucestershire Council will need to consider its approach to these constraints and balance them against the need to significantly increase renewable energy generation. It is noted that the RERAS contains a landscape sensitivity assessment for wind and solar development, which will be an important consideration to inform the development of a strategy. Additionally, areas that fall within a conservation area have not been considered for development. Therefore, at this stage potential but uncertain minor negative effects are identified in relation to SA objectives 5a/5b: **historic environment** and 5d: **landscape**.

4.93 As noted above, the Local Plan Phase 2 consultation document identifies potential areas for solar development and wind turbines. According to the document, areas that fall on Grades 1 and 2 agricultural land have not been considered for development. Therefore, no adverse effects are identified

against SA objective 5f/5g: **land use**. However, an uncertain minor negative effect is identified against SA objective 5c: **biodiversity** because although development is not supported within any Impact Risk Zones for Site of Special Scientific Interest, development may still be supported that is within close proximity of other biodiversity assets including undesignated habitats and species.

Strategic Green Infrastructure Network

4.94 Chapter 11 in the Local Plan Phase 2 consultation document contains information about the provision of a new Strategic Green Infrastructure Network that would be safeguarded as part of the new Local Plan. The Strategic Green Infrastructure Network would include designations that are already protected from development, namely Sites of Special Scientific Interest, Sites of Nature Conservation Interest, Ancient Woodland, Conservation Areas, Registered Parks and Gardens, Local Green Spaces and Public Rights of Way, in addition to Common Land. It would also include other sites that may not be designated but which perform an important function in connecting the aforementioned areas together and providing opportunities for enhancement to the network of woodlands, grasslands and wetlands. South Gloucestershire Council has identified nine strategic green infrastructure corridors that would make up the network:

- Shepperdine – Oldbury on Severn – Severn Beach (Severn Estuary and Levels).
- Charfield – Alveston – Hallen (Western Scarp/Severn Ridges).
- Winterbourne – Kendleshire – Yate (River Frome Corridor).
- Wickwar – Westerleigh – Bitton (Westerleigh Vale Oldland Ridge/East Fringe).
- Hawkesbury – Old Sodbury – Upton Cheney (Cotswold Scarp).
- Hanham Green – Hannah Abbots – Bitton (Avon Valley).
- Wickwar – Iron Acton – Yate (Ladden Valley).
- Hinton – Doynton – Bitton (Boyd Valley).
- Huntingford – Charfield – Wickwar (Little Avon River Corridor).

4.95 According to the Local Plan Phase 2 document, these nine strategic Green Infrastructure corridors would assist in the creation of 'Wild Belts' and act as a focus for 'natural capital solutions', in addition to assisting in securing biodiversity net gain. Therefore, overall, significant positive effects are expected in relation to SA objectives 5c: **biodiversity** and 5e: **green infrastructure**. Minor positive effects are expected in relation to SA objectives 1a:

contributing to climate change and 5h/5i: **flood risk** because a designated connected network that includes areas identified for net gain and which increases tree planting and enhanced green infrastructure corridors, would increase the number of opportunities for carbon sequestration and carbon offsetting, in addition to resilience to flood risk through natural flood storage.

4.96 A minor positive effect is expected in relation to SA objective 5d: **landscape** because as set out in the Local Plan Phase 2, the strategic Green Infrastructure corridors have a mixture of green and blue assets. Green assets primarily relate to visually important hillside features and associated areas of strategic woodland and grassland, and therefore safeguarding the proposed Strategic Green Infrastructure Network would help prevent any adverse effects on the landscape. Minor positive effects are also expected in relation to SA objectives 2c: **air quality** and 2a: **public open space** because the Strategic Green Infrastructure Network would help create a network of walking and cycling routes, in addition to green spaces for recreation and leisure.

Draft Policies

4.97 Section 12 in the Local Plan Phase 2 consultation document presents five draft policies, covering the following themes:

- Strategic Green Infrastructure and Environment.
- Houses in Multiple Occupation (HMOs).
- Urban Lifestyles and Density.
- Biodiversity and Net Gain.
- Rural Exception Sites & Community Led Rural Sites.

4.98 The likely sustainability effects of these policies are set out in **Table 4.2** overleaf and are summarised below the table.

Table 4.2: Likely SA effects of the Draft Policies

SA Objectives	Strategic Green Infrastructure and Environment	Houses in Multiple Occupation (HMOs)	Urban Lifestyles and Density	Biodiversity and Net Gain	Rural Exception Sites and Community Led Rural Site
1a. Contribution to climate change	+?	+	+	0	+
1b. Adaptation to climate change	0	0	0	0	0
2a. Public open space	++	0	+	0	0
2b. Noise	0	+	+	0	0
2c. Air quality	+?	0	+	0	+
2d. Access to healthcare services	0	0	+	0	+
3a/3b. Housing	0	+	+	0	+
3c/3d/3e. Access to community facilities, education and retail	0	0	+	0	+
3f. Deprivation	+	0	0	0	+
3g. 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
5a/5b. Historic environment	0	0	+	0	0
5c. Biodiversity	++	0	+	++	0
5d. Landscape	0	+	+	0	+
5e. Green infrastructure	++	0	+	+	0
5f/5g. Land use	0	0	+	0	0
5h/5i. Flood risk	++	0	0	0	+
5j. Water resources	+	0	0	0	0
6a/6b. Waste and resources	0	+	0	0	0
7a. Green Belt	0	0	0	0	+

Strategic Green Infrastructure and Environment

4.99 This draft policy is likely to have a significant positive effect in relation to SA objective 5c: **biodiversity** because in addition to protecting and enhancing species and habitats and creating new habitats and green linkages between them, the policy seeks to retain valuable trees and hedgerows and to achieve 10% biodiversity net gain in new developments. A significant positive effect is also expected in relation to SA objective 5a: **green infrastructure** because the draft policy seeks to enhance the connectivity and function of green infrastructure and where development may sever or harm the connectivity and function on green infrastructure, it will be refused.

4.100 A significant positive effect is also expected in relation to SA objective 5h/5i: **flood risk** because the draft policy wording requires development proposals to mitigate flood risk through the careful siting of development and installation of SuDS. The draft policy specifically states that development proposals are expected to protect the quality and quantity of the water environment and therefore a minor positive effect is expected in relation to SA objective 5j: **water resources**.

4.101 The draft policy requires development proposals to deliver an appropriate level of public open space and therefore a significant positive effect is also expected in relation to SA objective 2a: **public open space**.

4.102 As set out in the supporting text to the draft policy, green infrastructure often accommodates routes for walking and cycling and includes public open spaces, which people visit for formal and informal recreation, exercise and community activities. Therefore, the delivery of green infrastructure and public open spaces promotes a healthier and more active lifestyle, which can help reduce health inequalities. Further to this, the draft policy seeks to provide local food cultivation opportunities, which may promote public participation in food growing and improve healthy eating. As such, a minor positive effect is expected in relation to SA objective 3f: **deprivation**.

4.103 Uncertain minor positive effects are expected in relation to SA objectives 1a: **contribution to climate change** and 2c: **air quality** because as set out above, green infrastructure facilitates walking and cycling and therefore has the potential to reduce reliance on the private car and associated greenhouse gas emissions, in addition to minimising air pollution.

Recommendations

4.104 No recommendations are made in relation to this draft policy.

Houses in Multiple Occupation (HMOs)

4.105 This draft policy supports a change in use from residential dwelling to HMO, or the development of an HMO, provided the set of criteria outlined in the policy are met. Therefore, a minor positive effect is expected in relation to SA objective 3a/3b: **housing**. According to the draft policy, development of an HMO will be supported provided it respects the character of the host property, street scene and surrounding area, and is not 'sandwiched' between HMOs. Therefore, a minor positive effect is also expected in relation to SA objective 5d: **landscape**.

4.106 A minor positive effect is expected in relation to SA objective 1a: **contribution to climate change** because according to the draft policy wording, development of an HMO will be supported provided it contributes to the Council's work on the Climate Emergency by achieving an Energy Performance Certificate rating of C or higher. Likewise, the draft policy supports the provision of bicycle parking facilities, in addition to car parking facilities. Promoting cycling may reduce reliance on the private car and associated greenhouse gas emissions.

4.107 Development will be supported provided it does not prejudice the amenity of neighbours, which includes noise disturbance, and therefore a minor positive effect is also expected in relation to SA objective 2b: **noise**. A minor positive effect is also expected in relation to SA objective 6a/6b: **waste and resources** because provision must be made for sufficient recycling and refuse facilities.

Recommendations

4.108 It is recommended that additional wording is added to criterion 2 in the draft policy requiring consideration to be given to potential impacts on the historic environment, either ahead of the consultation or at the next stage of Local Plan preparation.

Urban Lifestyles and Density

4.109 This draft policy promotes higher density housing within the designated urban lifestyles areas in the District, which are defined as more accessible and sustainable areas that provide opportunities to make efficient use of land and reduce over reliance on greenfield sites. Therefore, minor positive effects are expected in relation to SA objectives 3a/3b: **housing** and 5f/5g: **land use**. The proximity of new homes to more accessible and sustainable areas is also likely to result in minor positive effects against SA objectives 2d: **access to healthcare services**, 3c/3d/3e: **access to community facilities, education and retail** and 4b: **access to major employment areas**. This has the potential to reduce reliance on the private car and associated greenhouse gas emissions. Additionally, the draft policy seeks to reduce car parking

provision, provided no harm will arise. Therefore, a minor positive effect is expected in relation to SA objective 1a: **contribution to climate change**. A minor positive effect is also expected in relation to SA objective 2c: **air quality** because if homes are within walking and cycling distance of local services, facilities and job opportunities, pollution associated with use of the private car will be minimised.

4.110 The draft policy requires development proposals for new homes in the urban lifestyle areas to provide access to an appropriate level of public open space or high-quality public realm and no harm to amenity, namely heritage, ecological, landscape and green infrastructure assets within or surrounding the site. The draft policy requires the character of the area surrounding the site to inform its design. Therefore, minor positive effects are expected in relation to SA objectives 2a: **public open space**, 5a/5b: **historic environment**, 5c: **biodiversity**, 5d: **landscape** and 5e: **green infrastructure**. Development proposals with net densities below that set out in the draft policy will only be permitted where they meet the requirements set out in criterion 2 of the draft policy and would not result in negative impacts on the landscape or heritage character of the area, in addition to the amenity of existing and future residents. Residential amenity can include noise disturbance and therefore a minor positive effect is also expected in relation to SA objective 2b: **noise**.

Recommendations

4.111 No recommendations are made in relation to this draft policy.

Biodiversity and Net Gain

4.112 This draft policy requires 10% biodiversity net gain to be achieved in new developments and for this to be secured in perpetuity. The draft policy sets how biodiversity net gain should be calculated and who it should be calculated by, in addition to requiring applications for development proposals to submit a 30 year management plan detailing how the post-development biodiversity values of the site and any supporting off-site mitigation will be achieved. Therefore, a significant positive effect is expected in relation to SA objective 5c: **biodiversity**. A minor positive effect is expected in relation to SA objective 5e: **green infrastructure** because biodiversity net gain may be achieved through the establishment of new green infrastructure or the enhancement of existing green infrastructure, including the Local Nature Recovery Network.

Recommendations

4.113 No recommendations are made in relation to this draft policy.

Rural Exception Sites and Community Led Rural Sites

4.114 This draft policy promotes affordable housing development at rural exception sites and is therefore expected to have a minor positive effect in relation to SA objectives 3a/3b: **housing** and 3f: **deprivation**. Market housing is only permitted where it will make a rural exception scheme viable. Although the draft policy promotes development in rural areas, it states that development will only be permitted where a site adjoins or is well-related to an existing village or settlement and avoids reliance on the private car to access services and facilities within the village or settlement. Reducing reliance on the private car will help minimise associated greenhouse gas emissions, in addition to air pollution. Therefore, a minor positive effect is also expected in relation to SA objectives 1a: **contribution to climate change**, 2c: **air quality**, 2d: **access to healthcare services** and 3c/3d/3e: **access to community facilities, education and retail**.

4.115 The draft policy only promotes rural exception schemes where no harm is caused to key environmental, landscape and national policy designations and considerations, which includes flood risk, Green Belt and the Cotswolds Area of Outstanding Natural Beauty. Furthermore, the draft policy requires rural exception schemes to be designed in a way that respects the character and setting of the village or settlement. Therefore, minor positive effects are also expected in relation to SA objectives 5d: **landscape**, 5h/5i: **flood risk** and 7a: **green belt**.

Recommendations

4.116 It is recommended that additional wording is added to the draft policy that requires no harm to be caused to the historic environment, either ahead of the consultation or at the next stage of Local Plan preparation.

Chapter 5

SA Findings for Site Options

5.1 This chapter presents the SA findings for the proposed site allocations included in the Phase 2 consultation document as well as the reasonable alternative options considered.

5.2 There are 24 proposed site allocations included in the Phase 2 consultation document, all of which relate to the 'Urban Lifestyles' element of the Local Plan. For six of these sites, there are two potential alternative uses; therefore those sites have been considered twice in the SA.

5.3 The Council considers that there are no additional reasonable alternative development site options beyond those 24 sites, as the only options for urban lifestyles are the other sites within the urban area, of which there are limited numbers, none of which made it through the HELAA process.

5.4 Table 5.1 overleaf shows the summary of likely SA effects in relation to the residential, employment, mixed use and safeguarded employment site options. The assessment criteria used to appraise the site options can be found in **Appendix D** and the detailed SA matrices for the site options are presented in **Appendix E**.

Table 5.1: Likely SA effects of the Site Options

SA Objectives	1a. Contribution to climate change	1b. Adaptation to climate change	2a. Public open space	2b. Noise	2c. Air quality	2d. Access to healthcare services	3a. Delivery of high quality housing	3b. Delivering of mix of housing	3c. Access to community facilities	3d. Access to educational facilities	3e. Access to retail	3f. Deprivation	3g. Digital connectivity	4a. New employment floorspace	4b. Access to major employment areas	5a. Designated assets	5b. Undesignated Assets	5c. Biodiversity	5d. Landscape	5e. Green infrastructure	5f. Promote the conservation and wise use of land	5g. Minimise the loss of productive land	5h. Tidal/fluvial flood risk	5i. Surface water flood risk	5j. Water resources	6a. Reduce waste	6b. Minimise consumption and extraction of minerals	7a. Green belt
Residential Site Options																												
SG010: Field to South of Tanhouse Lane (Opposite Leechpool Dairy Farm)	?	?	+	--	0	--	++	++	--	++	--	0	+	0	++	-?	0	-?	--	?	--	0	0	-	0	0	-	0
SG053: Land north and east of Lyde Green Road, Emersons Green	?	?	++	--	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
0SG423: Land at Players Lane, Hambrook	?	?	+	--	0	-	++	++	+	++	+	0	++	0	++	0	0	-?	?	?	--	--	0	-	0	0	-	0
SG498: Oxbarton Mead Road	?	?	+	0	0	++	+	+	++	++	+	0	++	0	++	0	-?	0?	?	?	-	--?	0	-	0	0	0	0
SG859: Plough and Horseshoe Inn, Gloucester Road, Filton	?	?	++	--	--	++	++	++	++	++	++	0	++	0	++	?	?	0?	?	?	++	0	0	-?	0	+	?	0
SG869: Land at Filton Retail Park, Fox Den Road, Filton (Residential or Student Accomodation)	?	?	++	--	0	++	++	++	++	++	++	0	+	0	++	?	?	0?	?	?	++	0	0	-?	0	+	?	0
SG879: Rear of 32 Cleeve Hill	?	?	+	--	0	++	++	++	++	++	++	0	++	0	++	?	?	-?	?	?	--	0	0	-?	0	0	-	0
Employment Site Options																												
SG075: Land and buildings at London Road, Warmley	?	?	+	--	0	-	0	0	++	++	+	0	+	++	0	0	+	-?	?	?	++	0	0	0	0	+	-	0
SG347: Land Adjacent Lyde Green Farm, Emersons Green	?	?	++	--	0	++	0	0	++	++	+	0	+	++	0	-?	0	-?	--	?	--	0	0	-	0	0	-	0
SG436: Land at Filton 20 Business Park, Golf Course Lane	?	?	++	--	0	++	0	0	++	++	++	0	++	++	0	0	0	-?	--?	?	++	0	0	0	0	+	?	0
SG735: Viridor Waste Management, North Way, Filton (waste management facility)	?	?	++	0	0	++	0	0	++	++	++	0	++	++	0	?	?	0?	?	?	++	0	0	-?	0	+	?	0
SG859: The Plough and Horseshoe Inn, Gloucester Road, Filton	?	?	++	--	--	++	0	0	++	++	++	0	++	+	0	?	?	0?	?	?	+	0	0	-?	0	+	?	0
jjSG877: Exhibition House, North View, Staple Hill	?	?	++	--	0	++	0	0	++	++	++	0	++	+	0	?	?	-?	?	?	+	0	0	0	0	+	-	0
Mixed Use Site Options																												
SG075: Land and buildings at London Road, Warmley	?	?	+	--	0	-	++	++	++	++	+	0	+	++?	++	0	+	-?	?	?	++	0	0	0	0	+	-	0

SA Objectives	1a. Contribution to climate change	1b. Adaptation to climate change	2a. Public open space	2b. Noise	2c. Air quality	2d. Access to healthcare services	3a. Delivery of high quality housing	3b. Delivering of mix of housing	3c. Access to community facilities	3d. Access to educational facilities	3e. Access to retail	3f. Deprivation	3g. Digital connectivity	4a. New employment floorspace	4b. Access to major employment areas	5a. Designated assets	5b. Undesignated Assets	5c. Biodiversity	5d. Landscape	5e. Green infrastructure	5f. Promote the conservation and wise use of land	5g. Minimise the loss of productive land	5h. Tidal/fluvial flood risk	5i. Surface water flood risk	5j. Water resources	6a. Reduce waste	6b. Minimise consumption and extraction of minerals	7a. Green belt
SG077: Lucus Works, Kingswood	?	?	+	0	--	++	++	++	++	++	++	0	+	+++?	++	0	+	0?	?	?	++	0	0	0	0	+	-	0
SG139: Land between, Brins Close, Field Farm Close and Hunts Ground Rd, Stoke Gifford (residential, employment, retail)	?	?	+/- -?	--	0	++	++	++	++	++	++	0	+	+	++	0	0	-?	?	?	--	--?	0	-	0	0	0	0
SG347: Land Adjacent Lyde Green Farm, Emersons Green	?	?	++	--	0	++	++	++	++	++	+	0	+	+++?	++	-?	0	-?	--	?	--	0	0	-	0	0	-	0
SG428: Land at former Kleeneze Site, Ansteys Road, Hanham (Residential, Office)	?	?	+	0	0	++	++	++	++	++	++	0	++	+++?	++	?	?	-?	?	?	++	0	0	0	0	+	-	0
SG436: Land at Filton 20 Business Park, Golf Course Lane	?	?	++	--	0	++	++	++	++	++	++	0	++	+++?	++	0	0	-?	--?	?	++	0	0	0	0	+	0	0
SG582: The Grange School Warmley	?	?	++	--	--	++	++	++	++	++	++	0	++	+++?	++	?	?	-?	?	?	++	0	0	--	0	+	-	0
SG754: Land at the University of the West of England	?	?	++	0	0	++	++	++	++	++	++	0	++	+++?	++	?	?	-?	?	?	--	--?	0	--	0	0	0	0
SG816: Yate Shopping Centre	?	?	++	--	0	++	++?	++?	++	++	++	0	++	+++?	++	?	?	-?	?	?	++	0	0	-?	0	+	-	0
SG843: Land at Breton Way (including Cowhorn Hill Depot) Tower Road South	?	?	++	0	0	++	++?	++?	++	++	++	0	++	+++?	++	?	?	-?	?	?	--	0	0	-	0	0	-	0
SG856: Thornbury Health Centre, Eastland Road, Thornbury (mixed use including health facility)	?	?	++	0	0	++	++?	++?	++	++	++	0	++	+++?	++	?	?	-?	?	?	--	0	0	-	0	0	-	0
SG857: Downend Clinic, Buckingham Gardens (mixed use including health facility)	?	?	++	0	0	++	++	++	++	++	++	0	++	0	++	?	?	0?	?	?	++	0	0	0	0	+	-	0
SG858: Filton Clinic, Shields Avenue, Filton (mixed use including health facility)	?	?	++	0	--	++	+	+	++	++	++	0	++	0	++	?	?	0?	?	?	+	0	0	0	0	+	0	0
SG877: Exhibition House, North View, Staple Hill	?	?	++	--	0	++	++	++	++	++	++	0	++	+	++	?	?	-?	?	?	+	0	0	0	0	+	-	0
SG899: Kingswood Chase shopping centre, Kingswood (residential, employment, retail, leisure centre, cinema and/or Commercial leisure)	?	?	+	--	--	++	++	++	++	++	++	0	++	+++?	++	?	?	0?	?	?	++	0	0	--	0	+	-	0
Safeguard Site Options																												
SG077: Lucus Works, Kingswood	?	?	+	0	--	++	0	0	++	++	++	0	+	++	0	0	+	0?	?	?	++	0	0	0	0	+	-	0
SG428: Land at former Kleeneze Site, Ansteys Road, Hanham (Residential, Office)	?	?	+	0	0	++	0	0	++	++	++	0	++	++	0	?	?	-?	?	?	++	0	0	0	0	+	-	0
SG754: Land at the University of the West of England	?	?	++	0	0	++	0	0	++	++	++	0	++	++	0	?	?	-?	?	?	--	--?	0	--	0	0	0	0

SA 1a. Contribution to climate change

5.5 For all of the 32 site options, an uncertain effect is currently identified in relation to SA objective 1a: **Contribution to climate change**. This is because 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.

SA 1b. Adaptation to climate change

5.6 For all 32 sites, an uncertain effect is currently identified in relation to SA objective 1b: **Adaptation to climate change**. 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.

SA 2a. Public Open Space

5.7 Generally, the site options are all within reasonable access to public open space and Public Rights of Way and all of the options would have either a minor positive (14 sites) or significant positive (18 sites) effect in relation to SA objective 2a: **Public Open Space**. One site (SG139) was recorded as having a mixed (minor positive and significant negative effect) overall, because the site contains a natural/semi/natural green space that could be lost to development.

SA 2b. Noise

5.8 Twenty of the site options, including seven residential sites and five employment sites, are expected to have significant negative effects on SA objective 2b: **Noise** because they are located adjacent to noise generating uses e.g. major roads and infrastructure or heavy industry. Users of the sites could therefore be adversely affected by noise. The remaining 12 sites would have negligible effects as they are located further from existing noise generating uses.

SA 2c. Air quality

5.9 Seven sites are expected to have a significant negative effect in relation to SA objective 2c: **Air Quality** because they are located within or close to one of the two Air Quality Management Areas (AQMA) in South Gloucestershire and so could lead to an increase in pollution in those areas. The remaining 25 sites would have negligible effects as they are not within or close to an AQMA.

SA 2d. Access to healthcare facilities

5.10 Significant negative effects on SA objective 2d: **Access to healthcare facilities** are expected in relation to two residential site options (SG010 and SG414) as they are outside of reasonable walking and cycling access to any

health facilities and have relatively poor access to places containing health services and facilities via public transport. A further four site options would have a minor negative effect as they are outside of walking or cycle distance to existing healthcare services, but are slightly better connected via public transport.

5.11 The remaining 26 site options would have significant positive effects on ensuring sustainable access to healthcare services as they are either within reasonable walking and cycling distance of all types of health facilities or have public transport links that would enable them to access health services and facilities, with a journey time of under 20 minutes.

SA 3a. Delivery of high quality housing

5.12 Eighteen of the site options would have significant positive effects in relation to SA objective 3a: **Delivery of high quality housing** as they would deliver a significant number of new homes in South Gloucestershire – this is the case for all but two of the residential and mixed use site options. Those site options would have minor positive effects as they would deliver housing, albeit much smaller numbers of homes. A further three sites could have significant positive effects, although this is currently uncertain – this is because the number of homes that would be delivered at those sites is currently unknown. The remaining nine sites would have negligible effects on housing as they would not deliver residential units. This is the case for all of the employment site options.

SA 3b. Delivery of mix of housing

5.13 The likely effects of the site options on this objective are broadly similar to those described above for SA objective 3a. Eighteen sites would have significant positive effects on SA objective 3b: **Delivery of mix of housing**, while a further three sites could have significant effects although this is currently uncertain. A further two sites will have minor positive effect as they would deliver a smaller number of new homes, and the remaining nine employment/safeguarded sites would have negligible effects.

SA 3c. Access to community facilities

5.14 Most of the site options, 28 out of 32, are likely to have a significant positive effect in relation to SA objective 3c: **Access to community facilities** because they are within reasonable walking and cycling distance of all facilities or allow for access via public transport to places containing community facilities, with a journey time under 20 minutes. A further four site options are expected to have minor positive effects as they are slightly less well-connected to existing facilities, while one residential site option (SG053) was

expected to have a minor negative effect and one residential site option could have a significant negative effect (SG010). Those sites are significantly less well-connected to existing services and facilities that could be used by residents or employees from the new development sites.

SA 3d. Access to educational facilities

5.15 All 32 site options are expected to have a significant positive effect in relation to SA objective 3d. **Access to educational facilities** because they are all within reasonable walking and cycling distance of primary and secondary schools.

SA 3e. Access to retail

5.16 Most of the site options (23 out of 32) are expected to have a significant positive effect in relation to SA objective 3e: **Access to retail** because they are within reasonable walking and cycling distance of all retail and food buying services and facilities or provide access via public transport to town centre and food buying facilities with journey time under 20 minutes, or the new development would itself add to the retail and leisure services and facilities within a town or district centre. A further eight sites would have minor positive effects as they are slightly less well-connected to existing retail facilities while one residential site option (SG010) would have a significant negative effect because it is located over 1,200m from any retail or food buying services and facilities and is not within walking distance of any public transport links that could provide access to retail facilities further afield.

SA 3f. Deprivation

5.17 All 32 residential, employment, mixed use and safeguarded site options were recorded as having negligible effects in relation to SA objective 3f: **Deprivation**. The site options are all located outside of the most deprived areas in South Gloucestershire.

SA 3g. Digital connectivity

5.18 All of the site options would have at least minor positive effects on SA objective 3g: **Digital connectivity**, with 22 out of 32 having likely significant positive effects. This applies to five residential sites, four employment sites, 11 mixed use sites and two and safeguarded site options. Those sites are all in areas with potential access to superfast broadband.

SA 4a. New employment floorspace

5.19 Eighteen site options could have significant positive effects in relation to SA objective 4a: **New employment floorspace** although this is uncertain for 11 of the sites. Those sites would provide significant (1.0ha) additional employment land and increase the diversity of work opportunities – where

the effects are uncertain this is because the sites are mixed use and it is not known how much of them would be used for employment land as opposed to residential development, for example.

5.20 A further four sites will have minor positive effects as they will provide a smaller amount of additional employment land (less than 1.0ha), although this is again uncertain for two of the sites as the proportion of employment land to be provided within mixed use development is unknown.

5.21 The remaining ten sites, including all of the residential site options, are expected to have negligible effects as they would not deliver new employment land.

SA 4b. Access to major employment areas

5.22 Twenty six of the 32 site options are expected to have significant positive effects in relation to SA objective 4b: **Access to major employment areas**. Those sites are proposed for types of development generating a need for employment and are within walking/cycling distance of employment areas or are well-connected via public transport to employment areas.

5.23 The six employment sites are expected to have negligible effects on this objective.

SA 5a. Designated assets

5.24 In relation to SA objective 5a: **Designated Assets**, the likely effects of sites were determined by the findings of assessment work carried out by South Gloucestershire Council officers. A total of 11 site options were expected to have negligible effects, with no likely impacts on the historic environment expected. A further three site options could have minor negative effects as they have 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 remaining 18 site options were recorded as having uncertain effects as the sites were not included in the work undertaken by officers to identify potential effects relating to designated heritage assets.

SA 5b. Undesignated assets

5.25 As with SA objective 5a, the effects of sites on SA objective 5b: **Undesignated Assets** were determined by the findings of assessment work carried out by South Gloucestershire Council officers. Many of the sites (18) have uncertain effects as the sites were not included in the work undertaken by officers to identify potential effects relating to the historic environment.

5.26 A total of seven site options are expected to have negligible effects as there are no likely impacts on the historic environment expected. Five site options could have minor

positive effects as there is potential for enhancement to the historic environment although this is uncertain as it will depend on the eventual design of development that comes forward.

SA 5c. Biodiversity

5.27 Most of the sites (22) could have minor negative effects on SA objective 5c: **Biodiversity**, although this is uncertain. Those sites are between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, or are within 250m of a locally designated site (including priority habitat identified by South Gloucestershire Council) or are within 15m of an area of ancient woodland. The remaining ten sites could have negligible effects as they are located away from designated biodiversity sites and features.

SA 5d. Landscape

5.28 The effects of site options on SA objective 5d: **Landscape** were determined by the South Gloucestershire Adopted Landscape Character Assessment SPD. Four sites are likely to have significant negative effects as they are on land which is mostly assessed as having high landscape sensitivity. A further two sites could have significant negative effects, although this is uncertain, because they are on land which is mostly assessed as having medium to high landscape sensitivity.

5.29 The likely effects of the remaining 26 sites are uncertain as they fall within land which has not been assessed as part of the landscape character assessment.

SA 5e. Green Infrastructure

5.30 At present, limited up to date information is available in terms of Green Infrastructure corridors and key assets in South Gloucestershire. Therefore, an uncertain effect is expected in relation to SA objective 5e: **Green infrastructure** for 32 site options.

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

5.31 Significant positive effects are expected for 15 site options in relation to SA objective 5f: **Promote the conservation and wise use of land** as those sites are Major Developments (sites that would provide 10 or more homes or sites of 1.0ha or more for non-residential uses) which are on land which is mostly previously developed/brownfield land. A further four site options are likely to have minor positive effects as they are brownfield sites but would accommodate smaller-scale development. Twelve sites would have significant negative effects as they are large sites on greenfield land, while the final site would have a minor negative effect as it is small-scale but on greenfield land.

SA 5g. Minimise the loss of productive land

5.32 Twenty six out of 32 site options are expected to have negligible effects in relation to SA objective 5g: **Minimise the loss of productive land** as those sites fall within previously developed/brownfield land or are within an urban environment. A significant negative effect is expected for one residential site option as it would involve development on land classed as being of agricultural value Grade 1 or 2. Five further site options could have significant negative effects although this is uncertain, as they would result in development on Grade 3 land which could be high quality (Grade 3a) or not (Grade 3b).

SA 5h. Tidal/fluvial flood risk

5.33 Negligible effects are expected in relation to SA objective 5h: **Tidal/fluvial flood risk** for all 32 site options as they are all outside of flood zones 3a or 3b.

SA 5i Surface water flood risk

5.34 Sixteen site options are expected to have minor negative effects in relation to SA objective 5i: **Surface water flood risk** because they are greenfield sites where new development has the potential to increase surface water flood risk, although they are outside of areas at high risk from surface water or ground water flooding. Four sites could have significant negative effects as they are on greenfield land in areas of high flood risk. The remaining 12 site options are expected to have negligible effects on this objective as they are brownfield sites outside areas at risk from surface water or ground water flooding.

SA 5j. Water Resources

5.35 All 32 of the residential, employment, mixed use and safeguarded site options are mainly located outside of an area identified as being at high risk from potential surface water or groundwater flooding. Therefore, a negligible effect is expected in relation to SA objective 5j: **Water resources** for all site options.

SA 6a. Reduce waste

5.36 Nineteen sites could have minor positive effects in relation to SA objective: 6a **Reduce Waste** although this is uncertain. This is because those sites are on brownfield land, and so development may provide opportunities to reuse and recycle buildings and materials onsite as well as demolition waste. The remaining 13 site options were recorded as having likely negligible effects as they are on greenfield land.

SA 6b. Minimise consumption and extraction of minerals

5.37 Twenty of the site options could have minor negative effects in relation to SA objective 6b: **Minimise consumption**

and extraction of minerals. Those sites are within, or mostly within, a Minerals Safeguarding Area (MSA). Negligible effects are expected for the remaining 12 site options which all lie outside of an MSA.

SA 7a. Green belt

5.38 All 32 site options are expected to have negligible effects in relation to SA objective 7a: **Green belt** as they are all outside of the designated Green Belt in South Gloucestershire.

Chapter 6

Monitoring

6.1 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.

6.2 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.

6.3 Given the early stage of the preparation of the Local Plan and the uncertainty attached to many of the potential effects identified, initial monitoring indicators have been proposed in this SA Report in relation to all of the SA objectives in the SA framework. As the Local Plan is progressed further and the likely significant effects are identified with more certainty, it may be appropriate to narrow down the monitoring framework to focus on a smaller number of the SA objectives.

6.4 **Table 6.1** 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. Note that the indicators proposed are included as suggestions at this stage may change when South Gloucestershire Council prepares an updated monitoring framework for the Local Plan 2020.

6.5 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 6.1: Proposed monitoring framework for the South Gloucestershire Local Plan

SA Objectives	Proposed Monitoring Framework
1a. Climate change mitigation	<ul style="list-style-type: none"> ■ Per capita CO2 emissions in South Gloucestershire. ■ Renewable energy generation by installed capacity and type. ■ 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.
1b. Climate change adaptation	<ul style="list-style-type: none"> ■ Proportion of planning permissions for large residential and employment developments incorporating SuDS.
2a. Public open space	<ul style="list-style-type: none"> ■ 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	<ul style="list-style-type: none"> ■ Appeals won/lost where PSP8 – Residential Amenity was a material consideration.
2c. Air quality	<ul style="list-style-type: none"> ■ Number of ‘poor’ air quality days when pollution exceeds National Air Quality Objectives. ■ Annual average nitrogen dioxide levels. ■ Number of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m3) in South Gloucestershire a) Total no. of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m3) in South Gloucestershire b) No. of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m3 within Air Quality Management Areas. ■ No. of monitoring sites exceeding the annual mean nitrogen dioxide objective (40 µg/m3) outside AQMAs. ■ Congestion – reduction in the average journey time per mile in the morning peak on the Avon Ring Road.

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SA Objectives	Proposed Monitoring Framework
	<ul style="list-style-type: none"> ■ S106 contributions to green commuting. ■ Number of bus passenger journeys.
2d. Access to healthcare services	<ul style="list-style-type: none"> ■ 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.
3a/3b. Housing	<ul style="list-style-type: none"> ■ Net additional dwellings provided by area. ■ 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 dwellings completed on Rural Housing exception sites. ■ Housing quality – Building for Life Assessments. ■ Number of applications refused on design grounds. ■ Net additional Gypsy and Traveller pitches. ■ 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.
3c/3d/3e. Access to community facilities, education and retail	<ul style="list-style-type: none"> ■ 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.

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SA Objectives	Proposed Monitoring Framework
	<ul style="list-style-type: none"> ■ Index rate of cycle trips (at a representative number of cycling points). ■ 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 Use¹¹. ■ 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	<ul style="list-style-type: none"> ■ 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.
3g. Digital connectivity	<ul style="list-style-type: none"> ■ No. of permissions granted for new telecommunications infrastructure. ■ No. of new dwelling with access to super/ultrafast broadband.
4a. New employment floorspace	<ul style="list-style-type: none"> ■ 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.

¹¹ 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.

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SA Objectives	Proposed Monitoring Framework
	<ul style="list-style-type: none"> ■ 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. ■ Total amount of floorspace for 'town centre uses'. ■ New employment development in the three Enterprise Areas.
4b. Access to major employment areas	<ul style="list-style-type: none"> ■ 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	<ul style="list-style-type: none"> ■ Proportion of appeals dismissed where Conservation Area and/or listed buildings and/or AONB 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	<ul style="list-style-type: none"> ■ 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	<ul style="list-style-type: none"> ■ Number of applications granted permission within the AONB or with potential to affect its setting.
5e. Green infrastructure	<ul style="list-style-type: none"> ■ Number of trees given Tree Preservation Orders (TPOs).
5f/5g. Land use	<ul style="list-style-type: none"> ■ Amount of best and most versatile agricultural land lost to built development. ■ New and converted dwellings on previously developed land.

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SA Objectives	Proposed Monitoring Framework
5h/5i. Flood risk	<ul style="list-style-type: none"> ■ 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.
5j. Water resources	<ul style="list-style-type: none"> ■ Number of planning permissions granted contrary to Environment Agency advice on flooding or water quality grounds.
6a/6b. Waste and resources	<ul style="list-style-type: none"> ■ 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. ■ No. of licences granted for Hydrocarbon Extraction activity. ■ No. of planning applications for Hydrocarbon Extraction activity.
7a. Green Belt	<ul style="list-style-type: none"> ■ Statutory Green Belt change. ■ Number of permissions in the Green Belt that are contrary to planning policy.

Chapter 7

Conclusions

7.1 The SA of the South Gloucestershire Local Plan Phase 2 document 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 Phase 2 document.

7.2 The SA of the Phase 2 consultation document builds on, and in some cases supersedes, the SA work carried out in relation to the Phase 1 consultation in 2020. While it remains a relatively high level document, setting out broad approaches which may be taken to certain issues, it also includes a number of draft policies and proposed site allocations in the urban areas. 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 to mitigate these. Where adverse effects are expected in relation to the draft policies, the SA has included recommendations for the Council to take into account at the next stage of plan-making.

Next steps

7.3 This SA Report will be available for consultation between February and March 2022. Following the consultation on the SA of the Local Plan Phase 2 document, the responses received and the findings of the SA will be considered and incorporated into the next iteration of the South Gloucestershire Local Plan.

LUC
February 2022

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Table A.1: Scoping consultation responses and how they have been addressed in 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 the 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.
	<p>In relation to the SA framework highlights the following points:</p> <ul style="list-style-type: none"> ■ 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, <u>and non-designated archaeology which is demonstrably of equivalent significance to scheduled monuments.</u> ■ 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: <p>Designated Assets:</p> <ul style="list-style-type: none"> – 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 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.

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Consultee	Issue Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
Natural England	<p>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.</p>	<p>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'.</p>
	<p>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.</p>	<p>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.</p>
	<p>States that the following plans and projects relating to the Severn Estuary designated sites(s) may be relevant to the new Local Plan:</p> <ul style="list-style-type: none"> ■ 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 	<p>Reference to the plans highlighted are included in Appendix 3 of this SA Report.</p>
	<p>In relation to the baseline evidence for the SA the following is highlighted:</p> <ul style="list-style-type: none"> ■ 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. 	<p>Appendix 2 of this SA Report presents the updated baseline information for the SA and the information highlighted by the consultee has been included.</p>

Consultee	Issue Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	<p>The following comments are made in relation to the SA framework and key sustainability issues:</p> <ul style="list-style-type: none"> ■ 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'. <i>'Protect and enhance biodiversity and the nature network, including protected sites and species, to achieve a measurable net gain and greater natural resilience'</i> 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. 	<p>The SA will consider details of strategically important green infrastructure programmes in South Gloucestershire where this information is available.</p> <p>The SA framework in Chapter 3 of this SA Report has been updated to make reference to the setting of the AONB (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.</p> <p>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. Therefore, proximity to designated sites provides an indication of the potential for an adverse effect.</p>
	<p>The following comments are made in relation to the approach of monitoring in the SA:</p> <ul style="list-style-type: none"> ■ 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. 	<p>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</p>

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Consultee	Issue Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	<ul style="list-style-type: none"> 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. 	<p>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.</p>
Environment Agency	<p>Notes general support for the SA Scoping Report but suggests a number of updates to the document which are detailed below.</p> <p>The review of relevant Plans and Programmes should make reference to the Water Framework Directive (WFD).</p> <p>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 Year Environment Plan. Invasive non-native species should be included as an existing biodiversity problem, with the promotion of good and effective biosecurity practices.</p> <p>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.</p>	<p>Comment noted and specific comments responded to in cells below.</p> <p>The detailed review of relevant plans, policies and programmes in Appendix 3 of this SA Report included the WFD.</p> <p>The key sustainability issues for South Gloucestershire in Chapter 3 of this SA Report highlight the importance of achieving biodiversity net 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.</p> <p>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</p>

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Consultee	Issue Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	<p>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.</p>	<p>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.</p> <p>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.</p>
	<p>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.</p>	<p>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.</p>

Table A.2: Consultation responses received in relation to the Phase 1 SA Report (November 2020) 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
Historic England	<p>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.</p>	<p>Noted. The methodology used to identify the likely effects of site options on the historic environment is set out in Appendix D.</p>
Natural England	<p>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.</p> <p>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.</p>	<p>Noted.</p>
Vistry Homes Limited	<p>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 to the major urban areas and the associated services and facilities to achieving long-term, sustained reductions in Carbon emissions from transport.</p>	<p>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.</p>

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Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	

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	<p>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.</p>	
<p>Redrow Homes (SW)</p>	<p>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.</p> <p>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.</p>	<p>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.</p>
<p>Bristol and England Properties (BEP) and Ivywell Capital (IC)</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>Noted. As has been recognised, the SA does not make recommendations about the release of Green Belt land.</p>

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	<p>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.</p>	
<p>Ashfield Land</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 sustainable patterns of development are delivered. The SA ranking will set out, in SA terms, which option should be selected to achieve this.</p> <p>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.</p>	<p>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'.</p> <p>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.</p>

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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 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.</p> <p>The SA needs simplified for the next stages of consultation and an alternative, simpler assessment system to which a numerical weighting is applied.</p>	

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<p>South West Strategic Developments (SWSD)</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 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.</p> <p>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.</p> <p>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</p>	<p>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'.</p> <p>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.</p>

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	<p>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.</p> <p>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.</p> <p>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..</p>	
<p>Ellandi LLP On Behalf of Crestbridge Corporate Trustees Ltd and Crestbridge T...</p>	<p>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.</p>	<p>Noted.</p>
<p>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</p>	<p>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.</p> <p>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</p>	<p>Noted. As has been recognised, the SA does not make recommendations about the release of Green Belt land.</p>

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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 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.</p>	
<p>Barwood Development Securities & The North West Thornbury Landowner Consortium</p>	<p>1a Contribution to Climate Change:</p> <ul style="list-style-type: none"> ■ 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. 	<p>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.</p>

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	<ul style="list-style-type: none"> ■ 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. <p>2c (Air Quality) and 2b (Noise):</p> <ul style="list-style-type: none"> ■ 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. <p>2a (Public Open Space):</p> <ul style="list-style-type: none"> ■ 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 ++. <p>2d/3c/3d/3e (Access to health, education, community, and retail):</p> <ul style="list-style-type: none"> ■ 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 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. <p>4a (New Employment Floorspace):</p> <ul style="list-style-type: none"> ■ 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. <p>5a and 5b (Historic Environment):</p>	

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	<ul style="list-style-type: none"> ■ 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. <p>5e (Green Infrastructure):</p> <ul style="list-style-type: none"> ■ 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. <p>Green Belt:</p> <ul style="list-style-type: none"> ■ 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	<p>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:</p> <ul style="list-style-type: none"> ■ 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 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/fg) - 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 	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.

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	<p>Block 3 would ultimately go we consider the outcome should be at least double negative/uncertain.</p>	
<p>Lightwood Strategic</p>	<p>SA Objective 4a:</p> <ul style="list-style-type: none"> ■ 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. <p>SA Objective 4b:</p> <ul style="list-style-type: none"> ■ 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 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. 	<p>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.</p>

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	<ul style="list-style-type: none"> ■ 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. <p>SA Objective 5c:</p> <ul style="list-style-type: none"> ■ The GIS/distance-based system of 5c regarding ecology is lazy compared to the analytical and discussive method of 5b. <p>SA Objective 5g:</p> <ul style="list-style-type: none"> ■ '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. ■ We agree with the approach for Grade 4 and 5. <p>SA Objective 7a:</p>	

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	<ul style="list-style-type: none"> ■ 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	<p>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.</p> <p>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.</p>	Noted, comment is outside the scope of the SA.
Falfield Parish Council; Emma Jarvis	<p>Table 4.4:</p> <ul style="list-style-type: none"> ■ 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. <p>States that:</p> <ul style="list-style-type: none"> ■ 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 - There 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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	<ul style="list-style-type: none"> ■ 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. 	
<p>R. Brown and Lesley Brown</p>	<p>Stage A: Scoping:</p> <ul style="list-style-type: none"> ■ 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. <p>Sustainability Appraisal findings for the policy options:</p> <ul style="list-style-type: none"> ■ 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. <p>Options for growth at rural communities in the context of the Green Belt:</p> <ul style="list-style-type: none"> ■ 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. <p>Appendix 2:</p> <ul style="list-style-type: none"> ■ 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. <p>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.</p>	<p>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.</p>
<p>Richard Bentham</p>	<ul style="list-style-type: none"> ■ Please promote motorcycles as a mode of efficient, low pollution, less congested commuting. Motorcycles are a quick win to reduce emissions & congestion. 	<p>The SA assesses options for policies and site allocations against SA objective 1a: Contribution to climate change, which takes into account how well proposals will promote modal shift away from car</p>

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	<ul style="list-style-type: none"> ■ Provide secure parking & 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. 	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	<p>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.</p> <p>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.</p>	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 excluded from development due to inappropriate settlement boundaries (e.g. they are not based	Table 3.1 sets out the current key sustainability issues for South Gloucestershire – this point is outside of the scope of that table.

Appendix A
 Previous Consultation Responses

South Gloucestershire Local Plan 2020 Phase 2: Urban, Rural and
 Key Issues Consultation Document

Consultee	Issues Raised in Relation to Sustainability Appraisal (summarised where appropriate)	Response/How Comment has been Addressed in this SA Report
	<p>on methodology held by SGC. and are counter to any methodology adopted by any settlement reviews undertaken by neighbouring Councils).</p>	
<p>Mr. A. D. England</p>	<p>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.”</p> <p>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.</p>	<p>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.</p>

Appendix B

Review of Plans, Policies and Programmes

International Plans and Programmes of Most Relevance for the Local Plan

B.1 United Nations Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters (the 'Aarhus Convention') (1998) – Establishes a number of rights of the public (individuals and their associations) with regard to the environment. The Parties to the Convention are required to make the necessary provisions so that public authorities (at national, regional or local level) will contribute to these rights to become effective.

B.2 United Nations Declaration on Sustainable Development (Johannesburg Declaration) (2002) – Sets broad framework for international sustainable development, including building a humane, equitable and caring global society aware of the need for human dignity for all, renewable energy and energy efficiency, sustainable consumption and production and resource efficiency.

B.3 European Environmental Noise Directive (2002) – Sets out a hierarchy for the avoidance, prevention and reduction in adverse effects associated with environmental noise, including noise generated by road and rail vehicles, infrastructure, aircraft and outdoor, industrial and mobile machinery.

B.4 European Nitrates Directive (1991) – Identifies nitrate vulnerability zones and puts in place measures to reduce water pollution caused by the introduction of nitrates.

B.5 European Urban Waste Water Directive (1991) – Protects the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.

B.6 European Air Quality Framework Directive (1996) and Air Quality Directive (2008) – Put in place measures for the avoidance, prevention, and reduction in harmful effects to human health and the environment associated with ambient air pollution and establish legally binding limits for the most common and harmful sources of air pollution.

B.7 European Drinking Water Directive (1998) – Protects human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.

B.8 European Landfill Directive (1999) – Prevents and reduces the negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.

B.9 European Water Framework Directive (2000) – Protects inland surface waters, transitional waters, coastal waters and groundwater.

B.10 European Waste Framework Directive (2008) – Sets out the waste hierarchy requiring the reduction of waste production and its harmfulness, the recovery of waste by means of recycling, re-use or reclamation and final disposal that does not harm the environment, including human health.

B.11 European Industrial Emission Directive (2010) – Lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed 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 taken as a whole.

B.12 European Floods Directive (2007) – A framework for the assessment and management of flood risk, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity.

B.13 European Energy Performance of Buildings Directive (2010) – Aims to promote the energy performance of buildings and building units. Requires the adoption of a standard methodology for calculating energy performance and minimum requirements for energy performance.

B.14 United Nations Paris Climate Change Agreement (2015) – International agreement to keep global temperature rise this century well below 2 degrees Celsius above pre-industrial levels.

B.15 International Convention on Wetlands (Ramsar Convention) (1976) – International agreement with the aim of conserving and managing the use of wetlands and their resources.

B.16 European Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) (1979) – Aims to ensure conservation and protection of wild plant and animal species and their natural habitats, to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species).

B.17 International Convention on Biological Diversity (1992) – International commitment to biodiversity conservation through national strategies and action plans.

B.18 European Habitats Directive (1992) – Together with the Birds Directive, the Habitats Directive sets the standard for

nature conservation across the EU and enables all 27 Member States to work together within the same strong legislative framework in order to protect the most vulnerable species and habitat types across their entire natural range within the EU. It also established the Natura 2000 network.

B.19 European Birds Directive (2009) – Requires the maintenance of all species of naturally occurring birds in the wild state in the European territory at a level which corresponds in particular to ecological, scientific and cultural requirements, while taking account of economic and recreational requirements.

B.20 United Nations Declaration on Forests (New York Declaration) (2014) – Sets out international commitment to cut natural forest loss by 2020 and end loss by 2030.

B.21 United Nations (UNESCO) World Heritage Convention (1972) – Promotes co-operation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for current and future generations.

B.22 European Convention for the Protection of the Architectural Heritage of Europe (1985) – Defines 'architectural heritage' and requires that the signatories maintain an inventory of it and take statutory measures to ensure its protection. Conservation policies are also required to be integrated into planning systems and other spheres of government influence as per the text of the convention.

B.23 European Landscape Convention (2002) – Promotes landscape protection, management and planning. The Convention is aimed at the protection, management and planning of all landscapes and raising awareness of the value of a living landscape.

National Plans and Programmes (beyond the NPPF) of Most Relevance for the Local Plan

Climate change adaption and mitigation

B.24 Defra, The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting: Making the country resilient to a changing climate (2018) – Sets out the strategy for adapting both to the climate change that is already evident, and that which we might see in the future.

B.25 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.26 Defra and the Environment Agency, Understanding the risks, empowering communities, building resilience: The National Flood and Coastal Erosion Risk Management Strategy for England (2011) – 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. An update to the document (Draft National Flood and Coastal Erosion Risk Management Strategy for England, 2019) was published for consultation up to July 2019.

B.27 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.28 Defra, Waste Management Plan for England (2013) – Sets out the measures for England to work towards a zero waste economy.

B.29 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.30 Public Health England, PHE Strategy 2020-25 – 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.31 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.32 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.

Environment (biodiversity/geodiversity, landscape and soils)

B.33 Defra, A Green Future: Our 25 Year Plan to Improve the Environment (2018) – Sets out goals for improving the environment over the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. The gov.uk website notes that the 25 Year Plan sits alongside two other important government strategies: the Industrial Strategy and Clean Growth Strategy (the former summarised in the Economic growth section below, the latter under Climate Change above).

B.34 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.35 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.36 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.

Historic environment

B.37 The Heritage Alliance, Heritage 2020 – Sets out the historic environment sector's plan for its priorities between 2015 and 2020.

B.38 Historic England, Corporate Plan 2018-2021 – Contains the action plan which sets out how the aims of the corporate plan will be delivered. The plan includes priorities to demonstrate how Historic England will continue to work towards delivering the heritage sector's priorities for the historic environment.

B.39 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.

Water and air

B.40 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.41 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.42 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.

Economic growth

B.43 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.44 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.45 LEP Network, LEP Network Response to the Industrial Strategy Green Paper Consultation (2017) – Seeks to ensure that all relevant local action and investment is used in a way that maximises the impact it has across the

Government’s strategy. Consultation responses set out how the 38 Local Enterprise Partnerships will work with Government using existing and additional resources to develop and implement a long-term Industrial Strategy.

Transport

B.46 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.

Regional Plans and Programmes of Most Relevance for the Local Plan

B.47 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.48 West of England Joint Waste Core Strategy Development Plan Document (adopted March 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.49 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 rhine network to various development sites.

B.50 Cotswolds Area of Outstanding Natural Beauty Management Plan 2013-2018 – The Cotswolds Conservation Board – The purpose of this plan is to conserve and enhance the natural beauty of the AONB, and to increase the understanding and enjoyment of the special qualities of the AONB.

B.51 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.52 WoE 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.53 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.54 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.55 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. **Local Industrial Strategy (2019) –** Invest in infrastructure that reduced energy demand, lowers

carbon emissions and is resilient to the impacts of climate change; Strengthening innovation and driving productivity; Supporting all residents to contribute to and benefit from economic success; Providing businesses with the space, networks and skills they need to boost productivity, grow and thrive.

B.56 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.57 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.

B.58 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, kick scooters, 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.59 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 JLTP 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.60 West of England Local Housing Needs Assessment (LHNA) (Currently being compiled) –

As part of the development of the Spatial Development Strategy (SDS), regional work is currently being undertaken to establish the housing requirements for the area. The LHNA should estimate housing need and demand in terms of affordable and market housing, determine how the distribution of need and demand varies across the area, consider future demographic trends

and identify the accommodation requirements of specific groups and the likely mix of housing. The LHNA is a key evidence document and also provides baseline information for SA.

Local Plans and Programmes of Most Relevance for the Local Plan

Neighbouring Local Plans

B.61 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 wellbeing; and
- Deliver well-connected places accessible by sustainable means of transport.

B.62 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 50,000m² of office floorspace throughout the plan period.

B.63 In addition to this, work is currently underway on the Local Plan Partial Update.

B.64 Bath and North East Somerset Local Plan Partial Update (Publication (Regulation 19) Consultation – 2021)

– Ongoing work into the new Local Plan sees the spatial priorities remain similar to those of the Core Strategy and Placemaking Plan. The withdrawal of the West of England JSP means that Bath and North East Somerset cannot currently continue work on the Local Plan 2016-2036. In the short term, a Partial Update of the adopted Local Plan 2011-2029 is being undertaken by Bath and North East Somerset. The Local Plan Partial Update Publication document was published for consultation in August 2021.

B.65 Bristol Core Strategy (Adopted June 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.66 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 236,000m² of office floorspace, and 10 hectares of industrial and warehousing land will need to be provided over the plan period.

B.67 Bristol City Council is currently in the process of reviewing the Local Plan. A consultation on the Local Plan Review, including draft policies, site allocations and proposals for the protection of open space was held from March to May 2019, and further Regulation 18 consultation on issues and options for development expected in Spring/Summer 2022. The draft review outlines plans to deliver 33,500 homes by 2036.

B.68 Cotswold District Local Plan 2011-2031 (Adopted August 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.69 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. In June 2020 South Gloucestershire 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)

B.70 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.71 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 CO₂ 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.72 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.73 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 on 25th October 2021.

B.74 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.75 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.76 Wiltshire Council is currently in the process of reviewing the Local Plan to cover the period up to 2036. Consultation was held between January and March 2021 covering the key components to inform a draft Local Plan, including proposals for housing and employment.

Other South Gloucestershire Plans and Strategies

B.77 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.78 South Gloucestershire Council Strategic Flood Risk Assessment – Level 1 (2009) and Level 2 (2011) – Level 1 of this study defines extent of Flood Zones 3 and 2, as well as Historic flood events and incidents/call outs. However, the climate change extents not defined. 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.79 South Gloucestershire Council Plan 2020-2024– The Council plan has a number of high level priorities that the Council is seeking to address. These are:

- Creating the best start in life for children and young people;
- Identifying and supporting those most in need and helping people to help themselves;
- Promoting sustainable inclusive communities, infrastructure, and growth; and
- Realising the full potential of our people and delivering value for money.

B.80 South Gloucestershire Joint Health and Wellbeing Strategy (2017-21)

- Improve educational attainment and raise aspirations through promotion of health and wellbeing in schools and colleges;
- Promote and enable positive mental health and wellbeing through the life-course;

- Promote and enable good nutrition, physical activity and a healthy weight through the life course; and
- Maximise the potential of our built and natural environment to enable healthy lifestyles and prevent disease.

B.81 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.82 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.83 Housing Strategy for South Gloucestershire 2013-2018 – 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 Council will work with partners to tackle the range of housing issues that affect residents to achieve the following ambitions:

- Quality, choice, right for you;
- Affordable, sustainable and investing in communities; and
- Friendly, safe communities we are proud of Well-planned places for a greener future.

B.84 Local Flood Risk Management Strategy 2015-2020 (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.85 SGC 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.86 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.87 South Gloucestershire Climate Change Strategy 2018-2023 – Looks to:

- Increase resilience to climate change – a safe and healthy place to live and do business;
- Enable reductions in greenhouse gas emissions from energy consumption in homes, transport and businesses in South Gloucestershire;
- Enable the development of secure supplies of renewable and low carbon energy by individuals, community groups and industry;
- Support new development to minimise additional associated greenhouse gas emissions; and
- Develop the low carbon economy.

B.88 Since adoption of this strategy, the Council has declared a Climate Emergency. A new strategy is currently being developed that will set out new targets and aims to align with our declared Climate Emergency.

B.89 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.90 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.

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:

(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;

(c) the environmental characteristics of areas likely to be significantly affected; and

(d) 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 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 West of England 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.

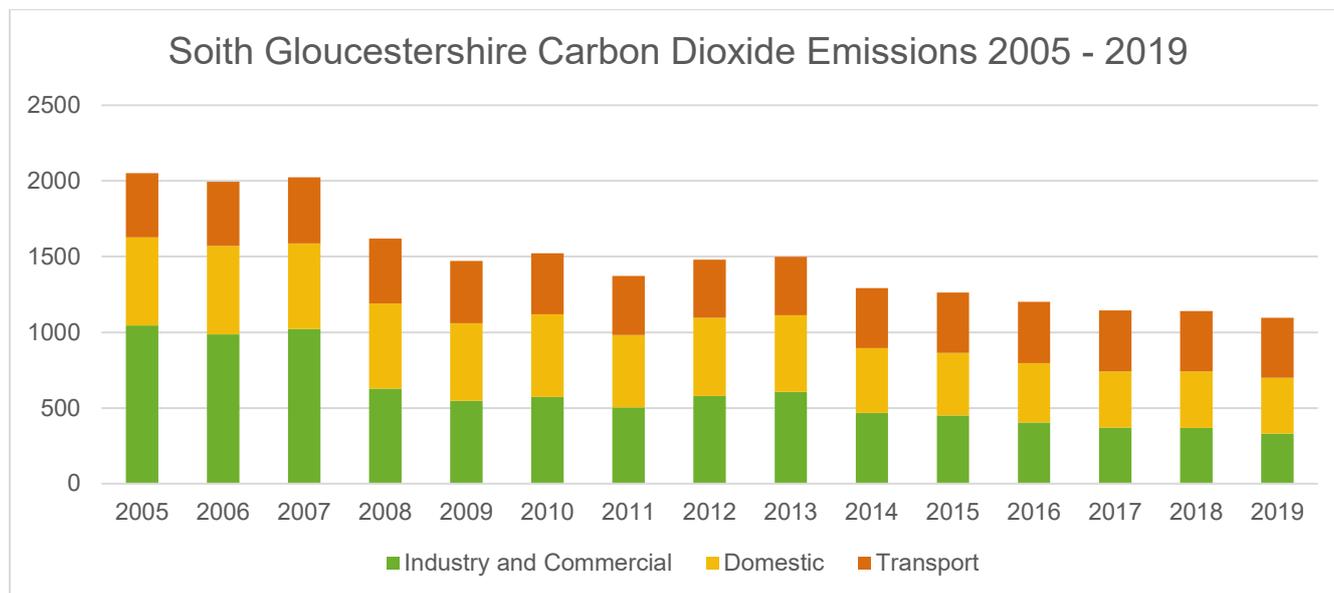
Climate Change

C.7 The South Gloucestershire Strategic Partnership is committed to reducing CO₂ 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 of Business, Energy and Industrial Strategy (BEIS) provide a breakdown of CO₂ 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. We report it as a percentage reduction from the 1990 baseline emissions figure of 2,073.3 kt Co₂e. In 2019 (the most recently available data), carbon dioxide emissions totalled 1096.8 kt which is 47% lower than in 1990¹².

Figure C.1: South Gloucestershire Carbon Dioxide Emissions 2005-2019



¹² The South Gloucestershire Climate Change Strategy targets and the local area emissions data presented relate to the 'subset' of total local area emissions which is deemed to be within the scope of influence of Local Authorities. The data excludes emissions from

aviation, shipping and military transport, and emissions from motorways, diesel railways, and Land Use, Land Use Change and Forestry.

Table C.1: Carbon dioxide emissions for South Gloucestershire between 2005 and 2019¹³

Year	Industry and Commercial	Domestic	Transport	Grand Total	Per Capita Emissions (t)
2005	1,151.1	580.9	426.5	2,158.5	8.5
2006	1,095.4	583.3	426.0	2,104.7	8.2
2007	1,125.4	564.2	439.3	2,128.9	8.3
2008	711.0	562.9	431.0	1,705.0	6.6
2009	625.2	511.7	413.4	1,550.3	6.0
2010	657.1	545.3	404.6	1,606.9	6.1
2011	573.1	476.7	393.1	1,442.9	5.5
2012	665.0	516.2	384.3	1,565.6	5.9
2013	625.2	506.4	386.4	1,518.0	5.6
2014	535.5	426.9	396.7	1,359.0	5.0
2015	491.8	412.1	397.8	1,301.6	4.8
2016	438.7	391.8	402.5	1,232.9	4.5
2017	405.2	369.3	403.3	1,177.8	4.2
2018	407.1	369.6	401.0	1,177.6	4.2
2019	331.8	367.6	398.1	1,096.8	4.0

C.9 Data for 2019 shows a 0.05% reduction in local emissions when compared to the previous year. This indicates that progress has stalled. This latest reduction is less than the national situation, where there was a reduction of 2% in UK emissions between 2016 and 2018. According to the latest statistical release, the main drivers of the decrease in UK emissions in 2019 were a change in the fuel mix for electricity generation, with a decrease in the use of coal and more use of renewables¹⁴. Annual emissions are also influenced by factors such as weather conditions, local and national policies as well

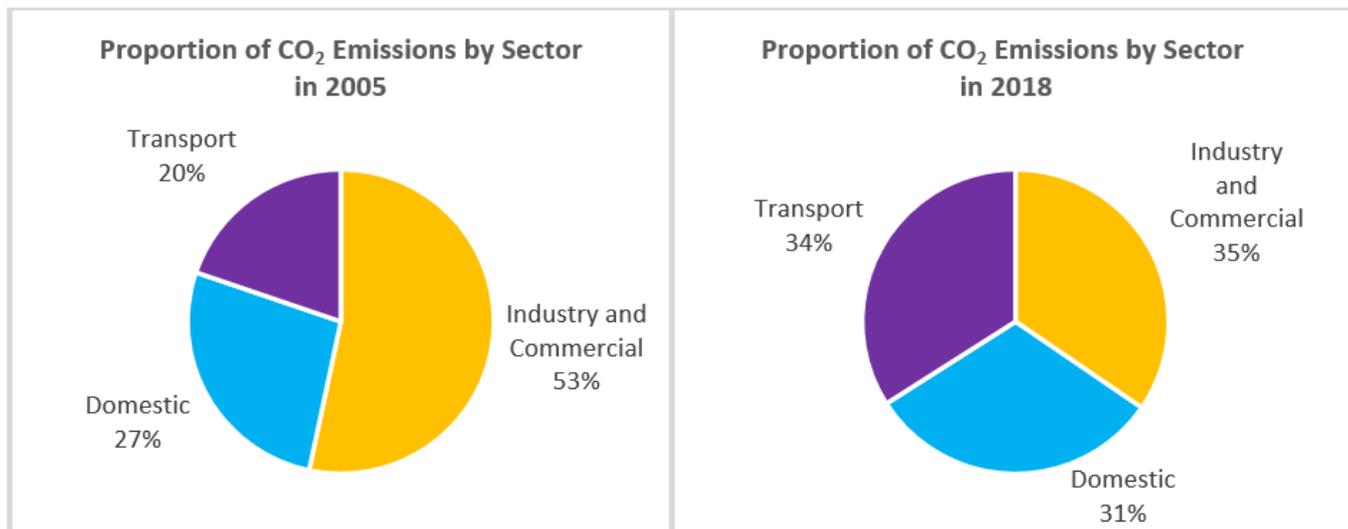
as the wider economy (including the offshoring of emissions from manufacturing), and new development.

C.10 In South Gloucestershire, since 2005 the proportion of emissions coming from the transport sector has risen to account for 34%, whilst the share coming from the industrial and commercial sector has dropped to 35%. The domestic sector makes up the remaining 31% of emissions. This highlights the need to make progress in reducing emissions from the transport and the domestic sectors in particular.

¹³ BEIS (2020) CO2 Interactive Map. [online] Available at: <https://naei.beis.gov.uk/laco2app/>

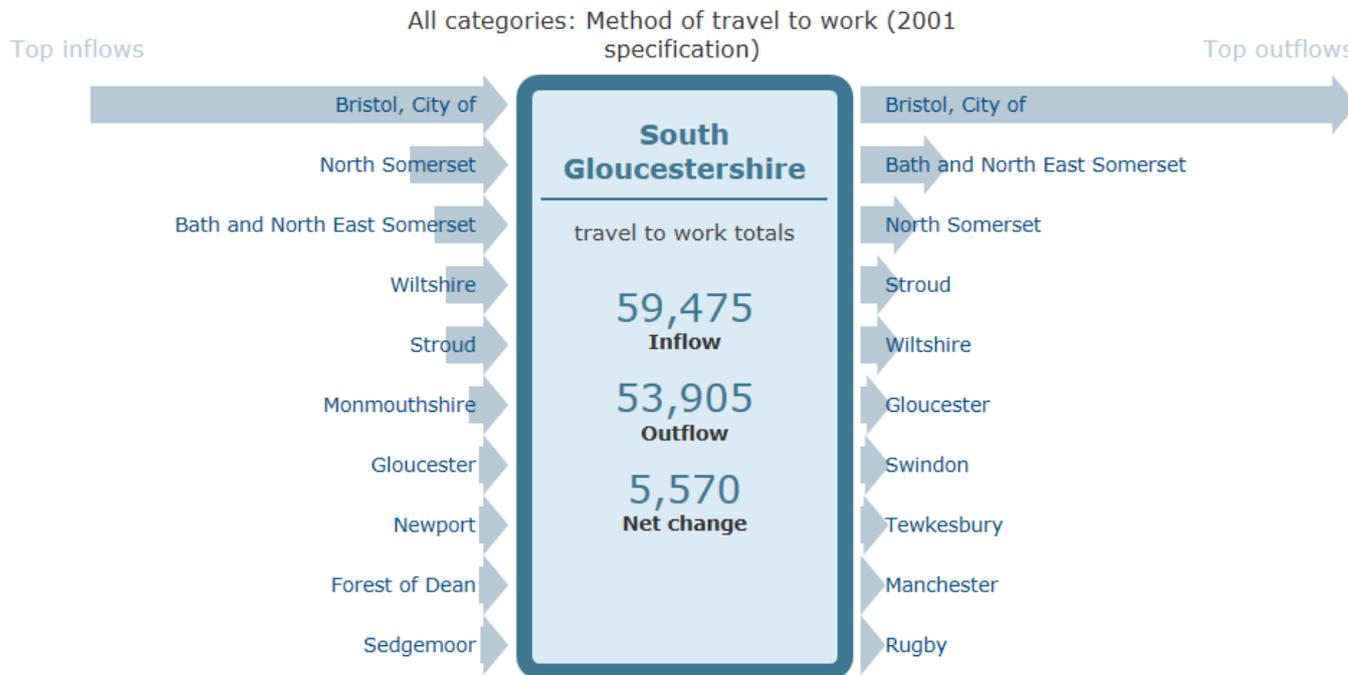
¹⁴ BEIS (2021) UK local authority carbon dioxide emissions estimates 2019. [online] Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/996056/2005-19-local-authority-co2-emissions-statistical-release.pdf

Figure C.2: Proportion of CO₂ emissions by sector in 2005 (left) and 2018 (right)



C.11 An important element of the transport emissions referred to above result from commuter flows in to and out of South Gloucestershire, shown in the diagram below¹⁵.

Figure C.3: Method of travel to work within South Gloucestershire



¹⁵ Source: ONS, Census WU03UK – Location of usual residence and place of work by method of travel to work.

C.12 Becoming carbon neutral by 2030 will therefore help reduce the severity of the impacts of global warming. This will be done through 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.13 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. Like many other places South Gloucestershire has an ageing population, with an increasing number of older residents¹⁶ who have associated needs in terms of access to appropriate housing and services.

Housing

C.14 South Gloucestershire currently has a housing supply of 5.21 years. In 2019/20 1,518 houses were completed on sites across South Gloucestershire¹⁷. The Core Strategy aimed to deliver a minimum of 28,355 houses between 2006 and 2027 which leaves a remainder of 14,317 to be completed over the next 8 years. The plan 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.15 In 2019/20, 585 affordable homes were delivered in South Gloucestershire. Of the 585 completed homes, 361 are social rent, 69 are affordable rent and 135 are shared ownership.

C.16 Current monitoring of dwelling completions indicates that in the year to April 2019, 21.7% of dwelling completions in South Gloucestershire took place on previously developed land (PDL). The Quality of Life Data Report shows that the average house price in the South-West was £270,000, 8.8 times the average national salary (£30,720) and in England the average house price was £250,000.

Deprivation and Inequality

C.17 There are pockets of deprivation within the authority which are recognised areas of multiple deprivation where evidence from a range of measures show that residents experience social deprivation and lower life expectancy.

C.18 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 Gloucestershire¹⁸.

C.19 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.20 The following map shows the location of the priority neighbourhoods in South Gloucestershire¹⁹.

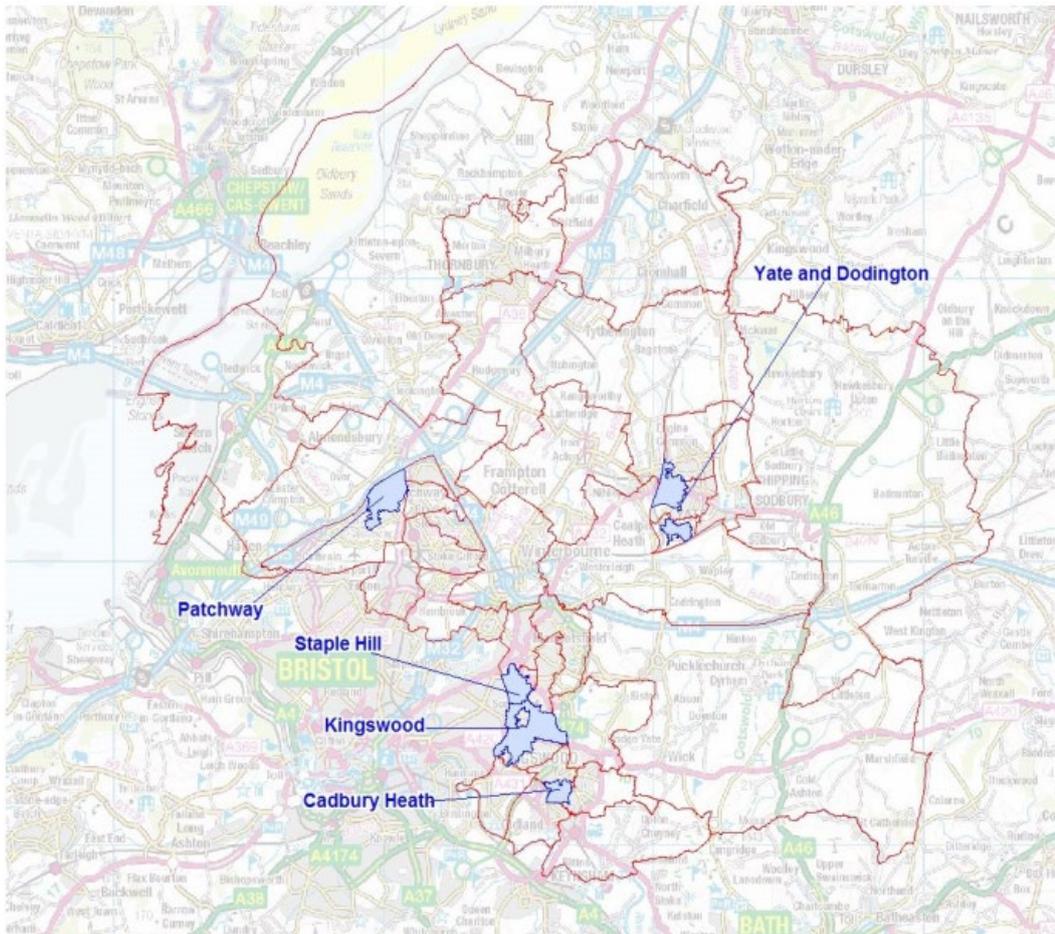
¹⁶ South Gloucestershire Council (2020) Corporate Research and Consultation Team Briefing Note: ONS 2018-based sub-national population projections [pdf]. Available at: <https://www.southglos.gov.uk/documents/2018-SNPPs-briefing-note.pdf>

¹⁷ South Gloucestershire Council (2020) Authority's Monitoring Report [pdf] Available at: <https://beta.southglos.gov.uk/wp-content/uploads/AMR-2020.pdf>

¹⁸ Indices of Deprivation (2019) Map. [online] Available at: https://dclgapps.communities.gov.uk/imd/iod_index.html#

¹⁹ South Gloucestershire Council (2019) English Indices of Deprivation 2019: South Gloucestershire Priority Neighbourhood Analysis [pdf]. Available at: <https://www.southglos.gov.uk/documents/IOD-2019-Priority-Neighbourhood-Analysis.pdf>

Figure C.4: Map showing location of the priority neighbourhoods in South Gloucestershire



C.21 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.22 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.23 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.

Health

C.24 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 2011 census show that 84% of the population (220,816 residents) described themselves as being in “good” or “very good” health, this is above the national average of 81.2%. There are however, differences in health between different groups with those living in deprived areas experiencing poorer health.

C.25 Men in the 10% most deprived areas in South Gloucestershire live on average 6.3 years fewer than those in the 10% least deprived, and in women the gap is 5.1 years (2011/13). The conditions that contribute most to the gap in life expectancy are cancer in men (27%) and respiratory disease in women (28%). Health outcomes are consistently worse in deprived areas, with premature mortality and lung cancer rates almost twice as high in the 20% least affluent areas compared to the 20% most affluent.

C.26 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 is also strongly associated with deprivation, particularly for lung cancer which reflects levels of smoking rates. If all parts of South Gloucestershire had the same rates of lung cancer mortality as the least deprived area there could be an average of 58 fewer deaths per year.

C.27 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.28 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.29 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 2020, the Council is updating the SAPs and is producing Data Access Profiles (DAPs) that will also look at urban areas. This work aims to provide 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.30 In addition to this, the Council recently undertook a detailed consultation on community centres, venues and sports clubs to ascertain the needs of these key community facilities. The Council is currently analysing results but hopes it will help 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.31 The information from the various surveys will assist in guiding the priorities for the Local Plan 2020.

Open Space and Green/Blue Infrastructure

C.32 The 2010 Open Space Audit recognises that 2398ha 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 unitary authority area. While 0.14ha of parks and gardens are currently provided per 1,000 residents across the unitary authority 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.33 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 the unitary authority when schools sites and golf courses are taken into consideration.

C.34 The West of England and South Gloucestershire Green Infrastructure Strategies will set out priorities, projects and areas for enhancing and protecting connectivity of ecological, landscape, access and recreational assets. This will include 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. Through making 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.35 Presently there are worked approved for the England coast path route through South Gloucestershire. Establishment works are currently planned or in progress. The path will run from Aust to Brean Down and connect to an existing section of path from Brean Down to Minehead.

Education

C.36 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.37 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.38 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.39 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.40 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.41 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.42 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.43 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.44 There were an estimated 151,700 jobs in South Gloucestershire in 2012²⁰. Whilst our 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.

C.45 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.46 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 the private car.

²⁰ Nomis (undated) Labour Market Profile – South Gloucestershire [online]. Available at:

<http://www.nomisweb.co.uk/reports/lmp/la/1946157354/report.aspx#schedule>

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.47 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 pandemic has negatively impacted the aviation sector.

C.48 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.49 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.50 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.51 Since 2013, there has been an approximate net gain of 85,900sqm of traditional 'B' use floorspace across South Gloucestershire. However, as employment floorspace can also include uses that have an employment generating use (such as retail, care homes, leisure activities), since 2013 there has been an additional approximate 167,500sqm of 'non B-use' employment generating floorspace. In total, this equates to 253,400sqm of employment floorspace across South Gloucestershire.

C.52 This overall figure disguises overall churn of all floorspaces. The following table highlights across losses within the B1 and B2 use classes, where the floorspace has fallen by 9,400sqm and 73,479sqm respectively. These losses have occurred throughout South Gloucestershire, across all different employment use classes. The following table highlights the overall churn, through gains and losses.

Table C.2: Gains and losses in floorspaces in South Gloucestershire.

Employment Type	Gain (sqm)*	Loss (sqm)*	Grand Total (sqm)*
B1. Office	17,300	-26,700	-9,400
B2. Industrial and Warehousing	120,100	-73,400	46,700
Mixed B-Use	30,700	-4,400	26,300
Mixed (B-use and Non B-use)	22,300		22,300
Non-B-use (including C1, C2, D1 and D2)	208,400	-40,900	167,500
Grand Total	398,800	-145,400	253,400

C.53 What this table also does not highlight are the developments that are occurring at Severnside, where the 1957/58 permission is still being used to build new industrial and warehouse units. As such, only some applications within the CS12 allocation for Severnside are requiring planning permission, and this data is therefore not included within the above table.

C.54 In the year to March 2020, 83% 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 (78.4% and 80.0% respectively).

C.55 From July 2020 to June 2021, the official unemployment rate in South Gloucestershire was 3.3% of the economically active population, which is considerably lower than the corresponding rates for both Great Britain (5%) and the South West of England (3.8%).

C.56 However, Covid-19 has 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 39% increase on last month's figure and a 240% increase on the number recorded at the same point last year.

C.57 At this moment it is difficult to compare the lasting impact that the pandemic will have on the employment industries

across the UK, the West of England and then more locally within South Gloucestershire.

C.58 In 2018, the average annual earnings for a full time worker living in South Gloucestershire was £31,148; representing a 6.8% increase on the 2015 figure (£29,031). South Gloucestershire's average earnings are above the national average (£30,524) and West of England average (£28,503).

Town Centres and High Streets

C.59 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.60 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.61 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.62 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.63 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	-
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.64 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.65 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.66 The amended Use Classes Order²¹ 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.67 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 from 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).

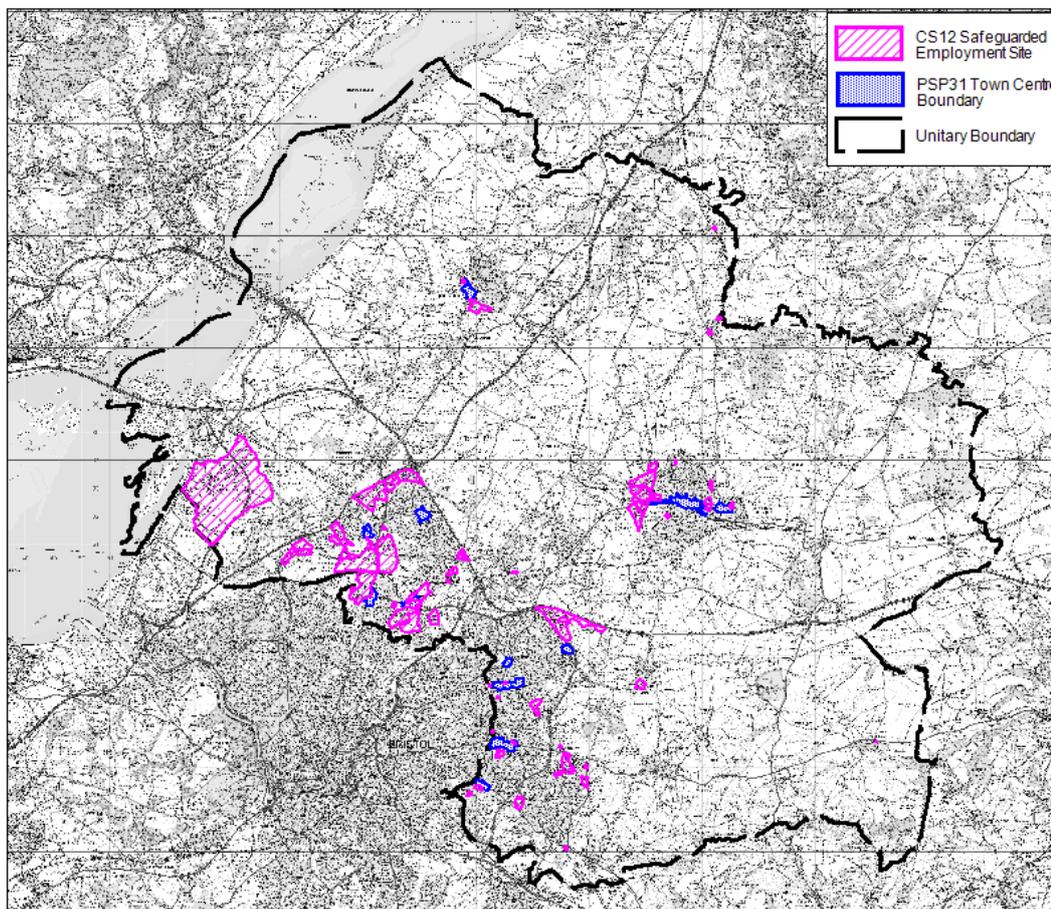
C.68 The following uses will be combined into the Sui Generis Class:

- Pub or drinking establishment (A4);
- Take away (A5); and
- Cinema, concert halls, bingo halls and dance halls (D2).

C.69 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.

²¹ 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.5: Map showing CS12 Safeguarded Employment Sites and PSP31 Town Centre Boundaries



Transport

C.70 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.

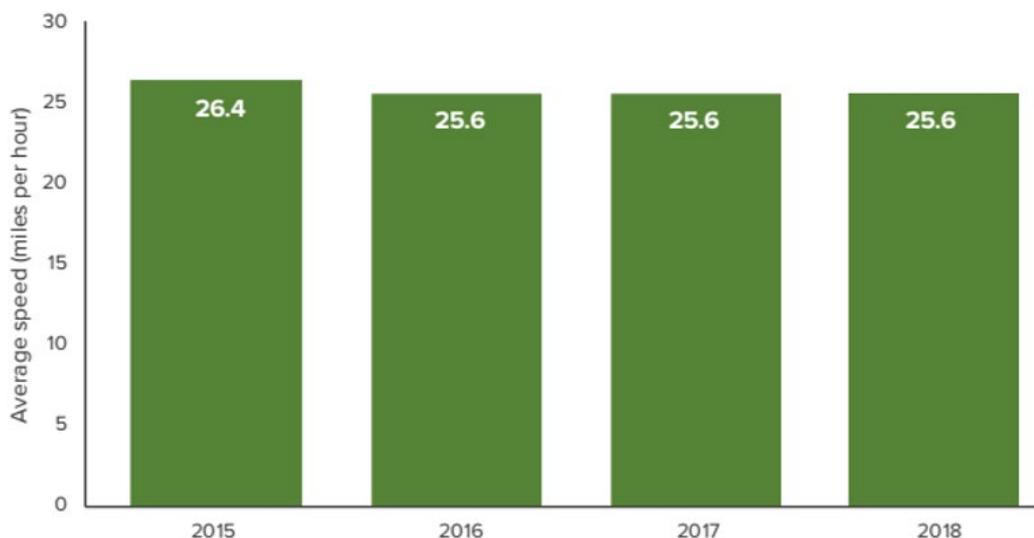
C.71 South Gloucestershire's location next to a major city, its significant employment opportunities and position on the strategic road and rail network has historically encouraged high levels of investment and growth in housing and employment. This has led to high rates of traffic growth, increasing 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.72 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.73 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.

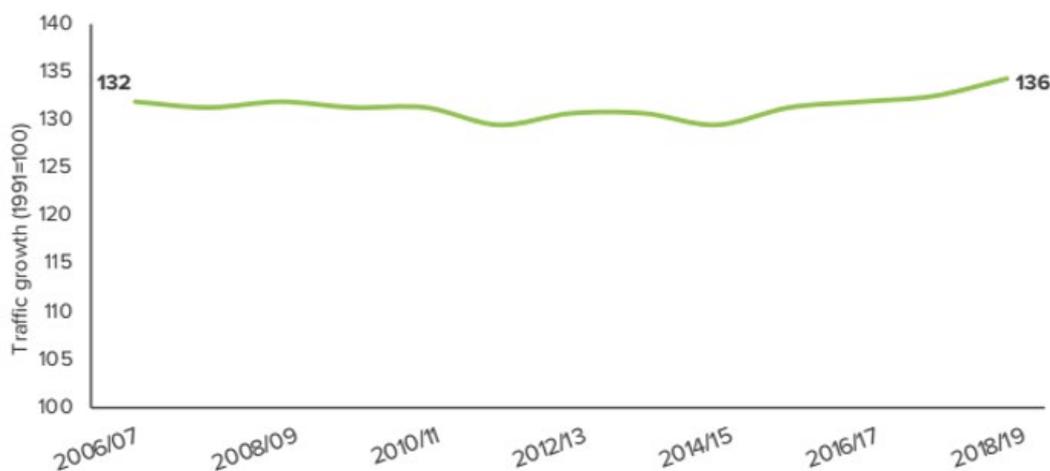
Figure C.6: Average speed when travelling on South Gloucestershire A roads



Source: Department for Transport

C.74 Furthermore, general traffic levels within South Gloucestershire appear to have increased in the past year, and are currently at their highest level since 2006.

Figure C.7: South Gloucestershire traffic growth (1991=100)



Source: Department for Transport

C.75 Much of South Gloucestershire is rural in nature and a higher than average car ownership and usage. The 2011 Census identified that 87% of households had at least 1 car or van compared with 74% in England and Wales. The 2011 Census also revealed that there were 158,289 cars or vans in the area.

C.76 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 60,000 people travel into South Gloucestershire for work, with nearly

54,000 traveling out of South Gloucestershire for the same purpose.

C.77 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.

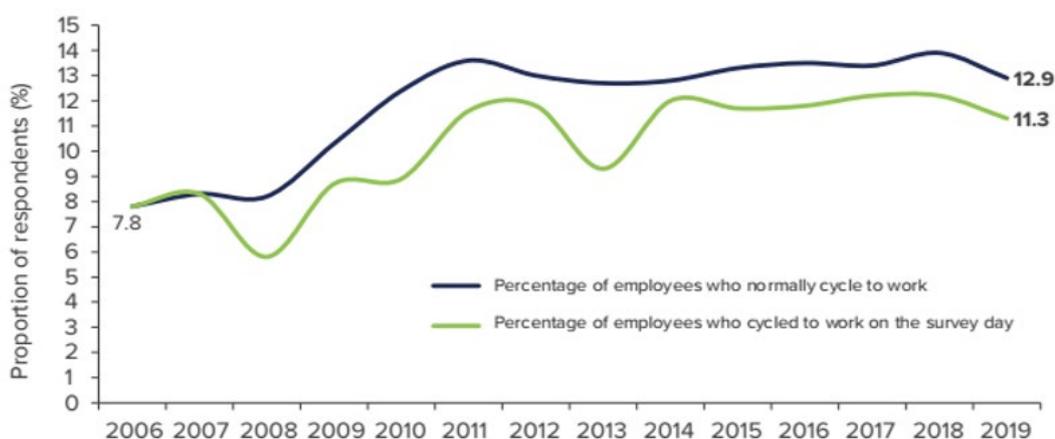
C.78 Over the past few years there has been significant new transport infrastructure delivered over the past few years, including the Greater Bristol Bus Network (GBBN), MetroBus, the expansion of Smart Motorways on the M4, M5 and M49

junction, as well as a host of improvements to the strategic cycle network.

C.79 There are also major road improvements planned in South Gloucestershire, such as the works to such as the works to the Great Stoke Roundabout and Wraxall Roundabouts. 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.80 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.8: Proportion of employees who cycle to work



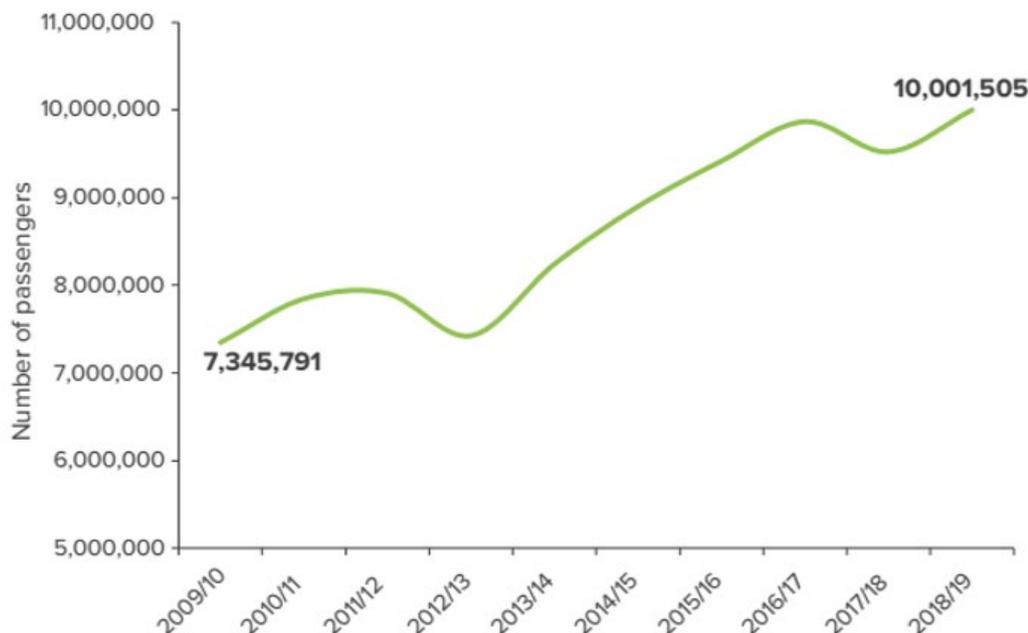
Source: Travel to work survey 2019

C.81 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.82 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.83 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.9: Number of bus passengers boarding buses in South Gloucestershire



Source: South Gloucestershire Council

Access to Services and Facilities

C.84 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.85 In 2018, the Council produced Sustainable Access Profiles (SAPs)²² 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.86 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 too 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.87 As part of the Local Plan 2020, the Council is in the process of supplementing the 2018 information, with updates and profiles for urban areas. The intention is for an updated set of profiles covering all rural and urban communities, called Data Access Profiles (DAPs) to be released. These will assist

²² South Gloucestershire Council (2018) Sustainable Access Profiles – February 2018 [online]. Available at:

<https://consultations.southglos.gov.uk/consult.ti/NewLocalPlanFeb2018/viewContent?contentid=326739>

understanding the current level of sustainable access to key services and facilities as a whole and will assist the 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.88 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

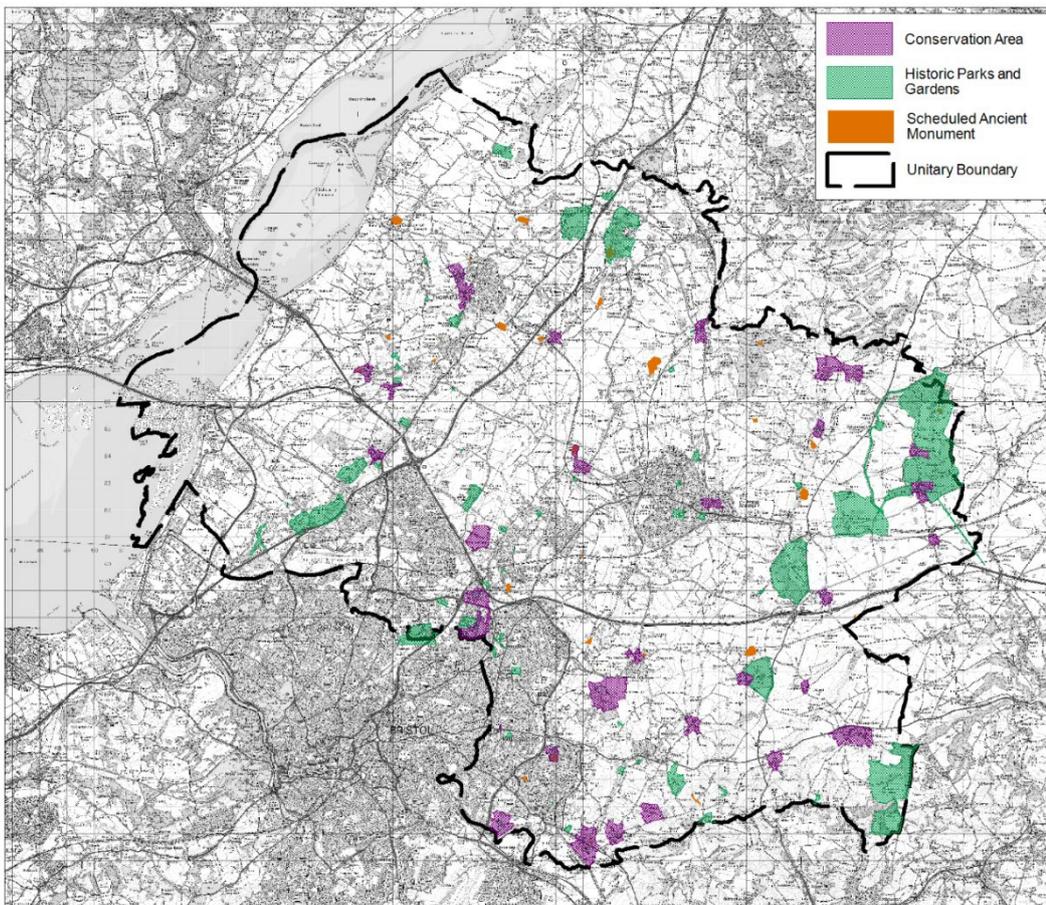
grounds, medieval planned settlement and nationally significant historic mining.

C.89 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.90 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.

Figure C.10: Map showing Conservation Areas, historic parks and gardens and scheduled ancient monuments



Landscape

C.91 South Gloucestershire has many contrasting landscapes, ranging from the Cotswolds 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 AONB 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.

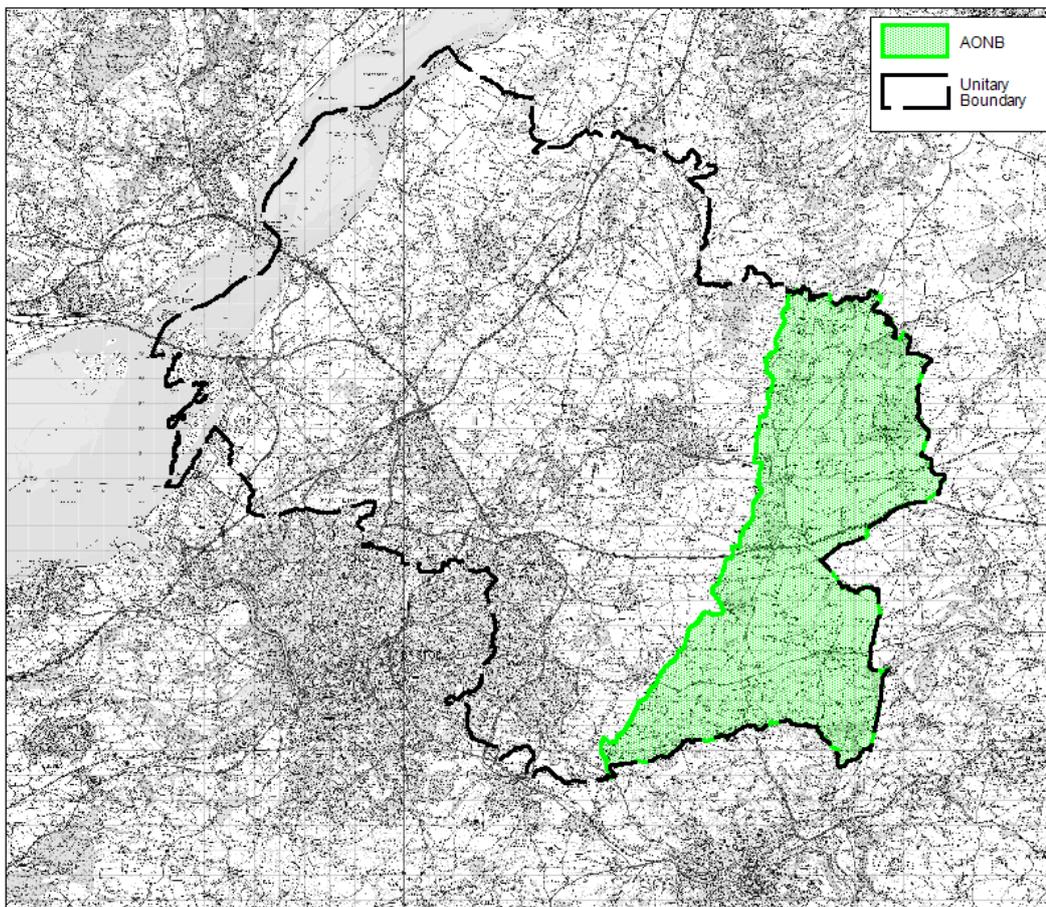
C.92 South Gloucestershire's landscape is greatly influenced by large-scale scarp, ridges, vales, levels and estuary landforms, overlain by a variety of land cover, in places comprising unique natural or historic features. Trees and woodlands currently cover approximately 11% of South Gloucestershire.

C.93 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.94 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.95 The pressure for growth and change across South Gloucestershire will have an impact on the existing landscapes and their character.

Figure C.11: Map showing the extent of the Cotswolds AONB

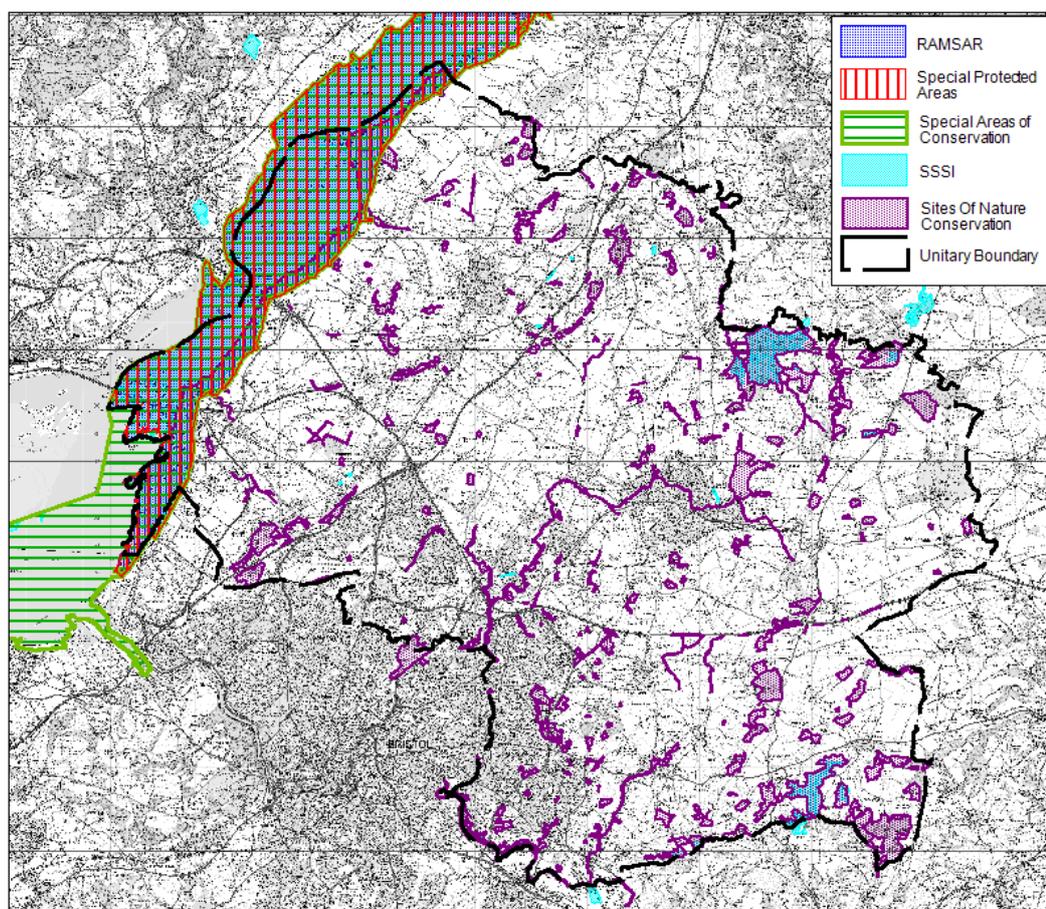


Biodiversity, Flora and Fauna

C.96 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 unitary authority 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.12: Map showing the international, national and local ecology constraints



C.97 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.98 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.

Soil

C.99 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.100 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 4²³.

C.101 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.

Mineral

C.102 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.103 The ability to use the valuable aggregate mineral resources that exists in our area in a sustainable way play an important part in the economic, environmental and infrastructure goals for South Gloucestershire. The resources in our area are an important contributor to the sub region and nation's mineral requirements and prosperity. They 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.104 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 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.105 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.

C.106 Minerals are a diminishing, finite, and often constrained resource and can only be worked where they are found. It is therefore important that through the Local Plan we plan to maintain a steady and adequate supply of minerals, but also ensure minerals are extracted in a sustainable way and restoration of former mineral extraction areas within South Gloucestershire is progressed over the coming years.

Air Quality

C.107 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 our 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.108 Currently, there are two Air Quality Management Areas in effect, one in Staple Hill and the other in the Kingswood-Warmley area. Following the declaration of the AQMAs and further assessment, the Council extended the initiatives in May 2012 and produced an [Action Plan](#) with aims on how to improve air quality in the Kingswood and Staple Hill AQMAs. As a result of this, 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.109 The Air Quality Annual Status Report²⁴ for the authority (published in September 2021) notes that there have been

²³ Please note that it has not been possible to obtain the layer distinction between Grade 3a and 3b.

²⁴ South Gloucestershire Council (2020) 2020 Air Quality Annual Status Report (ASR) [pdf]. Available at:

declining trends in nitrogen dioxide levels and only one exceedance of the annual mean objective within the AQMAs shows that air quality is improving. However, given that there are continuing pressures on the transport systems coupled with the need for housing growth, significant challenges are faced.

Noise

C.110 Excessive or persistent noise can have a detrimental effect on health and wellbeing. The main impacts are on raised blood pressure, cardiovascular diseases, sleep disturbances, annoyance hearing impairment and tinnitus that affects mental health and cognitive impairment.

C.111 Locally 7.8% of the population are affected by night time noise, the same as the England rate and higher than the regional rate of 5.1%. Within South Gloucestershire the total number of noise complaints has risen steadily over the last 10 years to just under 1000 for 2014/15.

C.112 The population affected by day time noise from road, rail or air, at or greater than 65 dB(A) in 2011 was 4.1%, lower than the England average of 5.2% but higher than the South West average of 3.5%.

C.113 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.

C.114 Within South Gloucestershire the total number of noise complaints has been steadily rising over the past 10 years, from 857 in 2004/2005 to just under 1000 for 2014/15. However the rate of complaints about noise is lower than the national average.

Water

C.115 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.116 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, it was found that Phosphate, Fish, Invertebrates and Dissolved Oxygen were the main causes of failure.

C.117 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.118 The 2019 assessment therefore showed a different overall picture, with no 'good' classifications, 17 'moderate' and 5 'poor'.

C.119 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 Agency²⁵.

C.120 The 2016 Bristol Avon Catchment Plan (of which South Gloucestershire lies within) notes that only 24% 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:

- 76% fail to meet the targets due to factors including physical modification, phosphate levels, sediment load and low fish populations;
- Some landowners are losing valuable topsoil, nutrients and pesticides due to erosion, run-off or leaching; sometimes linked to poor soil structure and compaction; 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.121 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.122 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

<https://www.southglos.gov.uk/documents/2020-South-Glos-Council-Air-Quality-Annual-Status->

²⁵ 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/>

planned asset works for the next five years to enable an integrated planning and delivery solution.

Flood Risk

C.123 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 2012 SFRA notes that the authority can be divided into two catchments; the Bristol Avon catchment, and the Severn Tidal catchment.

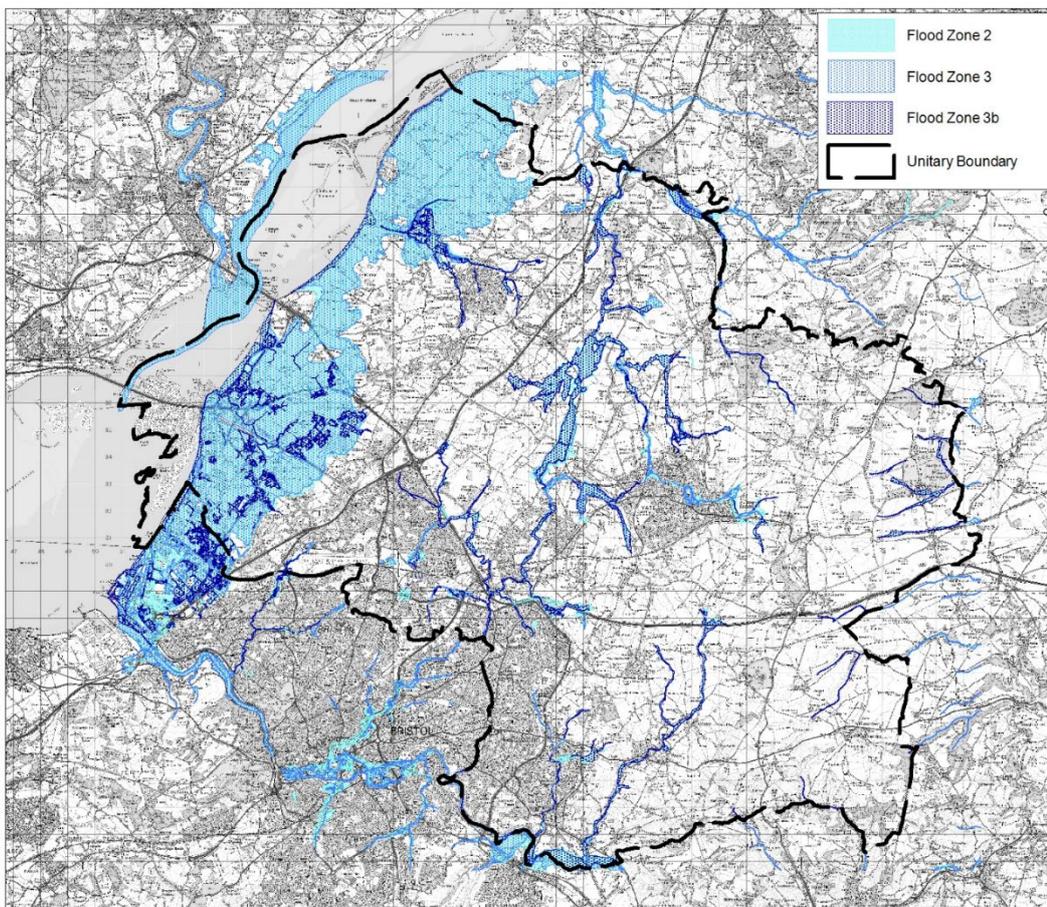
- **Bristol Avon Catchment** – Approximately 60% of land within the boundaries of South Gloucestershire Council drains into the River Avon Catchment. This catchment is bounded by the Mendip Hills to the south the Malborough Downs and the Salisbury Plains to the east, the Cotswold Hills to the North and 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 man 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.124 The areas of Zone 2 and Zone 3 flooding are indicated on the map overleaf.

Figure C.13: Map showing the various flood zones



C.125 Flooding risks from rivers and the sea in South Gloucestershire are relatively well understood and have been

managed for many years by the Environment Agency. These risks are mapped and are used to guide planning decisions.

However flood risk from other local sources are less well understood; these are typically localised events which are often difficult to predict.

C.126 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 several days or weeks following heavy rainfall.

C.127 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 north east Bristol, such as Filton and Kingswood, as well as Thornbury and southern parts of Yate are predicted to be at 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.128 An estimated annual total of 259.6 Gigawatt (GWh) hours of energy is generated from renewable sources within South Gloucestershire (as of September 2020)²⁶. The largest contributors to renewable energy generation was solar photovoltaic (PV), and energy from waste (EFW), electricity only. The vast majority of renewable generation comes from renewable electricity. Progress on renewable heat has been far slower.

C.129 The proportion of annual energy demand currently generated from local renewable energy generation is 4.8%. This remains a similar proportion to that shown for last year, and reflects the low level of increase in installed capacity. Between September 2018 and September 2019, there were 102 new renewable energy projects installed in South Gloucestershire but the total capacity increase was only 0.7MW, which is less than 10% of the previous year's increase. This period has seen no projects commissioned that are above 50kW. Only four types of renewable technology were installed: a single biomass boiler and single solar thermal project, as well as multiple heat pumps and rooftop solar PV projects. In September 2019, South Gloucestershire had a total of 179MW of installed renewable energy capacity, including heat and electricity from 4,610 installations. Solar PV is the largest technology type, making up two-thirds of the capacity installed.

C.130 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 Emergency action plan will support the delivery of increased renewable energy generation capacity in the area. Progress is monitored through the renewable energy annual report prepared by Regen on behalf of the Council.

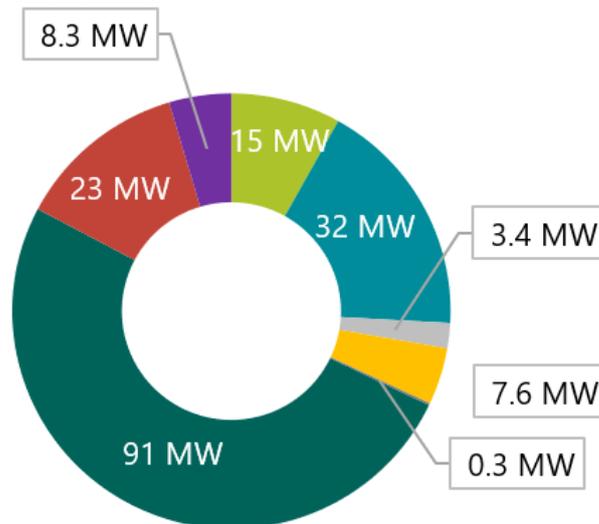
²⁶ Regen (2020) South Gloucestershire Renewable Energy Progress Report. [pdf] Available at: <https://beta.southglos.gov.uk/wp-content/uploads/Annual-renewable-energy-progress-report-2020.pdf>

Figure C.14: Installed renewable energy capacity by technology in South Gloucestershire



Installed renewable energy capacity by technology in South Gloucestershire

- Biomass
- Energy from Waste
- Heat Pump
- Landfill Gas
- Solar Thermal
- Solar PV - Ground mounted
- Solar PV - rooftop
- Onshore Wind
- Hydropower



Source: Regen

Green Belt

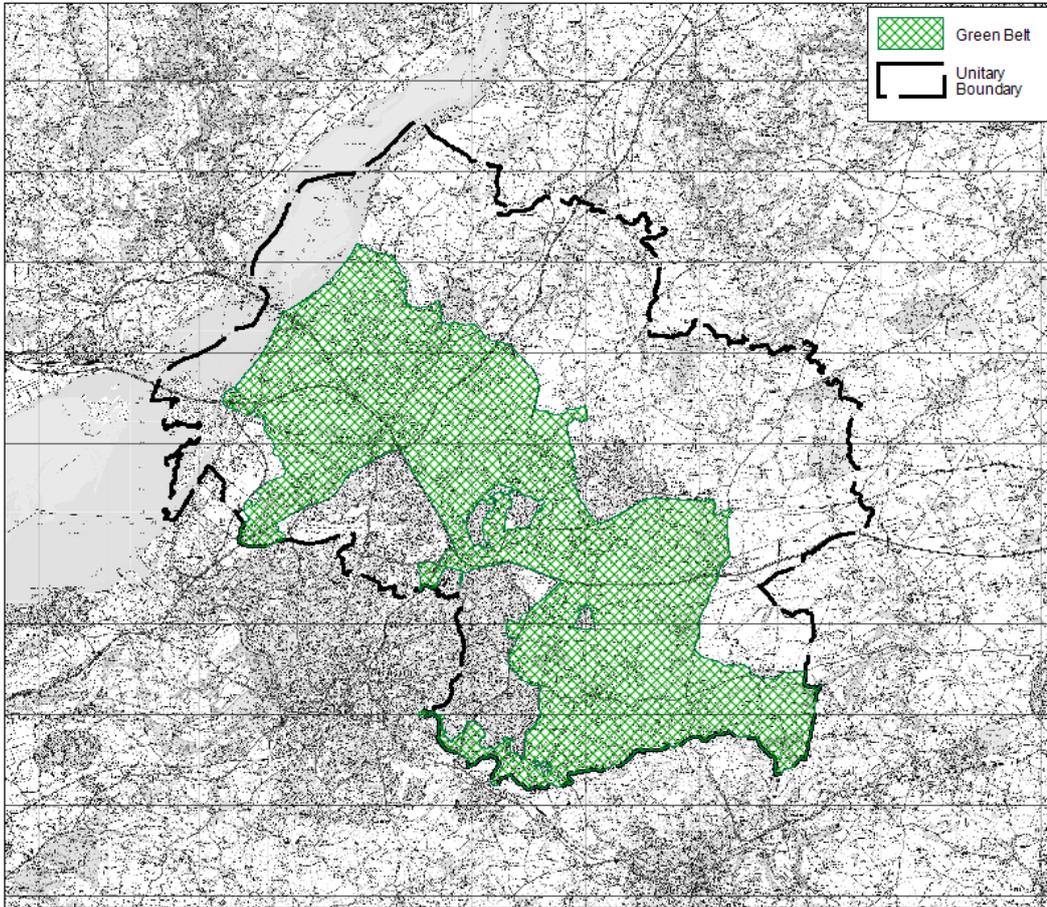
C.131 The extent of the designated Green Belt in South Gloucestershire is estimated to cover over 40% of the total land area (23,026ha). The Green Belt in South Gloucestershire is part of the wider Avon Green Belt which surrounds Bristol and Bath and also intersects at the following major settlements 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) help to achieve the control of urban growth by setting out clear circumstances as to where development is both appropriate and permitted.

C.132 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 2020, 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.133 Following the adoption of the Core Strategy in December 2013, the area of GB within South Gloucestershire has been reduced from 23,231.62 hectares (ha) to 23,026.15ha. This figure accounts for the planned release of GB 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. In total these areas represent a net loss of 205.47ha – less than 0.9% of total GB land, and is split between 144.35ha at EoHS and 61.12ha west of the A4018. 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.

Figure C.15: Map showing the extent of the Green Belt



Appendix D
Effects Criteria for Site
Appraisal Work

Table D.1: Effects criteria for site appraisal work

Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
1. Climate change	<p>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.</p> <ul style="list-style-type: none"> ■ Promote energy efficient and water efficient design. ■ Encourage the provision and use of renewable energy infrastructure. <p>NB: Greenhouse gas emissions associated with travel were covered under another SA objectives.</p>	<p>Uncertain for all sites</p> <p>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.</p>	
	<p>1b. To support South Gloucestershire’s adaptation to unavoidable climate change.</p> <ul style="list-style-type: none"> ■ 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? 	<p>Uncertain for all sites</p> <p>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.</p>	
2. Improve the health, safety and wellbeing of all	<p>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.</p> <p>Reasonable distance – In line with South Gloucestershire planning policy quality standards established in the Open Space Audit.</p>	<p>Significant positive</p> <p>Provision of public open space or Public Rights of Way as part of development that is easily accessible AND/OR development in location within reasonable distance to two public open spaces AND immediately accessible to a Public Rights of Way.</p> <p>Minor positive</p> <p>Development within reasonable distance to a public open space AND/OR immediately accessible to a Public Right of Way.</p>	<p>Uncertain significant negative</p> <p>Development on public open space which could reduce quantity, quality AND/OR accessibility (which could result in mixed effects overall).</p> <p>Minor negative</p> <p>Development does not include provision of open space that is easily accessible AND development not within reasonable distance to a public open space OR Public Right of Way.</p>

Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
	<p>2b. Minimise the impact of noise on sensitive receptors.</p> <p>Sensitive uses = residential, schools.</p> <p>Relevant distance – Adjacent to noise generating uses.</p>	None.	<p>Significant negative</p> <p>Sensitive developments located adjacent to noise generating uses e.g. major roads and infrastructure, heavy industry.</p>
	<p>2c. Minimise impacts on air quality and locate sensitive development away from areas of poor air quality.</p> <p>Sensitive uses = residential, schools, children’s facilities, nursery’s, elderly people accommodation.</p> <p>Relevant distance – Sites that are directly within or on routes that lead directly to an AQMA (both within and outside of South Gloucestershire).</p>	<p>Significant positive</p> <p>TBC</p>	<p>Significant negative</p> <p>No consideration or inclusion of mitigation techniques/methods proposed for sensitive development in areas of high air pollution and AQMAs.</p> <p>Development which will significantly increase pollution as a result of traffic in and around AQMAs.</p> <p>Development that will place sensitive uses within AQMAs.</p>
	<p>2d. Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists).</p> <p>Reasonable walking and cycling distance:</p> <ul style="list-style-type: none"> ■ GP Surgery – 800m ■ Dentist – 800m <p>Reasonable public transport access:</p> <ul style="list-style-type: none"> ■ Significant positive – Under 20 minutes ■ Minor positive – Under 30 minutes ■ Minor negative – 30 to 40 minutes ■ Significant negative – Over 40 minutes 	<p>Significant positive</p> <p>Development generating need for health facilities located within reasonable walking and cycling distance of all types of health facilities OR public transport to places containing health services and facilities, with journey time under 20 minutes.</p> <p>Minor positive</p> <p>Development within reasonable walking and cycling distance of some, but not all health services and facilities AND/OR public transport to places containing health services and facilities, with a journey time between 20 and 30 minutes.</p>	<p>Significant negative</p> <p>Development generating need for health facilities beyond reasonable walking and cycling access to any health facilities AND public transport to places containing health services and facilities that takes over 40 minutes.</p> <p>Minor negative</p> <p>Development beyond reasonable walking and cycling access to any health facilities AND public transport to places containing health services and facilities, which takes 30-40 minutes.</p>

Appendix D
Effects Criteria for Site Appraisal Work

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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 housing for South Gloucestershire.	<p>Significant positive</p> <p>Development that assists meeting affordable housing target.</p> <p>Development that delivers a well-integrated mix of homes of different types and tenures to support a range of household sizes, ages and incomes.</p> <p>Sites that would accommodate 10 homes or more.</p> <p>Minor positive</p> <p>Contributes on a limited basis to meeting affordable housing target.</p> <p>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.</p> <p>Sites that would accommodate fewer than 10 homes²⁷.</p>	None
	3b. Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire.	<p>Significant positive</p> <p>Development that assists meeting affordable housing target.</p> <p>Development that delivers a well-integrated mix of homes of different types and tenures</p>	None

²⁷ 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 be recorded for sites with capacity for this number of homes or more.

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Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
		<p>to support a range of household sizes, ages and incomes.</p> <p>Sites that would accommodate 10 homes or more.</p> <p>Minor positive</p> <p>Contributes on a limited basis to meeting affordable housing target.</p> <p>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.</p> <p>Sites that would accommodate fewer than 10 homes²⁸.</p>	
	<p>3c. Achieve reasonable sustainable access to community facilities (Post Office, Dedicated Community Centre, Public House, Library).</p> <p>Reasonable walking or cycling distance:</p> <ul style="list-style-type: none"> ■ Post Offices – 800m ■ Dedicated Community Centres – 800m ■ Public House – 800m ■ Library – 800m <p>Reasonable public transport access:</p> <ul style="list-style-type: none"> ■ Significant positive – Under 20 minutes 	<p>Significant positive</p> <p>Development generating need for community facilities are within reasonable walking and cycling distance of all facilities OR public transport to places containing community facilities, with a journey time under 20 minutes.</p> <p>Provision of community facilities as part of any allocation.</p> <p>Minor positive</p>	<p>Significant negative</p> <p>Development generating need for community facilities beyond reasonable walking and cycling access distance of any AND public transport to places containing community facilities, which takes over 40 minutes.</p> <p>Loss of currently used and valuable community asset.</p> <p>Minor negative</p>

²⁸ 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 be recorded for sites with capacity for this number of homes or more.

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Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
	<ul style="list-style-type: none"> ■ Minor positive – Under 30 ■ Minor negative – 30 to 40 minutes ■ Significant negative – Over 40minutes 	Development within reasonable walking and cycling distance of some, but not all community facilities AND/OR public transport to places containing community services and facilities, with a journey time between 20 and 30 minutes.	Development beyond reasonable walking and cycling access to any community facilities AND public transport to community services and facilities, which takes 30-40 minutes.
	<p>3d. Achieve reasonable sustainable access to educational facilities (primary schools, secondary schools).</p> <p>Reasonable walking or cycling distance:</p> <ul style="list-style-type: none"> ■ Primary School – 2 miles ■ Secondary School – 3 miles 	<p>Significant positive</p> <p>Development generating need for education facilities are within reasonable walking and cycling distance of primary and secondary schools.</p> <p>Development which adds to capacity of educational facilities.</p> <p>Minor positive</p> <p>Development within reasonable walking distance of a primary OR secondary school but not both.</p>	<p>Significant negative</p> <p>Development generating a need for educational facilities beyond a reasonable walking and cycling distance to a primary and secondary school.</p>
	<p>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).</p> <p>Reasonable walking and cycling distance:</p> <ul style="list-style-type: none"> ■ Town and District Centre – 1,200 metres ■ Supermarkets – 1,200 metres ■ Local Convenience and Comparison Stores – 1,200 metres <p>Reasonable public transport:</p> <ul style="list-style-type: none"> ■ Significant positive – Under 20 minutes 	<p>Significant positive</p> <p>Development generating need for retail and food buying within reasonable walking and cycling distance of all retail and food buying services and facilities OR public transport to town centre and food buying facilities, with journey time under 20 minutes AND/OR development which adds to the retail and leisure services and facilities within a town or district centre.</p> <p>Minor positive</p>	<p>Significant negative</p> <p>Development generating need for retail and food buying beyond reasonable walking and cycling distance of any retail and food buying services and facilities AND public transport to town centre and food buying services and facilities takes over 40 minutes.</p> <p>Minor negative</p> <p>Development beyond reasonable walking and cycling access to any retail and food buying services and facilities AND public</p>

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		Positive Effect	Negative Effect
	<ul style="list-style-type: none"> ■ Minor positive – Under 30 ■ Minor negative – 30 to 40 minutes ■ Significant negative – Over 40 minutes 	Development within reasonable walking and cycling distance of some, but not all retail and food buying services and facilities AND/OR public transport to town centre and food buying facilities, with journey time between 20 and 30 minutes.	transport to town centre and food buying services and facilities, which takes 30-40 minutes. Development that would reduce the retail and leisure services and facilities within a town or district centre.
	<p>3f. Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate.</p> <p>Relevant distance:</p> <ul style="list-style-type: none"> ■ Significant positive – Within areas identified as most deprived 20%. ■ Minor positive – Adjacent to areas identified as most deprived 20%. 	<p>Significant positive</p> <p>Development that provides employment opportunities within areas identified as the most deprived 20% of areas in England.</p> <p>Development (i.e. residential or other types of development) that helps to regenerate the areas identified as the most deprived 20% of areas in England.</p> <p>Minor positive</p> <p>Development that provides good access to employment opportunities (i.e. is adjacent to) for the areas identified as the most deprived 20% of areas in England.</p>	None
	3g. Improve access to high speed broadband.	<p>Significant positive</p> <p>Potential for access to super-fast broadband.</p> <p>Minor positive</p> <p>Potential for access to good broadband coverage.</p>	Significant negative No access to broadband coverage.
	4a. Deliver a reasonable quantum of employment floorspace.	Significant Positive	Significant negative

Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
4. Develop a diverse and thriving economy that meets people's needs		<p>Development provides significant (1.0ha) additional employment land²⁹.</p> <p>Development increases diversity of work opportunity.</p> <p>Minor positive</p> <p>Development provides enhanced or a minor amount of additional employment land (i.e. less than 1.0ha).</p>	<p>Development leads to loss of current active or suitable employment site.</p> <p>Development leads to loss of diversity of work opportunity.</p>
	<p>4b. Achieve reasonable sustainable access to major employment areas.</p> <p>Employment Areas within 2km walk or 5.6km cycle:</p> <ul style="list-style-type: none"> ■ Enterprise Areas/Zones (EAs/EZs) ■ Major Employer (100+ employees) ■ Safeguarded Employment Areas ■ Town Centres <p>Reasonable public transport:</p> <ul style="list-style-type: none"> ■ Significant positive – Under 20 minutes ■ Minor positive – Under 30 ■ Minor negative – 30 to 40 minutes ■ Significant negative – Over 40 minutes 	<p>Significant positive</p> <p>Development generating need for employment within walking/cycling distance of an Enterprise Areas/Zones (EAs/EZs), or a wide range of unique Safeguarded Employment Areas, Major Employers or Town Centres AND/OR public transport to an EZ, or a wide range of unique Major Employers, Safeguarded Employment Areas or Town Centres, with journey times under 20 minutes.</p> <p>Minor positive</p> <p>Development generating need for employment within walking/cycling distance of one or more unique Safeguarded Employment areas, Major Employers or Town Centres OR public transport to any of an Enterprise Areas/Zones, with a journey</p>	<p>Significant negative</p> <p>Development generating need for employment beyond walking/cycling distance of any employment areas AND public transport to any employment areas which takes over 40 minutes.</p> <p>Minor negative</p> <p>Development generating need for employment outside walking and cycling distance of a Safeguarded Employment Area, Major Employer or Town Centre AND public transport to employment areas which takes 30-40 minutes.</p>

²⁹ 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.

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Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
		time between 20 and 30 minutes but not both.	
5. Maintain and improve environmental quality and assets	<p>5a. Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings.</p> <p>Designated assets:</p> <ul style="list-style-type: none"> ■ Listed Buildings, Grade 1, Grade 11*, Grade II ■ Conservation Areas ■ Scheduled Ancient Monuments ■ Registered Historic Parks and Gardens ■ Registered Battlefields ■ <u>Non-designated archaeology which is demonstrably of equivalent significance to scheduled monuments</u> 	<p>Designated Assets</p> <p>Significant positive</p> <p>Development that has been assessed as presenting opportunities for the enhancement of any affected heritage asset, historic townscape or landscape.</p> <p>Minor positive</p> <p>Development that has been assessed as presenting opportunities for safeguarding and protection the significance of any affected heritage asset, historic townscape or landscape.</p>	<p>Designated Assets</p> <p>Significant negative</p> <p>Development that has been assessed as having the potential to lead to loss of significance of or substantial harm to any affected heritage asset, historic townscape or landscape.</p> <p>Development in a location that has been assessed as having the potential to lead to loss of character and substantial harm to setting of an asset.</p> <p>Minor negative</p> <p>Development that has been assessed as having the potential to lead to harm or change of significance to a heritage asset.</p> <p>Development in a location that has been assessed as having the potential to lead to harm of character and setting of an asset.</p> <p>Significant negative</p> <p><u>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.</u></p> <p>Minor negative effect</p>

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Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
			<u>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.</u>
		<p>Negligible</p> <p>Development that has been assessed as having no potential to have adverse impacts relating to designated heritage assets.</p>	
	<p>5b. Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings.</p> <p>Local assets:</p> <ul style="list-style-type: none"> ■ Unregistered Historic Parks and Gardens ■ Non-designated Heritage Assets ■ Locally Listed Buildings 	<p>Significant positive</p> <p>Minor positive</p> <p>Development that has been assessed as presenting opportunities for the enhancement of the significance of any affected local heritage asset, historic townscape or landscape.</p> <p>Development which has been assessed as presenting opportunities to bring into use an existing built local heritage asset.</p> <p>Development that has been assessed as presenting opportunities to safeguard and protect the significance of any affected local heritage asset, historic townscape or landscape.</p> <p>Developments that has been assessed as presenting opportunities to take account of local unregistered, non-designated or</p>	<p>Significant negative</p> <p>Minor negative</p> <p>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.</p> <p>Development in a location that has been assessed as having the potential to lead to loss of character and setting of a local asset.</p> <p>Development that has been assessed as having the potential to lead to harm or change of significance to a local asset.</p> <p>Development in a location that has been assessed as having the potential to lead to harm of character and setting of a local asset.</p>

Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
		locally listed assets of importance to the local community.	
		<p>Negligible</p> <p>Development that has been assessed as having no potential to having adverse impacts relating to undesignated heritage assets.</p>	
	<p>5c. Minimise impact on and where possible enhance habitats and species <u>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.</u></p> <p>International and European designated sites:</p> <ul style="list-style-type: none"> ■ Special Areas of Conversation (SAC) ■ Special Protection Areas (SPA) ■ RAMSAR <p>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.</p> <p>National sites and assets:</p> <ul style="list-style-type: none"> ■ SSSI ■ National Nature Reserves ■ Local Nature Reserves ■ UK Priority Habitat <p>Local sites:</p> <ul style="list-style-type: none"> ■ SNCI 	<p>None</p>	<p>Significant negative</p> <p>Development that is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.</p> <p>Minor negative</p> <p>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 (including priority habitat identified by South Gloucestershire Council) or is within 15m of an area of ancient woodland.</p>
		<p>Negligible</p> <p>Development that is outside of the distances specified above from any internationally, nationally, locally designated biodiversity or geodiversity sites and ancient woodland.</p>	

Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
	<ul style="list-style-type: none"> ■ Ecological Networks 		
	<p>5d. Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting).</p> <p>National designations:</p> <ul style="list-style-type: none"> ■ AONB ■ Ancient Woodland <p>Note: The South Gloucestershire Adopted Landscape Character Assessment SPD (Revised 2014) will be used to assess the plan utilising the 21 identified Character Areas and the Landscape Strategy developed for each character area.</p>	None	<p>Significant negative</p> <p>Development on land which is mostly assessed as having high landscape sensitivity.</p> <p>Uncertain significant negative</p> <p>Development on land which is mostly assessed as having medium to high landscape sensitivity.</p> <p>Minor negative</p> <p>Development on land which is mostly assessed as having medium landscape sensitivity.</p>
	<p>5e. Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI.</p> <p>Green Infrastructure typology:</p> <ul style="list-style-type: none"> ■ 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 	<p>Uncertain for all sites</p> <p>At present limited up to date information is available in relation to GI corridors and key assets in South Gloucestershire. Therefore, an 'uncertain' effect is recorded for all sites in relation to this SA objective.</p>	

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Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
	<ul style="list-style-type: none"> ■ Other – allotments, community gardens, city farms, cemeteries and churchyards 		
	5f. Promote the conservation and wise use of land, maximising the re-use of previously developed land.	<p>Significant positive</p> <p>Major Development (sites that would provide 10 or more homes or sites of 1.0ha or more for non-residential uses) which would proceed on land which is mostly previously developed land/brownfield.</p> <p>Minor positive</p> <p>Minor development (sites that would provide fewer than 10 homes or sites smaller than 1.0ha for non-residential uses) which would proceed on land which is mostly previously developed land/brownfield.</p>	<p>Significant negative</p> <p>Major development (sites that would provide 10 or more homes or sites of 1.0ha or more for non-residential uses) which would proceed on land which is mostly previously undeveloped greenfield.</p> <p>Minor negative</p> <p>Minor development (sites that would provide fewer than 10 homes or sites smaller than 1.0ha for non-residential uses) which would proceed on land which is mostly previously undeveloped greenfield.</p>
	5g. Minimise the loss of productive land, especially best and most versatile agricultural land.	None	<p>Significant negative</p> <p>Development on land resulting in loss of agricultural value Grade 1 to 2.</p> <p>Uncertain significant negative</p> <p>Development on land that results in loss of Grade 3 agricultural value or of local food growing land of demonstrable value.</p>
		<p>Negligible effect</p> <p>Development on greenfield which has been identified as containing Grade 4 or Grade 5 soils or urban land or on brownfield land.</p>	
		None	Significant Negative

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Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
	5h. Minimise vulnerability to tidal/fluviial flooding (taking account of climate change), without increasing flood risk elsewhere.		Development mostly on land that is 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 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.	
		None	Minor negative Development within a Source Protection Zone.
		Negligible effect Development outside of a Source Protection Zone.	
5j. Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability.	None	Minor negative Development 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 Location of development on or mostly on brownfield land may provide opportunities to reuse and recycle buildings and	None

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Theme	Sustainability Objective	Effects Criteria	
		Positive Effect	Negative Effect
		materials onsite as well as demolition waste.	
		Negligible effect Location of development on or mostly 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 or mostly within a Minerals Safeguarding Area.
		Negligible effect Development located outside or mostly outside of a Minerals Safeguarding Area.	
7. Protect and enhance valuable Green Belt	7a. Protect and enhance valuable Green Belt.	None	Significant negative Development on land within the Green Belt making contribution to Green Belt purpose(s), leading to urban sprawl, physical merger between towns or settlements or loss of open countryside.

Appendix E
Site Option Appraisal Matrices

Residential Site Options

SG010: Field to South of Tanhouse Lane (Opposite Leechpool Dairy Farm)

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	+	The site is located within 8,100m of two all-weather courts and within 1,000m of two outdoor pitches. The site is not immediately accessible to Public Rights of Way. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to a railway line. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	--	The site is not within walking distance of any healthcare facilities or public transport links that could provide access. Therefore, a significant negative effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 130 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 130 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	--	The site is not within walking distance of any community facilities or public transport links that could provide access. Therefore, a significant negative effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	--	The site is located over 1200m from any retail or food buying services and facilities. The site is also not within walking distance of any public transport links that could provide access. Therefore, a significant negative effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.

SA 3g: Improve access to high speed broadband	+	This site is located in an area with good broadband coverage. Therefore, a minor positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	0	Residential sites will have a negligible effect on this objective.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers. Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	-?	Development at the site has been assessed as 'grey' indicating that it has potential to lead to harm to designated heritage assets but uncertainty is attached given that further information is required which may identify potential for mitigation to be achieved. Development has the potential to harm the setting of a Grade II Listed Building (Leechpool Farmhouse). Therefore, an uncertain minor negative effect is likely.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon undesignated heritage assets.
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	-?	The site is within 250m of three areas of priority habitat and therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	--	The site falls on land which has been assessed as having high landscape sensitivity. As such, a significant negative effect is likely.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	--	The site has a capacity for up to 130 homes and is located on greenfield land. As such, a significant negative effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on Grade 4 agricultural land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on greenfield land. As such, a minor negative effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	0	The site is located on greenfield land; limiting opportunities for reducing waste. As such, a negligible effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located in a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG053: Land north and east of Lyde Green Road, Emersons Green

SA Objective	Score	Justification
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 720m of one natural/semi-natural green space and within 600m of one informal recreation open spaces. The site is immediately accessible to Public Rights of Way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the M4 and a railway line. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	-	The site is not located within 800m of any healthcare facilities, but it is located within 800m of the M3 Metrobus which provides access to Bristol City Centre in 30-40 minutes. Therefore, a minor negative effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 30 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 30 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	-	The site is not within 800m of a healthcare facility, but it is within 800m of the M3 Metrobus which provides access to Bristol City Centre in 30-40 minutes. Therefore, a minor negative effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	+	The site is located within 1200m of Emersons Green Town Centre and therefore a minor positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	+	This site is located in an area with good broadband coverage. Therefore, a minor positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	0	Residential sites will have a negligible effect on this objective.

SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as a Town Centre (Emersons Green) and an Enterprise Area (Emersons Green). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon designated heritage assets.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	-?	Development at the site has been assessed as 'grey' indicating that it has potential to lead to harm to undesignated heritage assets but uncertainty is attached given that further information is required which may identify potential for mitigation to be achieved. The site forms part of the wider masterplan for Lyde Green and there is potential for implications in relation to the design of the wider area. Therefore, an uncertain minor negative effect is likely.
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	-?	The site is within 250m of 18 areas of priority habitat and three SINC's and therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	--	The site falls mostly on land which has been assessed as having high landscape sensitivity. As such, a significant negative effect is likely.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	--	The site has potential for up to 30 homes and is located on greenfield land. As such, a significant negative effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	Most of the site is located on Grade 4 agricultural land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on greenfield land. As such, a minor negative effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	0	The site is located on greenfield land; limiting opportunities for reducing waste. As such, a negligible effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located in a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG414: Land on the North East Side of Old Gloucester Road, Hambrook

SA Objective	Score	Justification
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Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	+	The site is located within 720m of five natural/semi-natural green spaces, within 8,100 of three all-weather courts, within 1,000m of three outdoor pitches and within 600m of three informal recreation open spaces. The site is not immediately accessible to Public Rights of Way. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the M4. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	--	The site is not within 800m of any healthcare facilities and there are no bus services within close proximity which could provide access to such services in less than 40 minutes. Therefore, a significant negative effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 75 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 75 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	+	The site is within 800m of a public house and therefore a minor positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	+	The site is within 1200m of two supermarkets and two convenience stores and therefore a minor positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	0	Residential sites will have a negligible effect on this objective.

SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as an Enterprise Area (Filton). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon designated heritage assets.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	+	Development of the site has been assessed as 'green' indicating that potential for enhancements to the historic environment has been identified. The potential for enhancements to the historic environment have been identified in relation to Mulgrove Farm. An element of uncertainty is attached dependent upon the design of the development. Therefore, an uncertain minor positive effect is likely.
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	-?	The site is within 250m of four areas of priority habitat and one SINC. The site is also within 1km of Winterbourne Railway Cutting SSSI and therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	--	The site has capacity for up to 75 homes. The site is located on greenfield land. As such, a significant negative effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	--?	The site is located on Grade 3 agricultural land. As such, an uncertain significant negative effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on greenfield land. As such, a minor negative effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	0	The site is located on greenfield land; limiting opportunities for reducing waste. As such, a negligible effect is likely.
SA 6b: Minimise consumption and extraction of minerals	0	This site is not located within a Mineral Safeguarding Area (MSA). As such, a negligible effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG423: Land at Players Lane, Hambrook

SA Objective	Score	Justification
Climate Change		

SA 1a: To minimise the South Gloucestershire's contribution to climate change through a reduction of greenhouse gas emissions from all sources the aim of carbon neutrality by 2030	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	+	The site is located within 720m of one natural/semi-natural green space, within 8,100m of two all-weather courts, within 1,000m of two outdoor pitches and within 600m of two informal recreation open spaces. The site is not immediately accessible to Public Rights of Way. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the M4 and a railway line. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	-	The site is not within 800m of any healthcare facilities, but it is within 800m of the M1 metrobus, which provides access to Aztec West Roundabout in 30-40 minutes. Therefore, a minor negative effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 60 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 60 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	+	The site is within 800m of a dedicated community facility and a public house and therefore a minor positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	+	The site is within 1200m of one supermarket and four convenience stores. Therefore, a minor positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	0	Residential sites will have a negligible effect on this objective.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as an

		Enterprise Area (Filton). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon designated heritage assets.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon undesignated heritage assets.
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	-?	The site is within 250m of nine areas of priority habitat and one SINC. The site is also within 1km of Winterbourne Railway Cutting SSSI and therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	--	The site has capacity for up to 60 homes and is located on greenfield land. As such, a significant negative effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	--	The site is located on Grade 1 agricultural land. As such, a significant negative effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on greenfield land. As such, a minor negative effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	0	The site is located on greenfield land; limiting opportunities for reducing waste. As such, a negligible effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located in a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG498: Oxbarton Mead Road

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	+	The site is located within 720m of seven natural/semi-natural green spaces, within 8,100m of four all-weather courts, within 1,000m of four outdoor pitches, within 480m of three play areas, within 720m of one provision for children and young people and within 600m of 15 informal recreation open spaces. The site is not immediately accessible to Public Rights of Way. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	0	The site is not located adjacent to any noise generating uses. As such, a negligible effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and dentist. As such, a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	+	The site has capacity for up to 7 homes. As such, a minor positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	+	The site's capacity for up to 7 homes will provide some range of housing types. As such, a minor positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of four dedicated community facilities, one post office and three public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	+	The site is within 1200m of three supermarkets and three convenience stores and therefore a minor positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	0	Residential sites will have a negligible effect on this objective
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as two Town Centres (Stoke Gifford and Bradley Stoke) and an Enterprise Area (Filton). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		

SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon designated heritage assets.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	-?	Development at the site has been assessed as 'grey' indicating that it has potential to lead to harm to undesignated heritage assets but uncertainty is attached given that further information is required which may identify potential for mitigation to be achieved. Development has the potential to harm the setting of locally listed buildings Knightswood Farm and its associated barn which are to the west. Therefore, an uncertain minor negative effect is likely.
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	0?	The site is over 250m from any local designations and is over 1km from any national/international designations. Therefore, an uncertain negligible effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	-	The site has capacity for up to 7 homes and is located on greenfield land. As such, a minor negative effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	--?	The site is located on Grade 3 agricultural land. As such, an uncertain significant negative effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is mostly on greenfield land. As such, a minor negative effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	0	The site is located on greenfield land; limiting opportunities for reducing waste. As such, a negligible effect is likely.
SA 6b: Minimise consumption and extraction of minerals	0	This site is not located within a Mineral Safeguarding Area (MSA). As such, a negligible effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG859: Plough and Horseshoe Inn, Gloucester Road, Filton

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 600m of informal recreational open space, within 1000m of multiples outdoor sports facilities, and within 480m of three play areas. The site is in close proximity to Public Rights of Way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the A38. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	--	The site is located on a route into the Bristol AQMA. As such, a significant negative effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and dentist and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 15 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 15 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of a community centre, a post office, a library and three public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of three primary schools and within 3 miles of two secondary schools. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of multiple convenience stores and one supermarket, and located within Filton Town Centre. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	0	Residential sites will have a negligible effect on this objective
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as a Town Centre (Filton) and an Enterprise Area (Filton). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the

		historic environment. As such as an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
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	0?	The site is not within 250m of any local designations and is not within 1km of any national/international designations. Therefore, an uncertain negligible effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has capacity for up to 15 homes and is located on predominantly previously developed/brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-?	The site is on brownfield land but located within an area identified as being susceptible to groundwater flooding. As such, a minor negative uncertain effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	0	This site is not located within a Mineral Safeguarding Area (MSA). As such, a negligible effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG869: Land at Filton Retail Park, Fox Den Road, Filton (Residential or Student Accommodation)

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.

SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 720m of one allotment, within 720m of one natural and semi-natural green space, within 600m of informal recreational open space, within 1000m of multiples outdoor sports facilities, and within 480m of one play area. The site is in close proximity to Public Rights of Way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the A4174. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a healthcare centre but not a dentist. The site is within 400m of the 71 bus service, which provides access to Filton Town Centre in less than 20 mins. Therefore, a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 40 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 40 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of a public house library, but not a post office dedicated community centre. The site is within 400m of the 71 bus service, which provides access to Filton Town Centre in less than 20 mins. Therefore, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of primary schools and within 3 miles of secondary schools. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of a convenience and two supermarkets, and located within Stoke Gifford Town Centre. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	+	This site is located in an area with good broadband coverage. Therefore, a minor positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	0	Residential sites will have a negligible effect on this objective
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as two Town Centres (Filton and Stoke Gifford) and an Enterprise Area (Filton). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		

SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
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	0?	The site is not within 250m of any local designations and is not within 1km of any national/international designations. Therefore, an uncertain negligible effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has capacity for up to 40 homes and is located on predominantly previously developed/brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is on brownfield land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-?	The site is on brownfield land but located within an area identified as being susceptible to groundwater flooding. As such, a minor negative uncertain effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	0	This site is not located within a Mineral Safeguarding Area (MSA). As such, a negligible effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG879: Rear of 32 Cleeve Hill

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	+	The site is located within 720m of one allotment, within 720m of two natural and semi-natural green spaces, within 600m of informal recreational open space, within 1000m of four outdoor sports facilities, and within 480m of play areas. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the A4017. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or directly on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and dentist and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 20 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 20 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of two community centres, a post office, a library and many public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of primary schools and within 3 miles of secondary schools. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of multiple convenience stores and supermarkets, and Downend and Staple Hill Town Centres. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	0	Residential sites will have a negligible effect on this objective
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers. Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the

		historic environment. As such as an uncertain effect is recorded.
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	-?	The site is within 250m of priority habitat and one SINC therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	--	The site has a capacity for up to 20 homes and is located on greenfield land. As such, a significant negative effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-?	The site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is, however, on greenfield land and development could therefore have potential to increase surface water flood risk. As such, a minor negative uncertain effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	0	The site is located on greenfield land; limiting opportunities for reducing waste. As such, a negligible effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located within a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

Employment Site Options

SG075: Land and buildings at London Road, Warmley

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	+	The site is located within 720m of nine natural/semi-natural green spaces, within 720m of one allotment, within 8,100m of six all-weather courts, within 1,000m of six outdoor pitches, within 480m of three play areas, within 720m of one provision for children and young people and within 600m of 18 informal recreation open spaces. The site is not immediately accessible to Public Rights of Way. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the A420. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	-	The site not located within 800m of any healthcare facilities. The 35 bus service is within is within 400m and provides access to Longwell Green in 30-40 minutes and the 19 bus service is also within 400m and provides access to Bath 30-40 minutes. As such, a minor negative effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of two dedicated community facilities, one post office and three public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	+	The site is within 1200m of a supermarket and five convenience stores. Therefore, a minor positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	+	This site is located in an area with good broadband coverage. Therefore, a minor positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++	This site takes in an area of more 1ha (1.36ha) for potential employment uses. As such, a significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	0	Employment sites will have a negligible effect on this SA objective.
Maintain and Improve Environmental Quality and Assets		

SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon designated heritage assets.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	+?	Development of the site has been assessed as 'green' indicating that potential for enhancements to the historic environment has been identified. The potential for enhancements to the historic environment have been identified in relation to the Old Bus Depot to west of Moravian Road. An element of uncertainty is attached dependent upon the design of the development. Therefore, an uncertain minor positive effect is likely.
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	-?	The site is located within 250m of 11 areas of priority habitat and two SINC's and therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has capacity for 35 homes and is located on brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	0	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on brownfield land. As such, a negligible effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located in a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG347: Land Adjacent Lyde Green Farm, Emersons Green

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 720m of one natural/semi-natural green space, within 8,100m of three all-weather courts, within 1,000m of three outdoor pitches and within 600m of three informal recreation open spaces. The site is immediately accessible to Public Rights of Way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the M4 and a railway line. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is not within 800m of any healthcare facilities. Part of the site (20%) is within 800m of the M3 bus service, which provides access to Bristol City Centre in less than 20 mins. Therefore, a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is not within 800m of any community facilities but part of the site (20%) is within 800m of the M3 bus service, which provides access to Bristol City Centre in less than 20 minutes. Therefore, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	+	The site is within 1200m of two supermarkets and Emersons Green Town Centre and therefore a minor positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	+	This site is located in an area with good broadband coverage. Therefore, a minor positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++	This site takes in an area of more 1ha (15.35ha) for potential employment uses. As such, a significant positive effect is likely
SA 4b: Achieve reasonable sustainable access to major employment areas	0	Employment sites will have a negligible effect on this SA objective.
Maintain and Improve Environmental Quality and Assets		

SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	-?	Development at the site has been assessed as 'grey' indicating that it has potential to lead to harm to designated heritage assets but uncertainty is attached given that further information is required which may identify potential for mitigation to be achieved. Development has the potential to harm the setting of Lyde Green Farmhouse Lyde Green Pucklechurch (Grade 2* Listed), Barn (1) Lyde Green Farm Pucklechurch (Grade 2 Listed); and Barn (2) Lyde Green Farm Pucklechurch (Grade 2 Listed). Therefore, an uncertain minor negative effect is likely.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon undesignated heritage assets.
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	-?	The site is within 15m of an area of Ancient Woodland, within 250m of 24 areas of priority habitat and four SINCS. Therefore, an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	--	The site falls mostly on land which has been assessed as having high landscape sensitivity. As such, a significant negative effect is likely.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	--	The site has a capacity for 420 homes and is located on mostly greenfield land. As such, a significant negative effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located mostly on Grade 4 agricultural land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on mostly greenfield land. As such, a minor negative effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	0	The site is located on greenfield land; limiting opportunities for reducing waste. As such, a negligible effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located in a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG436: Land at Filton 20 Business Park, Golf Course Lane

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the South Gloucestershire's contribution to climate change through a reduction of	?	The level of information required to determine if the location of new development would provide opportunities to link into an existing energy network or

greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030		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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 720m of one allotment, within 8,100m of four all-weather courts, within 1,000m of four outdoor pitches, within 480m of two play areas, within 720m of two provisions for children and young people and within 600m of three informal recreation open spaces. The site is immediately accessible to Public Rights of Way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to heavy industrial units (GKN Aerospace; Airbus). As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a medical centre, a GP and a dentist. As such, a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 8000m of two dedicated community facilities, two post offices and four public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of one supermarket, 10 convenience stores and Filton Town Centre. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++	This site takes in an area of more 1ha (12.4ha) for potential employment uses. As such, a significant positive effect is likely
SA 4b: Achieve reasonable sustainable access to major employment areas	0	Employment sites will have a negligible effect on this SA objective.

Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon designated heritage assets.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon undesignated heritage assets.
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	-?	The site is within 250m of two areas of priority habitat and therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	--?	The site falls on land which has been assessed as having medium to high landscape sensitivity. As such, an uncertain significant negative effect is likely.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has capacity for 596 homes and is located on brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	0	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on brownfield land. As such, a negligible effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	0	This site is not located within a Mineral Safeguarding Area (MSA). As such, a negligible effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG735: Viridor Waste Management, North Way, Filton (waste management facility)

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.

SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 720m one natural and semi natural greenspace, within 1000m of an outdoor sports facility, and within 480m of one play area. The site is not immediately accessible to Public Rights of Way. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	0	The site is not a sensitive use. It is also not adjacent to residential uses which might otherwise be adversely affected by use of the site for a waste management facilitate. Therefore, a negligible effect is likely
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities	++	The site is within 800m of some but not all types of healthcare facility. The site is within 800m of the 3X bus service, which provides access to Filton Town Centre in less than 20 mins. Therefore, a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of some but not all types of community facility. The site is within 800m of the 3X bus service, which provides access to Filton Town Centre in less than 20 mins. Therefore, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of multiple primary schools and within 3 miles of multiple secondary schools. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of one supermarket, multiple convenience stores and Filton Town Centre. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++	This site takes in an area of more 1ha (1.54ha) for potential employment uses. As such, a significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	0	Employment sites will have a negligible effect on this SA objective.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the

		historic environment. As such as an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
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	0?	The site is not within 250m of any local designations and is not within 1km of any national/international designations. Therefore, an uncertain negligible effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has more than 1ha (1.54ha) of land for non-residential uses. The site is located on brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on non-agricultural land and is brownfield land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-?	The site is on brownfield land but located within an area identified as being susceptible to groundwater flooding. As such, a minor negative uncertain effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	0	This site is not located within a Mineral Safeguarding Area (MSA). As such, a negligible effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG859: The Plough and Horseshoe Inn, Gloucester Road, Filton

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.

SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 600m of informal recreational open space, within 1000m of multiples outdoor sports facilities, and within 480m of three play areas. The site is in close proximity to Public Rights of Way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the A38. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	--	The site is located on a route into the Bristol AQMA. As such, a significant negative effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and dentist and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of a community centre, a post office, a library and three public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of three primary schools and within 3 miles of two secondary schools. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of multiple convenience stores and one supermarket, and located within Filton Town Centre. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	+	This employment site is expected to provide less than 1ha of land for potential employment uses. As such, a minor positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	0	Employment sites will have a negligible effect on this SA objective.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.

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	0?	The site is not within 250m of any local designations and is not within 1km of any national/international designations. Therefore, an uncertain negligible effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	+	The site is expected to provide less than 1ha of land for potential employment uses and is located on predominantly previously developed/brownfield land. As such, a minor positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-?	The site is on brownfield land but located within an area identified as being susceptible to groundwater flooding. As such, a minor negative uncertain effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	0	This site is not located within a Mineral Safeguarding Area (MSA). As such, a negligible effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG877: Exhibition House, North View, Staple Hill

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		

SA 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	++	The site is located within 720m of one allotment, within 720m of natural and semi-natural green space, within 1000m of outdoor sports facilities, and within 480m of a play area. This site is also within a short walking distance of public rights of way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located in close proximity to the A4017 and adjacent to industrial uses. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and dentist and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of a community centre, a post office, a library and many public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of multiple primary schools and within 3 miles of a secondary school. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of multiple convenience stores and supermarkets, and Staple Hill Town Centre. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	+	This employment site is expected to provide less than 1ha of land for potential employment uses. As such, a minor positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	0	Employment sites will have a negligible effect on this SA objective.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such an uncertain effect is recorded.
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	-?	The site is within 250m of priority habitat and one SINC therefore an uncertain minor negative effect is likely.

SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	+	The site is expected to provide less than 1ha of land for potential employment uses and is located on predominantly previously developed/brownfield land. As such, a minor positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	0	The site is on brownfield land and outside areas at risk from surface water or ground water flooding. As such a negligible effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located within a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

Mixed Use Site Options¹

SG075: Land and buildings at London Road, Warmley

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.

¹ Note that where details of the site use are not provided in brackets after the site name, the site has been considered for a mix of residential and employment uses.

Improve the Health, Safety and Wellbeing of All		
SA 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	+	The site is located within 720m of nine natural/semi-natural green spaces, within 720m of one allotment, within 8,100m of six all-weather courts, within 1,000m of six outdoor pitches, within 480m of three play areas, within 720m of one provision for children and young people and within 600m of 18 informal recreation open spaces. The site is not immediately accessible to Public Rights of Way. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the A420. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	-	The site not located within 800m of any healthcare facilities. The 35 bus service is within is within 400m and provides access to Longwell Green in 30-40 minutes and the 19 bus service is also within 400m and provides access to Bath 30-40 minutes. As such, a minor negative effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 10 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 10 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of two dedicated community facilities, one post office and three public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	+	The site is within 1200m of a supermarket and five convenience stores. Therefore, a minor positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	+	This site is located in an area with good broadband coverage. Therefore, a minor positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++?	This site takes in an area of more 1ha (1.36ha) for potential employment uses. This is partly dependent on the area that would be occupied by residential development at the site. As such, an uncertain significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as a Town Centre (Kingswood). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon designated heritage assets.

SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	+?	Development of the site has been assessed as 'green' indicating that potential for enhancements to the historic environment has been identified. The potential for enhancements to the historic environment have been identified in relation to the Old Bus Depot to west of Moravian Road. An element of uncertainty is attached dependent upon the design of the development. Therefore, an uncertain minor positive effect is likely.
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	-?	The site is located within 250m of 11 areas of priority habitat and two SINC's and therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has capacity for 35 homes and is located on brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	0	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on brownfield land. As such, a negligible effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located in a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG077: Lucus Works, Kingswood

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	+	The site is located within 720m of two natural/semi-natural green spaces, within 720m of two allotments, within 8,100m of four all-weather courts, within 1,000m of four outdoor pitches, within 480m of three play areas, within 720m of one provision for children and young people and within 600m of seven informal recreation open spaces. The site is not immediately accessible to Public Rights of Way. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	0	The site is not located adjacent to any noise generating uses. As such, a negligible effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	--	The site is located on a route into the Kingswood AQMA. As such, a significant negative effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of two medical centres, three GPs and three dentists. Therefore, a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 140 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 140 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of two dedicated community facilities, one post office and six public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of six supermarkets, 17 convenience stores and two town centres (Kingswood and Hanham). Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	+	This site is located in an area with good broadband coverage. Therefore, a minor positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++?	This site takes in an area of more 1ha (1.4ha) for potential employment uses. This is partly dependent on the area that would be occupied by residential development at the site. As such, an uncertain significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers. Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		

SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon designated heritage assets.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	+?	Development of the site has been assessed as 'green' indicating that potential for enhancements to the historic environment has been identified. The potential for enhancements to the historic environment have been identified in relation to former Boot and Shoe factory to southern end of site with potential for some archaeological record. An element of uncertainty is attached dependent upon the design of the development. Therefore, an uncertain minor positive effect is likely.
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	0?	The site is not within 250m of any local designations and is not within 1km of any national/international designations. Therefore, an uncertain negligible effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has capacity for 56 homes and is located on brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	0	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on brownfield land. As such, a negligible effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located in a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG139: Land between, Brins Close, Field Farm Close and Hunts Ground Rd, Stoke Gifford (residential, employment, retail)

SA Objective	Score	Justification
Climate Change		

SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	+/--?	The site is located within 720m of six natural/semi-natural green spaces, within 8,100m of three all-weather courts, within 1,000m of three outdoor pitches, within 480m of seven play areas, within 720m of one provision for children and young people and within 600m of nine informal recreation open spaces. The site is not immediately accessible to Public Rights of Way. However, the site contains a natural/semi/natural green space that would be lost to development. As such, a mixed minor positive and uncertain significant negative effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to Parkway train station. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and dentist and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 60 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 60 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of three dedicated community facilities, a post office and a public house. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of four supermarkets, four convenience stores and Stoke Gifford Town Centre. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve Access to high speed broadband	+	This site is located in an area with good broadband coverage. Therefore, a minor positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		

SA 4a: Deliver a reasonable quantum of employment floorspace	+?	The site takes in an area of less than 1ha (0.97ha) for potential employment uses. This is partly dependent on the area that would be occupied by residential development at the site. As such, an uncertain minor positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as a Town Centres (Stoke Gifford) and an Enterprise Area (Filton). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	0	Development has been assessed as 'light green' indicating that no issues relating to impacts upon designated heritage assets have been identified.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	0	Development has been assessed as 'light green' indicating that no issues relating to impacts upon undesignated heritage assets have been identified.
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	-?	The site is within 250m of one area of priority habitat and therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	--	The site has capacity for 40 homes and 41.15ha of land for non-residential uses. The site is located on greenfield land. As such, a significant negative effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	--?	The site is located on Grade 3 agricultural land. As such, an uncertain significant negative effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on greenfield land. As such, a minor negative effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	0	The site is located on greenfield land; limiting opportunities for reducing waste. As such, a negligible effect is likely.
SA 6b: Minimise consumption and extraction of minerals	0	This site is not located within a Mineral Safeguarding Area (MSA). As such, a negligible effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG347: Land Adjacent Lyde Green Farm, Emersons Green

SA Objective	Score	Justification
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Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 720m of one natural/semi-natural green space, within 8,100m of three all-weather courts, within 1,000m of three outdoor pitches and within 600m of three informal recreation open spaces. The site is immediately accessible to Public Rights of Way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the M4 and a railway line. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is not within 800m of any healthcare facilities. Part of the site (20%) is within 800m of the M3 bus service, which provides access to Bristol City Centre in less than 20 mins. Therefore, a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 170 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 170 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is not within 800m of any community facilities but part of the site (20%) is within 800m of the M3 bus service, which provides access to Bristol City Centre in less than 20 minutes. Therefore, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	+	The site is within 1200m of two supermarkets and Emersons Green Town Centre and therefore a minor positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improved access to high speed broadband	+	This site is located in an area with good broadband coverage. Therefore, a minor positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		

SA 4a: Deliver a reasonable quantum of employment floorspace	++?	The site takes in an area of more than 1ha (15.35ha) for potential employment uses. This is partly dependent on the area that would be occupied by residential development at the site. As such, an uncertain significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as a Town Centre (Emersons Green) and an Enterprise Area (Emersons Green). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	-?	Development at the site has been assessed as 'grey' indicating that it has potential to lead to harm to designated heritage assets but uncertainty is attached given that further information is required which may identify potential for mitigation to be achieved. Development has the potential to harm the setting of Lyde Green Farmhouse Lyde Green Pucklechurch (Grade 2* Listed), Barn (1) Lyde Green Farm Pucklechurch (Grade 2 Listed); and Barn (2) Lyde Green Farm Pucklechurch (Grade 2 Listed). Therefore, an uncertain minor negative effect is likely.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon undesignated heritage assets.
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	-?	The site is within 15m of an area of Ancient Woodland, within 250m of 24 areas of priority habitat and four SINCS. Therefore, an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	--	The site falls mostly on land which has been assessed as having high landscape sensitivity. As such, a significant negative effect is likely.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	--	The site has a capacity for 420 homes and is located on mostly greenfield land. As such, a significant negative effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located mostly on Grade 4 agricultural land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on mostly greenfield land. As such, a minor negative effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	0	The site is located on greenfield land; limiting opportunities for reducing waste. As such, a negligible effect is likely.

SA 6b: Minimise consumption and extraction of minerals	-	This site is located in a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG428: Land at former Kleeneze Site, Ansteys Road, Hanham (Residential, Office)

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	+	The site is located within 720m of three natural/semi-natural green spaces, within 720m of four allotments, within 8,100m of 11 all-weather courts, within 1,000 of 11 outdoor pitches, within 480m of two play areas, within 720m of one provision for children and young people and within 600m of six informal recreation open spaces. The site is not immediately accessible to Public Rights of Way. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	0	The site is not located adjacent to any noise generating uses. As such, a negligible effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and three dentists and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 200 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 200 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of a dedicated community facility, a post office and five public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of three supermarkets, seven convenience stores and Hanham Town Centre. As such, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.

concentrated disadvantage around Kingswood; Staple Hill and Yate		
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++?	This mixed use site has more than 1ha of land (3.16ha) for potential employment uses. This will be partly dependent on the area within the site that would be occupied by residential development. As such, an uncertain significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as two Town Centres (Kingswood and Hanham). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
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	-?	The site is within 250m of four areas of priority habitat and therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has capacity for 159 homes and 3.17ha of land for non-residential uses. The site is located on brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	0	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on brownfield land. As such, a negligible effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+	The site is located on brownfield land; providing opportunities to reduce waste. As such, a minor positive effect is likely.

SA 6b: Minimise consumption and extraction of minerals	-	This site is located in a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG436: Land at Filton 20 Business Park, Golf Course Lane

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 720m of one allotment, within 8,100m of four all-weather courts, within 1,000m of four outdoor pitches, within 480m of two play areas, within 720m of two provisions for children and young people and within 600m of three informal recreation open spaces. The site is immediately accessible to Public Rights of Way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to heavy industrial units (GKN Aerospace; Airbus). As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a medical centre, a GP and a dentist. As such, a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 350 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 350 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of two dedicated community facilities, two post offices and four public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of one supermarket, 10 convenience stores and Filton Town Centre. Therefore, a significant positive effect is likely.

SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++?	This mixed use site has more than 1ha of land (12.4ha) for potential employment uses. This will be partly dependent on the area within the site that would be occupied by residential development. As such, an uncertain significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as three Town Centres (Patchway, Stoke Gifford and Filton) and an Enterprise Area (Filton). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon designated heritage assets.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon undesignated heritage assets.
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	-?	The site is within 250m of two areas of priority habitat and therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	--?	The site falls on land which has been assessed as having medium to high landscape sensitivity. As such, an uncertain significant negative effect is likely.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has capacity for 596 homes and is located on brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	0	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on brownfield land. As such, a negligible effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.

SA 6b: Minimise consumption and extraction of minerals	0	This site is not located within a Mineral Safeguarding Area (MSA). As such, a negligible effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG582: The Grange School Warmley

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 720m of one allotment, within 1000m of three outdoor sports facilities, within 480m of four play areas, within 720m of provision for children and young people and within 720m of five natural and semi-natural green spaces. The site is immediately accessible to Public Rights of Way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the A4174 and A420. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	--	The site is located on route to the Kingswood - Warmley AQMA. As such, a significant negative effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is not within 800m of all types of healthcare facility. The site is within 800m of the 43 bus service, which provides access to Kingwoods Town Centre in less than 20 mins. Therefore, a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 170 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 170 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is not within 800m of all types of community facility. The site is within 800m of the 43 bus service, which provides access to Kingwoods Town Centre in less than 20 mins. Therefore, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of multiple convenience stores and Kingswood Town Centre but over 1200m from the

		nearest supermarket. The site is within 800m of the 43 bus service, which provides access to Kingwoods Town Centre in less than 20 mins. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++?	This mixed use site has more than 1ha of land (12.13ha) for potential employment uses. This will be partly dependent on the area within the site that would be occupied by residential development. As such, an uncertain significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as a Town Centre (Kingswood). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
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	-?	The site is within 250m of priority habitat and therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has capacity for 170 homes and is located on predominantly brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	--	The site is located within an area identified as being susceptible to groundwater flooding. As such, a significant negative effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.

Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located within a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG754: Land at the University of the West of England

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 720m of one allotment, within 1000m of outdoor sports facilities, within 720m of three natural and semi-natural green spaces, and within 480m of two play areas. The site is immediately accessible to Public Rights of Way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	0	The site is not located adjacent to any noise generating uses. As such, a negligible effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP surgery but not a dentist. It is within 800m of the 71 bus service which provides access to Filton Town Centre in less than 20 minutes. Therefore, a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 160 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 160 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is not located within 800m of all types of community facility. It is within 800m of the 71 bus service which provides access to Filton Town Centre in less than 20 minutes. Therefore, a significant positive effect is likely.

SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of multiple convenience stores and a supermarket, and Stoke Gifford Town Centre. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++?	This mixed use site has more than 1ha of land (9.12ha) for potential employment uses. This will be partly dependent on the area within the site that would be occupied by residential development. As such, an uncertain significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as a Town Centre (Filton) and an Enterprise Area (Filton). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
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	-?	The site is within 250m of priority habitat and two SINC's therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	--	The site has capacity for up to 160 homes and 5ha of non-residential uses and is located on land which is mostly previously undeveloped greenfield. As such, a significant negative effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	--?	The site is located on Grade 3 agricultural land and as such a uncertain significant negative effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	--	The site is located within an area identified as being susceptible to groundwater flooding. As such, a significant negative effect is likely.

SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	0	The site is located mostly on greenfield land and is unlikely to provide opportunities to reuse and recycle buildings and materials onsite as well as demolition waste. As such a negligible effect is likely.
SA 6b: Minimise consumption and extraction of minerals	0	This site is not located within a Mineral Safeguarding Area (MSA). As such, a negligible effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG816: Yate Shopping Centre

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 720m of natural and semi-natural green space, within 600m of three informal recreational open spaces, and within 480m of play areas. This site is also immediately accessible to public rights of way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the A432 and other noise generating land uses. As such, a significant negative effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and dentist and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++?	This is a sizeable site (16.46ha). While the expected capacity for housing is unknown and is to be confirmed through detailed masterplanning or a planning application, it is expected that there is capacity for over 10 homes. As such, an uncertain significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++?	This is a sizeable site (16.46ha). While the expected capacity for housing is unknown and is to be confirmed through detailed masterplanning or a planning

		application, it is expected that there is capacity for over 10 homes which will support the delivery of a range of housing types. As such, an uncertain significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of all community facilities. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of primary schools and within 3 miles of secondary schools. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of multiple convenience stores and supermarkets, and Yate Town Centre and Chipping Sodbury Town Centre. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++?	This mixed use site has more than 1ha of land (16.46ha) for potential employment uses. This will be partly dependent on the area within the site that would be occupied by residential development. As such, an uncertain significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as a Town Centre (Yate). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
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	-?	The site is within 250m of priority habitat and one SINCC, and within 1km of a RIG and therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The capacity of the site for housing is currently unknown. However, it covers an area of more than 1.0ha and is located on land which is mostly brownfield land. As such, a significant positive effect is likely.

SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site is mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-?	The site is on brownfield land but located within an area identified as being susceptible to groundwater flooding, and has a minor area within the site also designated as at risk of flooding from surface water. As such, a minor negative uncertain effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located within a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG843: Land at Breton Way (including Cowhorn Hill Depot) Tower Road South

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 720m of one allotment, within 1000m of two outdoor sports facilities, within 480m of three play areas, within 720m of provision for children and young people and within 720m of four natural and semi-natural green spaces. The site is immediately accessible to Public Rights of Way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	0	The site is not located adjacent to any noise generating uses. It presently contains a recycling and recovery facility. However, it is expected that this use would cease to operate as part of the redevelopment of the site. As such, a negligible effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.

SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of two GPs and one dentist and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++?	This is a sizeable site (2.45ha). While the expected capacity for housing is unknown, it is expected that there is capacity for over 10 homes. As such, an uncertain significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++?	This is a sizeable site (2.45ha). While the expected capacity for housing is unknown, it is expected that there is capacity for over 10 homes which will support the delivery of a range of housing types. As such, an uncertain significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is located within 800m of multiple public houses and community centres, as well as a library and post office. Therefore, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of multiple primary schools and within 3 miles multiple secondary schools. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is with 1,200m of multiple convenience stops and a supermarket. However, it is not within 1,200m of a Town Centre. The site is within 800m of the 43 bus service which provides access to Kingswood Town Centre in less than 20 minutes. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++?	This mixed use site has more than 1ha of land (2.45ha) for potential employment uses. This will be partly dependent on the area within the site that would be occupied by residential development. As such, an uncertain significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers. Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such an uncertain effect is recorded.
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	-?	The site is within 250m of priority habitat and one SINC therefore an uncertain minor negative effect is likely.

SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	--	The capacity of the site for housing is currently unknown. However, it covers an area of more than 1.0ha is located on mostly undeveloped greenfield land. As such, a significant negative effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	-	The site is greenfield land and part of the site is within an area identified as susceptible to groundwater flooding. As such, a minor negative effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	0	The site is located on greenfield land; limiting opportunities for reducing waste. As such, a negligible effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located within a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG856: Thornbury Health Centre, Eastland Road, Thornbury (mixed use including health facility)

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	+	The site is located within 600m of informal recreational open space, within 1000m of outdoor sports facilities, and within 480m of two play areas. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	0	The site is not located adjacent to any noise generating uses. As such, a negligible effect is likely.

SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and dentist. The development of the site is to incorporate a new healthcare facility and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 15 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 15 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of three community centres, a post office, a library and seven public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of multiple primary schools and within 3 miles of two secondary schools. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of multiple convenience stores and two supermarkets, and Thornbury Town Centre. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	0	The site is considered to provide housing and a healthcare facility only and no employment uses. Therefore, a negligible effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of one Safeguarded Employment Area and multiple Major Employers as well as a Town Centre (Thornbury). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such an uncertain effect is recorded.
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	-?	The site is within 250m of priority habitat and one SINC therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.

SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has a capacity for up to 15 homes and approximately 0.2ha of employment land, and is located on land which is mostly brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	0	The site is on brownfield land and outside areas at risk from surface water or ground water flooding. As such a negligible effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	0	This site is not located within a Mineral Safeguarding Area (MSA). As such, a negligible effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG857: Downend Clinic, Buckingham Gardens (mixed use including health facility)

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 720m of one allotment, within 720m of natural and semi-natural green space, within 600m of three informal recreational open spaces, within 1000m of three outdoor sports facilities, and within 480m of play areas. This site is also within a short walking distance of public rights of way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	0	The site is not located adjacent to any noise generating uses. As such, a negligible effect is likely.

SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and dentist. The development of the site is to incorporate a new healthcare facility and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 10 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for up to 10 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of two community centres, a post office, a library and many public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of primary schools and within 3 miles of secondary schools. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of multiple convenience stores and one supermarket, and Downend and Staple Hill Town Centres. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	0	The site is considered to provide housing and a healthcare facility only and no employment uses. Therefore, a negligible effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers as well as a Town Centre (Staple Hill). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such an uncertain effect is recorded.
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	0?	The site is not within 250m of any local designations and is not within 1km of any national/international designations. Therefore, an uncertain negligible effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.

SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has a capacity for up to 10 homes and is located on land which is mostly brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	0	The site is on brownfield land and outside areas at risk from surface water or ground water flooding. As such a negligible effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located within a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG858: Filton Clinic, Shields Avenue, Filton (mixed use including health facility)

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 600m of two informal recreational open spaces, within 1000m of multiples outdoor sports facilities, and within 480m of three play areas. The site is in close proximity to Public Rights of Way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	0	The site is not located adjacent to any noise generating uses. As such, a negligible effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	--	The site is located on a route into the Bristol AQMA. As such, a significant negative effect is likely.

SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and dentist. The development of the site is to incorporate a new healthcare facility and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	+	The site has capacity for up to 6 homes. As such, a minor positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	+	The site's capacity for up to 6 homes will provide a limited range of housing types. As such, a minor positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of a community centre, two post offices, a library and five public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of multiple primary schools and within 3 miles of three secondary schools. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of multiple convenience stores and one supermarket, and located within 1200m of Filton and Stoke Gifford Town Centre. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	0	The site is considered to provide housing and a healthcare facility only and no employment uses. Therefore, a negligible effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as two Town Centres (Filton and Stoke Gifford) and an Enterprise Area (Filton). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such an uncertain effect is recorded.
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	0?	The site is not within 250m of any local designations and is not within 1km of any national/international designations. Therefore, an uncertain negligible effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South

		Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	+	The site has capacity for up to 6 homes and is located on predominantly previously developed/brownfield land. As such, a minor positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	0	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on brownfield land. As such, a negligible effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	0	This site is not located within a Mineral Safeguarding Area (MSA). As such, a negligible effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG877: Exhibition House, North View, Staple Hill

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	++	The site is located within 720m of one allotment, within 720m of natural and semi-natural green space, within 1000m of outdoor sports facilities, and within 480m of a play area. This site is also within a short walking distance of public rights of way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located in close proximity to the A4017 and adjacent to industrial uses. As such, a significant negative effect is likely.

SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and dentist and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 10 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for 10 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of a community centre, a post office, a library and many public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of multiple primary schools and within 3 miles of a secondary school. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of multiple convenience stores and supermarkets, and Staple Hill Town Centre. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	+?	This mixed use site is expected to provide less than 1ha of land for potential employment uses. This will be partly dependent on the area within the site that would be occupied by residential development. As such, an uncertain minor positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and Major Employers, as well as a Town Centre (Staple Hill). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such an uncertain effect is recorded.
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	-?	The site is within 250m of priority habitat and one SINC therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.

SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	+	The site is small and provide for up to 10 houses. The site is located on brownfield land. As such, a minor positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	0	The site is on brownfield land and outside areas at risk from surface water or ground water flooding. As such a negligible effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located within a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG899: Kingswood Chase shopping centre, Kingswood (residential, employment, retail, leisure centre, cinema and/or Commercial leisure)

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	+	The site is located within 720m of three allotments, within 600m of informal recreation open space, within 1000m of outdoor sports facilities, and within 480m of a play area. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	--	The site is located adjacent to the A420. As such, a significant negative effect is likely.

SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	--	The site is located on route to the Kingswood - Warmley AQMA. As such, a significant negative effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and dentist and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	++	The site has capacity for up to 100 homes. As such, a significant positive effect is likely.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	++	The site's capacity for 100 homes will provide a range of housing types. As such, a significant positive effect is likely.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of two community centres, a post office, a library and many public houses. The site is considered for development for new leisure and retail uses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of multiple primary schools and within 3 miles of multiple secondary schools. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of multiple convenience stores and supermarkets, and located within Kingswood Town Centre. The site is considered for development for new retail uses. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++?	This mixed use site has more than 1ha of land (1.8ha) for potential employment uses. This will be partly dependent on the area within the site that would be occupied by the other types of development. As such, an uncertain significant positive effect is likely..
SA 4b: Achieve reasonable sustainable access to major employment areas	++	The site is within 2,000m of multiple Safeguarded Employment Areas and a Major Employer, as well as a Town Centre (Kingswood). Therefore, a significant positive effect is likely.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
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	0?	The site is not within 250m of any local designations and is not within 1km of any national/international designations. Therefore, an uncertain negligible effect is likely.

SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such as an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has capacity for 100 homes and less than 1ha of land for non-residential uses. The site is located on brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	--	The site is located within an area identified as being susceptible to groundwater flooding. As such, a significant negative effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+?	The site is located on mostly brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located within a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

Safeguarded Employment Sites

SG077: Lucus Works, Kingswood

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		

SA 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	+	The site is located within 720m of two natural/semi-natural green spaces, within 720m of two allotments, within 8,100m of four all-weather courts, within 1,000m of four outdoor pitches, within 480m of three play areas, within 720m of one provision for children and young people and within 600m of seven informal recreation open spaces. The site is not immediately accessible to Public Rights of Way. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	0	The site is not located adjacent to any noise generating uses. As such, a negligible effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	--	The site is located on a route into the Kingswood AQMA. As such, a significant negative effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of two medical centres, three GPs and three dentists. Therefore, a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of two dedicated community facilities, one post office and six public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of six supermarkets, 17 convenience stores and two town centres (Kingswood and Hanham). Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improved access to high speed broadband	+	This site is located in an area with good broadband coverage. Therefore, a minor positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++	This site is expected to safeguard 1.4ha for potential employment uses. As such, a significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	0	Employment sites will have a negligible effect on this SA objective.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	0	Development at the site has not been assessed as having the potential to impact upon designated heritage assets.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	+?	Development of the site has been assessed as 'green' indicating that potential for enhancements to the historic environment has been identified. The potential for enhancements to the historic environment have been identified in relation to former Boot and Shoe factory to southern end of site with potential for some archaeological record. An element of uncertainty is attached dependent upon the design of the

		development. Therefore, an uncertain minor positive effect is likely.
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	0?	The site is not within 250m of any local designations and is not within 1km of any national/international designations. Therefore, an uncertain negligible effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has capacity for 56 homes and is located on brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	0	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on brownfield land. As such, a negligible effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+	The site is located on brownfield land which may mean there are opportunities to recycle buildings and materials onsite. As such, an uncertain minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located in a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG428: Land at former Kleeneze Site, Anstey's Road, Hanham (Residential, Office)

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		
SA 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	+	The site is located within 720m of three natural/semi-natural green spaces, within 720m of four allotments, within 8,100m of 11 all-weather courts, within 1,000 of 11 outdoor pitches, within 480m of two play areas, within 720m of one provision for children and young people and within 600m of six informal recreation open spaces. The site is not immediately accessible to Public Rights of Way. As such, a minor positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	0	The site is not located adjacent to any noise generating uses. As such, a negligible effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP and three dentists and therefore a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is within 800m of a dedicated community facility, a post office and five public houses. As such, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of three supermarkets, seven convenience stores and Hanham Town Centre. As such, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++	This site takes in an area of more 1ha (3.16ha) for which will be safeguarded for potential employment uses in the future. As such, a significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	0	Employment sites will have a negligible effect on this SA objective.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.

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	-?	The site is within 250m of four areas of priority habitat and therefore an uncertain minor negative effect is likely.
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	++	The site has capacity for 159 homes and 3.17ha of land for non-residential uses. The site is located on brownfield land. As such, a significant positive effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	0	The site is located on urban land. As such, a negligible effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	0	The majority of the site is located outside of an area identified as being at high risk from potential surface water or groundwater flooding. It is on brownfield land. As such, a negligible effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	+	The site is located on brownfield land; providing opportunities to reduce waste. As such, a minor positive effect is likely.
SA 6b: Minimise consumption and extraction of minerals	-	This site is located in a Mineral Safeguarding Area (MSA). As such, a minor negative effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.

SG754: Land at the University of the West of England

SA Objective	Score	Justification
Climate Change		
SA 1a: To minimise the 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	?	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. As such, an uncertain effect is recorded.
SA 1b: To support the South Gloucestershire's adaptation to unavoidable climate change	?	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. As such, an uncertain effect is recorded.
Improve the Health, Safety and Wellbeing of All		

SA 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	++	The site is located within 720m of one allotment, within 1000m of outdoor sports facilities, within 720m of three natural and semi-natural green spaces, and within 480m of two play areas. The site is immediately accessible to Public Rights of Way. As such, a significant positive effect is likely.
SA 2b: Minimise the impact of noise on sensitive receptors	0	The site is not located adjacent to any noise generating uses. As such, a negligible effect is likely.
SA 2c: Minimise impacts on air quality and locate sensitive development away from areas of poor air quality	0	The site is not located within or on route to an AQMA. As such, a negligible effect is likely.
SA 2d: Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists)	++	The site is within 800m of a GP surgery but not a dentist. It is within 800m of the 71 bus service which provides access to Filton Town Centre in less than 20 minutes. Therefore, a significant positive effect is likely.
Support Communities that Meet People's Needs		
SA 3a: Deliver a suitable quantum of high quality housing for South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3b: Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire	0	Employment sites will have a negligible effect on this objective.
SA 3c: Achieve reasonable sustainable access to community facilities	++	The site is not located within 800m of all types of community facility. It is within 800m of the 71 bus service which provides access to Filton Town Centre in less than 20 minutes. Therefore, a significant positive effect is likely.
SA 3d: Achieve reasonable sustainable access to educational facilities	++	The site is located within 2 miles of at least one primary school and within 3 miles of at least one secondary school. As such, a significant positive effect is likely.
SA 3e: Achieve reasonable sustainable access to retail and food buying services and facilities	++	The site is within 1200m of multiple convenience stores and a supermarket, and Stoke Gifford Town Centre. Therefore, a significant positive effect is likely.
SA 3f: Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate	0	The site is not located in an area identified as most deprived (20%). As such, a negligible effect is likely.
SA 3g: Improve access to high speed broadband	++	This site is located in an area with potential for access to super-fast broadband. Therefore, a significant positive effect is likely.
Develop a Diverse and Thriving Economy that Meets People's Needs		
SA 4a: Deliver a reasonable quantum of employment floorspace	++	This site takes in an area of more 1ha (5ha) which will be safeguarded for potential employment uses in the future. As such, a significant positive effect is likely.
SA 4b: Achieve reasonable sustainable access to major employment areas	0	Employment sites will have a negligible effect on this SA objective.
Maintain and Improve Environmental Quality and Assets		
SA 5a: Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
SA 5b: Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings	?	The site was not included in the work undertaken by officers to identify potential effects relating to the historic environment. As such as an uncertain effect is recorded.
SA 5c: Taking into account the effects of climate change, protect and enhance biodiversity and the nature network, including protected sites and species,	-?	The site is within 250m of priority habitat and two SINCs therefore an uncertain minor negative effect is likely.

to achieve a measurable net gain and greater natural resilience		
SA 5d: Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds AONB and its setting)	?	The site falls mostly on land which has not been assessed as part of the landscape character assessment. Therefore, the effect expected is uncertain.
SA 5e: Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI	?	At present limited up to date information is available in terms of GI corridors and key assets in South Gloucestershire. As such an uncertain effect is recorded.
SA 5f: Promote the conservation and wise use of land, maximising the re-use of previously developed land	--	The site has capacity for up to 160 homes and 5ha of non-residential uses and is located on land which is mostly previously undeveloped greenfield. As such, a significant negative effect is likely.
SA 5g: Minimise the loss of productive land, especially best and most versatile agricultural land	--?	The site is located on Grade 3 agricultural land and as such a uncertain significant negative effect is likely.
SA 5h: Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere	0	The site lies mostly outside of Flood Zone 3a or 3b. As such a negligible effect is likely.
SA 5i: Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere	--	The site is located within an area identified as being susceptible to groundwater flooding. As such, a significant negative effect is likely.
SA 5j: Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability	0	The site is not located within a Source Protection Zone. As such, a negligible effect is likely.
Use of Natural Resources		
SA 6a: Reduce waste	0	The site is located mostly on greenfield land and is unlikely to provide opportunities to reuse and recycle buildings and materials onsite as well as demolition waste. As such a negligible effect is likely.
SA 6b: Minimise consumption and extraction of minerals	0	This site is not located within a Mineral Safeguarding Area (MSA). As such, a negligible effect is likely.
Protect and enhance valuable Green belt		
SA 7a: Protect and enhance valuable Green belt	0	The site lies outside of the Green Belt. As such, a negligible effect is likely.