Bristol Local Plan

Site Allocations and Development Management Policies

Publication Version (March 2013)

Sustainability Appraisal Appendices

BRISTOL CITY COUNCIL

APPENDIX A – SCHEDULE OF POLICIES, PLANS AND PROGRAMMES RELEVANT TO THE SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES

Title of plan or programme	Objectives of the plan or programme	How these might be taken into account
National level policies, plans and programmes		
National Planning Policy Framework. Department for Communities and Local Government, 2012.	Sets out the Government's planning policies for England and how they are expected to be applied. Includes 12 core planning principles which "should underpin both plan-making and decision-taking." These stipulate that planning should: • Be led by local plans which set out a vision for the future of the area and provide a practical framework within which decisions on planning applications can be made efficiently; • Emphasise enhancing and improving the places in which people live their lives, not scrutiny alone; • Drive sustainable development to deliver homes, business and industrial units, infrastructure and support local vitality, objectively identifying local need and setting out a clear strategy for allocating land; • Seek to secure a high-quality of design and a good standard of amenity for occupants; • Protect the diversity of different areas of England, protecting Green Belts and recognising the "intrinsic character and beauty of the countryside"; • Support the transition to a low-carbon future, take account of flood risk and coastal change and encourage the reuse of existing and	The SA should contain a broad range of objectives to cover within the NPPF.

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	renewable resources; • Help conserve and enhance the natural environment and reduce pollution, allocating land of "lesser environmental value"; • Encourage the re-use of land that has been previously developed (brownfield land); • Promote mixed use developments, encouraging multiple benefits from urban and rural land; • Conserve heritage assets "in a manner appropriate to their significance"; • Manage development to make full use of public transport, walking and cycling; and • Take account of local strategies to improve health, social, and cultural wellbeing.	
Planning Policy for Travellers, Department for Communities and Local Government, 2012.	Sets out the Government's planning policy for traveller sites. Government's aims in respect of traveller sites are: • that local planning authorities should make their own assessment of need for the purposes of planning • to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites • to encourage local planning authorities to plan for sites over a reasonable timescale • that plan-making and decision-taking should protect Green Belt from inappropriate development • to promote more private traveller site provision while recognising	

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	that there will always be those travellers who cannot provide their own sites • that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective • for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies • to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply • to reduce tensions between settled and traveller communities in plan-making and planning decisions • to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure • for local planning authorities to have due regard to the protection of local amenity and local environment.	
Planning Policy Statement 1: Delivering Sustainable Communities. ODPM 2005.	This was the Government's key planning policy statement until the National Planning Policy Framework was published in March 2012. Sustainable development is the core principle underpinning planning. To deliver sustainable development, planning authorities should: Promote national, regional, sub-regional and local economies by providing, in support of the Regional Economic Strategy, a positive planning framework for sustainable economic growth to support efficient, competitive and innovative business, commercial and industrial sectors. Promote urban and rural regeneration to improve the well being of	The SA should contain a broad range of objectives to cover the issues of: - urban regeneration, - sustainable economic growth, - health, - crime, - access to employment and essential services and facilities,

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	communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed-use developments for locations that allow the creation of linkages between different uses and can thereby create more vibrant places. • Promote communities, which are inclusive, healthy, safe and crime free, whilst respecting the diverse needs of communities and the special needs of particular sectors of the community. • Bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing, for industrial development, for the exploitation of raw materials such as minerals, for retail and commercial development, and for leisure and recreation - taking into account issues such as accessibility and sustainable transport needs, the provision of essential infrastructure, including for sustainable waste management, and the need to avoid flood risk and other natural hazards.	- sustainable transport, - flood risk, - making efficient use of land, - protection and enhancement of biodiversity, - climate change and minimising pollution.
Planning Policy Statement 1: Delivering Sustainable Communities. (Continued…)	Provide improved access for all to jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, while recognising that this may be more difficult in rural areas. Focus developments that attract a large number of people, especially retail, leisure and office development, in existing centres to promote their vitality and viability, social inclusion and more sustainable patterns of development. Reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport	

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	development. Planning should actively manage patterns of urban growth to make the fullest use of public transport and focus development in existing centres and near to major public transport interchanges. Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. Planning should seek actively to bring vacant and underused previously developed land and buildings back into beneficial use to achieve the targets the Government has set for development on previously developed land. Enhance as well as protect biodiversity, natural habitats, the historic environment and landscape and townscape character. Address, on the basis of sound science, the causes and impacts of climate change, the management of pollution and natural hazards, the safeguarding of natural resources, and the minimisation of impacts from the management and use of resources.	
Planning Policy Statement 3: Housing. ODPM, 2006.	Objectives include: To achieve a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community. To widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are vulnerable or in need. To improve affordability across the housing market, including by increasing the supply of housing. To create sustainable, inclusive, mixed communities in all areas, both urban and rural. High quality housing that is well-designed and built to a high standard.	The SA should contain objectives which promote: (1) access to the provision of high quality homes, (2) sustainable mixed communities, (3) well designed spaces, (4) efficient use of land.

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	A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.	
	A sufficient quantity of housing taking into account need and demand and seeking to improve choice.	
	Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.	
	A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate.	
Planning Policy Statement 4: Planning for Sustainable Economic Growth. DCLG, 2009.	The Government's overarching objective is sustainable economic growth. To help achieve this, the Government's objectives for planning are to: - build prosperous communities by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural - reduce the gap in economic growth rates between regions, promoting regeneration and tackling deprivation - deliver more sustainable patterns of development, reduce the need to travel, especially by car and respond to climate change - promote the vitality and viability of town and other centres as important places for communities. To do this, the Government wants: – new economic growth and development of main town centre uses to be focused in existing centres, with the aim of offering a wide range of	The SA objectives should promote economic growth which is aimed at reducing disparity and tackling deprivation and which respects the historic environment. Objectives should also cover the issues of reducing the need to travel and promoting vitality and viability of the city centre Consider these issues when allocating sites and preparing AAP policies.

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	services to communities in an attractive and safe environment and remedying deficiencies in provision in areas with poor access to facilities – competition between retailers and enhanced consumer choice through the provision of innovative and efficient shopping, leisure, tourism and local services in town centres, which allow genuine choice to meet the needs of the entire community (particularly socially excluded groups) – the historic, archaeological and architectural heritage of centres to be conserved and, where appropriate, enhanced to provide a sense of place and a focus for the community and for civic activity.	
Planning Policy Statement 5: Planning for the Historic Environment. DCLG, 2010.	Overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Objectives for planning for the historic environment are: • to deliver sustainable development by ensuring that policies and decisions concerning the historic environment: — recognise that heritage assets are a non-renewable resource — take account of the wider social, cultural, economic and environmental benefits of heritage conservation; and — recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.	The SA objectives should promote the conservation of the historic environment.

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	• to conserve England's heritage assets in a manner appropriate to their	
	significance by ensuring that:	
	⸺ decisions are based on the nature, extent and level of that significance,	
	investigated to a degree proportionate to the importance of the heritage asset	
	⸺ wherever possible, heritage assets are put to an appropriate and viable use	
	that is consistent with their conservation	
	⸺ the positive contribution of such heritage assets to local character and sense	
	of place is recognised and valued; and	
	⸺ consideration of the historic environment is integrated into planning policies,	
	promoting place-shaping.	
	• to contribute to our knowledge and understanding of our past by ensuring that	
	opportunities are taken to capture evidence from the historic environment and	
	to make this publicly available, particularly where a heritage asset is to be lost.	
PPS9 – Biodiversity and Geological Conservation, ODPM, 2005	Objectives are:	The SA should contain objectives which promote the protection and enhancement of

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	• To promote sustainable development by ensuring that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development, so that policies and decisions about the development and use of land integrate biodiversity and geological diversity with other considerations.
	
	• To conserve, enhance and restore the diversity of England's wildlife and geology by sustaining, and where possible improving, the quality and extent of natural habitat and geological and geomorphological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support.
	
	• To contribute to rural renewal and urban renaissance by:
	
	   • enhancing biodiversity in green spaces and among developments so that they are used by wildlife and valued by people, recognising that healthy functional ecosystems can contribute to a better quality of life and to people's sense of well-being; and
	
	   • ensuring that developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment.
	
	Plan policies should:
	
	• aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests. In taking decisions, local planning authorities should ensure that appropriate weight is attached to designated sites of international, national and local importance; protected species; and to biodiversity and geological interests within the wider environment.
		biodiversity at the international, national and local level.

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	• take a strategic approach to the conservation, enhancement and restoration of biodiversity and geology, and recognise the contributions that sites, areas and features, both individually and in combination, make to conserving these resources. • promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development. • identify any areas or sites for the restoration or creation of new priority habitats which contribute to regional targets, and support this restoration or creation through appropriate policies.	
Planning Policy Statement 22: Renewable Energy. ODPM, 2004.	For provision of renewable energy to contribute to all four elements of the Government's sustainable development strategy: • social progress which recognises the needs of everyone – by contributing to the nation's energy needs, ensuring all homes are adequately and affordably heated; and providing new sources of energy in remote areas; effective protection of the environment – by reductions in emissions of greenhouse gases and thereby reducing the potential for the environment to be affected by climate change; prudent use of natural resources – by reducing the nation's reliance on ever diminishing supplies of fossil fuels; and, • maintenance of high and stable levels of economic growth and employment – through the creation of jobs directly related to renewable energy developments, but also in the development of new technologies. Development plans should contain policies designed to promote and encourage the development of renewable energy resources, with	The SA should contain objectives which encourage the efficient use of energy and promote renewable energy technologies.

Title of plan or programme	Objectives of the plan or programme	How these might be taken into account
	criteria to assess applications for planning permission for renewable energy projects	
Planning Policy Statement 25: Development and Flood Risk. ODPM, 2006.	Objectives include: to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk. appraising risk by identifying land at risk and the degree of risk of flooding from river, sea and other sources in their areas Managing risk by framing policies for the location of development which avoid flood risk to people and property where possible, and manage any residual risk, taking account of the impacts of climate change. Reducing risk by safeguarding land from development that is required for current and future flood Management. reducing flood risk through location, layout and design incorporating sustainable drainage systems (SUDS)using opportunities offered by new development to reduce the causes and impacts of flooding ensuring spatial planning supports flood risk management policies and plans, River Basin Management Plans and emergency planning.	The SA should contain objectives which ensure that flood risk is taken into account in policy making and site allocation and that SUDS are encouraged in the design and layout of new development.
Planning Policy for Travellers, Department for Communities and Local Government, 2012.	Sets out the Government's planning policy for traveller sites. Government's aims in respect of traveller sites are: • that local planning authorities should make their own assessment of need for the purposes of planning • to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the	

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	identification of land for sites	
	• to encourage local planning authorities to plan for sites over a reasonable timescale	
	• that plan-making and decision-taking should protect Green Belt from inappropriate development	
	• to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites	
	• that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective	
	• for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies	
	• to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply	
	• to reduce tensions between settled and traveller communities in plan-making and planning decisions	
	• to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure	
	• for local planning authorities to have due regard to the protection of local amenity and local environment.	
'Planning for Gypsy and Traveller Caravan Sites', ODPM Circular 01/06, 2006	Objectives are: • To create and support sustainable, respectful, and inclusive communities where gypsies and travellers have fair access to	The SA should contain objectives that promote social inclusion and seek to ensure a range of residential needs are met.

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	suitable accommodation, education, health and welfare provision • To reduce the number of unauthorised encampments and developments and the conflict and controversy they cause and to make enforcement more effective where local authorities have complied with the guidance in this Circular; • To increase significantly the number of gypsy and traveller sites in appropriate locations with planning permission in order to address under-provision over the next 3 – 5 years; • To recognise, protect and facilitate the traditional travelling way of life of gypsies and travellers, whilst respecting the interests of the settled community; • To underline the importance of assessing needs at regional and sub-regional level and for local authorities to develop strategies to ensure that needs are dealt with fairly and effectively; • To identify and make provision for the resultant land and accommodation requirements; • To ensure that DPDs include fair, realistic and inclusive policies and to ensure identified need is dealt with fairly and effectively; • To promote more private gypsy and traveller site provision in appropriate locations through the planning system, while recognising that there will always be those who cannot provide their own sites; and To help to avoid gypsies and travellers becoming homeless through eviction from unauthorised sites without an alternative to move to.	
Regional level policies plans and programmes		

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Regional Planning Guidance for the South West (RPG10), 2001.	Objectives arranged into the following themes: **Protection of the Environment** a. Ensuring that the level, distribution and nature of development is consistent with the special character, diversity and distinctiveness of the region and seeks to maximise benefits to the environment b. Safeguarding and enhancing the quality and diversity of the natural, cultural and built environment across the region, while giving the highest level of protection to designated areas and features of national and international importance **Prosperity for Communities and the Regional and National Economy** c. Improving the economic competitiveness of the region by drawing on its strengths and resources and fostering the development of businesses and skills d. Promoting, supporting, enabling and focusing economic development in ways and locations where it can best contribute to meeting local, regional and national needs **Progress in Meeting Society's Needs and Aspirations** e. Addressing the wide variations in prosperity between different parts of the region through regeneration and so reducing social exclusion and economic disadvantage, particularly in areas of special need f. Meeting people's requirements for housing, jobs and facilities of good quality and in sufficient measure to provide for all who live and work in the region	The SA should contain objectives that: (1) ensure development respects the locality and character of the area, (2) promote the protection and enhancement of environmental, built and cultural environments, in particular areas of national and international importance, (3) ensure economic growth and development contributes to tackling deprivation within Bristol, (4) promote the provision of housing, jobs and facilities, connected with integrated transport systems, and increased access via cycling, walking and public transport.

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	g. Providing integrated, efficient and environmentally appropriate transport an communications systems to meet local, regional, national and international priorities h. Improving accessibility to jobs and services and ensuring that patterns of future development reduce the need to travel and encourage access by walking, cycling and public transport i. Recognising and encouraging community identity and diversity.	
Regional Planning Guidance for the South West (RPG10), 2001. (Continued…)	Prudence in the Use of Resources j. Ensuring that development makes the most prudent use of resources created through past investment, both buildings and other infrastructure, especially in urban areas; and that it contributes to new infrastructure provision in partnership with public investment k. Minimising waste and pollution, avoiding loss or damage to irreplaceable natural and cultural assets and safeguarding the region's resources of green fields, biodiversity, primary minerals and	

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	water	
	l. Ensuring at all levels of planning integrated relationships between economic activity and housing, both in terms of scale and distribution.	
	In addition Policy SS8 places the following objectives on the local authorities within the Bristol Area.	
	New and improved central urban facilities, including a strengthening of city centre retailing, economic and social functions;	
	Redevelopment of appropriate areas at a higher density to provide mixed uses, including a much greater housing element in business and retail areas in the city centre and inner Bristol;	
	Balanced provision of additional housing, employment, social and recreational facilities within the urban area or as planned urban extensions;	
	Integrated public transport facilities within Bristol and linking the city with nearby urban areas;	
	An enhanced economic base by providing for the full range of growth generated by the city and its hinterland and an element of inward investment;	
	The most effective use of Bristol International Airport as an important airport for both the local area and the wider region, including associated employment spin-off;	
	A review of the Green Belt in accordance with Policy SS 4;	
	Investment programmes for economic, physical and social regeneration, with an emphasis on encouraging development in the	

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	more disadvantaged areas, including south Bristol.	
Heritage Counts: A Strategy for the Historic Environment in England. English Heritage, 2006.	Priorities include: Remove physical, cultural and social barriers, which inhibit access, understanding or enjoyment of the South West's historic environment. Tackle the legacy created by poor management and maintenance of the historic environment across the South West. Encourage regular inspections and repairs, together with the positive re-use of redundant historic buildings.	The SA should contain objectives that: (1) promote the historic environment as accessible and a relevant part of people's everyday lives, (2) seek to protect and enhance the condition of the historic environment and encourage the positive re-use of redundant historic buildings.
Our Environment: Our Future – The Regional Strategy for the South West Environment 2004-14', South West Regional Assembly (in association	Has four key aims: Landscape and Historic Environment: - Conserve and enhance the landscape and historic environment as assets for everyone to value and enjoy; - Safeguard and manage the elements of the environment that underpin local distinctiveness; Natural Resources: - Use natural resources efficiently and wisely; - Manage waste better, by minimising the amount of waste produced; - Protect and improve the quality of our air, soils and water;	**The SA should contain objectives that encourage the:** **(1) conservation and enhancement of the landscape and historic environment,** (2) efficient use of natural resources and reduction in waste, (3) protection and enhancement of biodiversity, (4) improvement in quality of life and access.

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with the SW Regional Environment Network), 2003.	- Develop a low carbon economy. Nature Conservation: - Protect and enhance biodiversity and geological features across urban, rural, coastal and marine environments; - Maintain and restore ecosystems so that they function in a way that will support the region's wildlife; - Sensitively manage existing habitats; - Increase the area of existing habitats and re-establish links between fragmented sites. People and their Environment: - Improve the quality of people's living environments; - Manage flood risk to land and property; - Improve sustainable access for everyone to a thriving and enhanced environment; - Increase people's sense of responsibility towards the environment through greater understanding and enjoyment of it.	
Regional Renewable Energy Strategy for the South West of England 2003-10, Government Office for the South West.	Vision: "The South West will maximise the social, environmental and economic benefits of renewable energy through the integration of renewable energy into mainstream policy and practice at all levels within the region."	**The SA should contain objectives which support the targets for increasing the proportion of energy derived from renewable sources.**

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	Relevant objectives: To remove the barriers to physical deployment of renewable energy such that a target of 11-15% electricity generation can be achieved or exceeded by 2010 in a manner that is in line with the particular landscape needs of the South West. To accelerate the development of renewable heat generation in the South West. To support the development of the market for renewable energy through targeted financial support.	
Sub-regional and local level policies plans and programmes		
Bath & North East Somerset, Bristol, North Somerset and South Gloucestershire Joint Replacement Structure Plan, Adopted September 2002 (saved policies)	AIM: Through the planning system, to secure sustainable development which will help improve the area's environment and the quality of life of all its present and future residents. OBJECTIVES: To safeguard, conserve and enhance the quality of the natural and historic environment of the area as a whole, including its important local resources. To minimise the consumption of natural resources, including energy, water, minerals and soil, and the generation of waste and pollution, and to mitigate any damaging effects which arise directly and indirectly there from. To maintain and enhance economic prosperity through sustainable initiatives which meet the interests of current and future residents of the area and reflect the area's continuing regional economic	The SA should contain objectives which support the range of issues set out in the structure plan objectives.

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	importance. To meet the needs of all those living in the area for housing, community services and convenient shopping, in ways which are consistent with the aim of sustainable development. To establish a transportation pattern which enables convenience of access, and safe and efficient movement where necessary, particularly through seeking to minimize the need quality and economic and social vitality, particularly through integrated redevelopment and transport improvements. To conserve and enhance the character of rural area through sustaining and enhancing their environment, social vitality and economy. To recognise the importance of existing communities and to retain and enhance their identity, variety and vitality.	
West of England Joint Local Transport Plan 3 2011-2026, Bath and North East Somerset Council, Bristol City Council, North Somerset Council and South Gloucestershire Council, March 2011	Contains five main goals: • Reduce carbon emissions • Support economic growth • Promote accessibility • Contribute to better safety, security and health • Improve quality of life and a healthy natural environment. Outlines the West of England's major transport scheme programme.	The SA should contain objectives which appraise the degree to which sites and policies achieve the goals of the JLTP: Principally; easy access to key services, increased walking and cycling.
Avonmouth and Severnside Integrated Development, Infrastructure and Flood Risk	Sets out the opportunities for addressing the area's key challenges relating to flood risk, ecology and transport.	The SA should contain objectives which reduce vulnerability to flooding and risk of

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Management Study, Bristol City and South Gloucestershire Councils, February 2012	Its conclusions in respect of the study area's development potential are that: • the continuing economic development of about 350 ha of green field land within the 57/58 planning permissions could generate significant employment opportunities in the area; • the development of a further 60ha of green field land within the study area could be feasible; • however it will be necessary to reduce the increasing risk of (tidal) flooding within the area at an estimated cost of £59.8million to facilitate the area's economic development and to better protect existing development and infrastructure; • it will also be necessary to mitigate the impacts of development on the area's important ecology by setting land in the area side for habitat enhancement at a cost of about £5 million; • the Councils also wish to see the development of a new junction on the M49 to enhance the area's attractiveness for business and to mitigate the transport impacts of development in the area; • a comprehensive approach to dealing with the area's challenges is important to avoid piecemeal development that increases the risk of flooding elsewhere, harms the area's ecology and has an adverse impact on the area's transport infrastructure; • further detailed studies will be required to confirm details and costs of the flood defence, transport and ecology options, including, if appropriate, proposals for the phasing of those options.	flood risk.
West of England Small Workspace	The relevant objectives of the strategy are to: promote small workspace units,	The SA should contain objectives that encourage the protection and provision of

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Strategy. West of England Partnership, 2005.	safeguard the supply of industrial space, encourage and promote the development, refurbishment and re-use of older industrial premises, encourage and promote the development, refurbishment and re-use of older office premises for small office units, meet the demand for different types of workspace in order to support and underpin the continuing economic development of the sub-region, recognise the different market requirements and indicate how these will be addressed, identify market opportunities and promote these for private sector investment, promote managed workspace/incubation schemes to serve deprived communities and areas where enterprise needs to be stimulated (central/inner/north, south and east Bristol) – with demand identified for floorspace sizes of 100-250sq ft and 1,000-3,000sq ft. Targets: Promote the need to the private sector for a Managed Workspace scheme of 30-40,000sq ft on the A38 corridor. Promote the need for Themed Workspace particularly in Bristol (e.g. Creative Industries (0-350sq ft), Social Economy, Environmental Technologies space, University incubation space in Bristol). Review industrial land allocations in greater Bristol and Bath, in addition policies to promote the sub-division of large vacant industrial buildings are required across the West of England.	small workspaces.

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Bristol Local Plan Core Strategy, Bristol City Council, 2011	The Core Strategy is the overall approach for planning development in Bristol. It sets out: • Spatial strategy – this contains the council's strategic policies for different parts of the city. It sets out the type, scale and broad location of where new homes, transport improvements, jobs, shops, open spaces and services will be located in the period to 2026. • Development principles – these are the council's planning policies to ensure new development addresses the key issues facing the city.	The SA should contain objectives which reflect major requirements and aspirations of Core Strategy e.g Housing provision, employment and retail centres approach, protection of Green Infrastructure, historic assets, promotion of walking and cycling,
Bristol Children and Young People's Plan Review and Refresh. Bristol City Council, 2009.	Revised Strategic Objectives: 1. Raise attainment in all key stages and in relation to under-performing groups 2. Safeguard children and young people in all services and settings 3. Improve the positive engagement of children, young people, and families 4. Improve the economic wellbeing of children and young people 5. Reduce health inequalities 6. Improve corporate parenting	The SA should contain objectives which promote the education and wellbeing of young people.
Bristol Biodiversity Action Plan. Bristol Biodiversity Partnership, 2008.	The Bristol BAP aims to: Provide a strategic overview for biodiversity conservation in Bristol Highlight priority habitats and species that are of particular value in	The SA should contain objectives which promote the conservation and enhancement of biodiversity.

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	Bristol, both within the national and local context	
	Highlight threats and issues affecting these priority habitats and species, together with objectives, targets and actions to address them	
	Encourage a common approach to biodiversity conservation and sharing of best practice	
	Encourage education and community action and involvement as a key part of the biodiversity process	
	Promote biodiversity conservation as an essential element of sustainable development	
	Promote the importance of Bristol's biodiversity at a local, regional and national level	
	Develop Bristol as a centre of excellence for urban biodiversity conservation	
Bristol's Parks and Green Space Strategy Adopted February 2008	Objectives of the strategy	The SA should contain objectives that promote access to, and the improvement of, open space.
	1. Raise the quality of parks and green spaces.	
	2. Encourage greater use and enjoyment of Bristol's parks and green spaces by all sectors of the community.	
	3. Contribute to the wider planning of the urban fabric of the city by providing a range of good quality parks and green spaces, which play a significant role in meeting the needs of balanced and sustainable communities and enhancing the urban landscape, to help make Bristol a green and sustainable city.	
	4. Protect needed green space from development.	
	5. Rectify shortage in particular types of green space across the city to ensure all residents have access to formal, informal, natural, sports	

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	and children & young people's spaces. 6. Provide a clear basis for beneficial investment in green spaces - identifying those areas of Bristol where investment and improvements in green space are most needed - helping the council 'spend better'. 7. Encourage active and healthy life-styles and promote social inclusion. 8. Encourage community participation in the improvement and management of green spaces.	
Air Quality Action Plan for Bristol. Bristol City Council, 2004.	The plan focuses on reducing emissions from road transport by providing and promoting alternatives to the car and promoting measures to manage the road network. The plan considers the planning and development control processes can help reduce emissions over the longer term by encouraging good design, energy efficiency and travel policies, including Home zones, encouragement of cycling and walking, Conversion of road corridors into Bus/High capacity Lanes (eg: M32), transfer of goods moved by train and greener standards for reducing carbon in new build housing.	The SA should contain objectives that focus on reducing emissions to air.
Corporate Plan 2008-11, Bristol City Council.	Key challenges: To ensure Bristol is a successful city	The SA should contain objectives that address crime and anti social behaviour and promote the provision of high quality neighbourhoods.

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	To work to ensure that everyone can share in that success To make that success sustainable, protecting our environment for future generations. Key Priorities are: 1. Going for growth in Bristol that we all can contribute to and benefit from. 2. Raising standards in the key services that we need to improve: for efficient, responsive services for children and young people for older people and disabled people. 3. Ensuring that citizens feel safe from crime and anti-social behaviour and can enjoy a healthy lifestyle. 4. Ensuring that Bristol residents experience significant change in the physical quality of their neighbourhoods and have opportunities to shape improvements at this level.	
Draft School Organisation Strategy 2012 – 2016, Bristol City Council, 2012	Identifies the demand for school places and identifies how this demand will be met in the form of short, medium and long term proposals.	
Affordable Housing Delivery Plan 2009-2012, Bristol City Council.	The 3 key intended outcomes are: 1. Increase the overall supply of affordable housing for people who	The SA should contain objectives which promote the provision of affordable housing and housing schemes that are sustainable

Title of plan or programme	Objectives of the plan or programme	How these might be taken into account
	are unable to buy or rent market housing. 2. Increase the capacity of locally based housing organisations to improve the quality, efficiency and effectiveness of their management' services in the city. 3. Promote sustainable communities through greater housing choice with housing schemes of sustainable and inclusive design with an appropriate mix of house size, type and tenure.	and inclusive in their design and provide a choice of dwelling types and tenures.
Allotment Strategy 2009-2019. Bristol City Council.	Five broad aims: 1. Provide Enough Allotments 2. Promote Allotment Use and Food Growing 3. Good Administration 4. Environmental Sustainability 5. Provide Enough Resources	The SA should contain objectives which acknowledge the importance of being able to grow food locally.
City Life - a Cultural Strategy for Bristol. Bristol City Council, 2004.	Objectives: Invest in community identity through locally determined public art, signage and street design, arts & sports projects, festivals and publications (both in the neighbourhoods in the city centre). Re-invent neighbourhood centres as single multi-use cultural buildings, (e.g. libraries/community centres/youth centres) rather than	The SA should contain objectives that acknowledge the important role that cultural activities play in the central area.

Title of plan or programme	Objectives of the plan or programme	How these might be taken into account
	provide separate provision on unconnected sites.	
	Promote equality of access in the way we plan, promote and manage cultural facilities.	
	Overcome barriers to access with good transport and signage, and by implementing the Disability Discrimination Act and Bristol's own.	
	Develop the city's landscape framework, enhancing city gateways, main communication routes and neighbourhood identity.	
	Use investment from adjacent development to upgrade parks such as Castle Park.	
	Make Bristol a centre for green transport planning	
	Improve allotments and increase participation in allotment gardening.	
	Work with young people to prioritise and design youth facilities in parks	
	Develop the role of neighbourhood centres as social and cultural as well as retail hubs.	
	Promote Harbourside as a destination.	
Climate Change and Energy Security Framework. Bristol City Council, 2010.	The overarching targets are to cut Bristol's CO_2 emissions by 40% by 2020 and 80% by 2050, from a 2005 baseline. The Framework sets out 20 strategic actions to progress towards those targets and 40 specific actions for 2010/11.	The SA should contain objectives that support the targets relating to carbon dioxide emissions set out in the Framework.
Competing for talent, tourism and trade. Bristol: a placemaking and marketing strategy. Destination	The Place Making and Marketing Strategy has placed the following principles at its core: 1. A need to capitalise upon the uniqueness of	The SA should contain objectives which relate specifically to the character and uniqueness of the city.

Title of plan or programme	Objectives of the plan or programme	How these might be taken into account
Bristol, 2009	the city, its character, vibrancy and creativity 2. An aim to create wealth and ensure local people benefit 3. An aim to deliver an ever more sustainable economy and ensuring the city is ready to address whatever climate and energy challenges the future brings.	
My Home Is My Springboard. Bristol's Housing Strategy 2010-2015. Bristol City Council.	Has five headline actions: 1. Ensure the delivery of as many new affordable homes as possible for the lifetime of this Strategy 2. Bring as many empty properties as possible back into use 3. Provide greater balance to housing markets in Bristol 4. Develop an accredited, quality advice and intervention standard for all housing agencies in the City 5. Ensure quality neighbourhoods with high standards for all housing (all tenures) and for housing management	The SA should contain objectives which relate specifically to the delivery of new affordable homes and the provision of high quality neighbourhoods.
Final Joint Local Transport plan 2006/07-2010-11	Objectives: 1) To tackle congestion: Promote use of alternatives to the private car, via showcase bus routes and improvements to the rail service. Encourage more sustainable patterns of travel behaviour Manage the demand for travel by the private car	**The SA should contain objectives which cover the issues of:** - tackling congestion, - improving road safety, - improving air quality, - improving accessibility,

Title of plan or programme	Objectives of the plan or programme	How these might be taken into account
		- improving quality of life.
	2) To improve road safety for all road users: Ensure significant reductions in the number of the most serious road casualties Achieve improvements in road safety for the most vulnerable sections of the community by encouraging speed management and effective enforcement measures to improve quality of life and promoting 'liveability' by good design and maintenance. 3) To improve air quality: Improve air quality in the Air Quality Management Areas (AQMAs). Ensure air quality in all other areas remains better than the national standards through	
Final Joint Local Transport plan 2006/07-2010-11. (Continued…)	4) To improve accessibility: Improve accessibility for all residents to educational services. To ensure Access is convenient and usable Improve accessibility for all residents to health services and healthy food. 5) To improve quality of life: To improve road safety for all road users Increase the number of bus journeys by 2010/11 based on 2004/04 levels	

Title of plan or programme	Objectives of the plan or programme	How these might be taken into account
	Increase bus satisfaction levels between 2003/04 to 2010/11	
	To improve accessibility to education facilities/health facilities & healthy food/ employment.	
	Restrict level of traffic growth between 2003/04 and 2010/11 across the sub region (restrict growth to 12.9%).	
	Increase level of cycling across the sub region between 2003/04 and 2010/11 (15% increase).	
	No increased use of the car up to 2010/11 for journeys to school.	
	For timetabled bus services, the 2010 target of bus punctuality will be based on a trajectory of meeting a 90% target by 2014/15.	
	No change in peak period flow to Bristol City Centre.	
	To keep air quality below a threshold of 40 _g/m3 NO2.	
	To increase rail patronage (100 indexed from 2003/04).	
	To increase number of pedestrians (100 indexed from 2003/04).	
	Regional target on accuracy of information provide on Traveline to be determined.	
Greater Bristol Cycling City The Delivery Strategy 2008-2011. Bristol City Council.	The targets for this project are: • Doubling cycling to work • Doubling cycling to school • Double cycle flows counted on existing cordons and screenlines • Double the provision of on-street cycle parking • Double the number of people who see cycling as a realistic travel option in Greater Bristol.	The SA should contain objectives which relate specifically to the encouragement of cycling.

Title of plan or programme	Objectives of the plan or programme	How these might be taken into account
West of England Congestion Delivery Plan Update 2009. West of England Partnership.	The Delivery Plan has two aims: 1. To minimise the rate of increase in journey times for all users of the highway over the JLTP period up to 2011; and 2.To increase the number of travellers that can be accommodated on the network whilst minimising any increase in journey times. A target has been agreed with the Department for Transport (DfT) focusing on 8 key routes in the urban area and establishing a trajectory to 2011. Based on average journey time per person per kilometre (both by car and bus) the target is: On target routes to accommodate an expected increase in travel of 7% with a 14% change in journey times.	The SA should contain objectives that support the target to minimise any increases in journey times.
Partnership Plan 2009-12. Safer Bristol Crime and Drug Partnership	Contains 6 priority areas: - Reduce acquisitive crime - Reduce violent crime - Increase community confidence - Reduce the harm caused by drugs - Reduce offending - Improve partnership working	**The SA should contain objectives which promote designing out crime and** seek to improve the public realm by promoting an appropriate mix of land uses.
Bristol 20:20. The Sustainable City Strategy. Bristol City Council.	Identifies 8 areas for action over the next 10 years, which are:	**The SA should contain a range of objectives which aim to:**

Title of plan or programme	Objectives of the plan or programme	How these might be taken into account
	Regeneration and affordable housing Invest in the built environment in the city centre, South Bristol and Avonmouth. Attract inward investment Work to provide training and skills for employment. Increase the supply of affordable housing, improve capacity and promote mixed communities **Climate Change** Reduce energy usage and increase the energy generated through renewable sources Reduce car usage Ensure development is green rated to the highest standards Encourage waste reduction Raise awareness of climate change issues **Transport and digital connectivity** Create and integrated public transport system Prioritise and promote cycling and walking Create a travel to work area strategy Put in place world-class digital infrastructure **Reduce health and wealth inequality** Employment and Skills Adult Care and Mental Health	**- promote regeneration and provision of affordable housing,** **- encourage a reduction in energy use and promote use of renewable energy technology,** **- encourage creation of an integrated public transport system and promote cycling and walking,** - encourage reduction in health and wealth inequality, - support education and skills provision, - promote good design and green technologies, - promote good design to reduce opportunities for committing crime.

Title of plan or programme	Objectives of the plan or programme	How these might be taken into account
	Health Improvement	
	Raising the aspiration and achievement of our children, young people and families	
	Raise education levels	
	Provide safe environments	
	Support and encourage positive attitudes	
	Provide skills and opportunities to contribute to economic prosperity	
	Ensure all children are as healthy as possible	
	Support all children in care and care leavers	
	Making our prosperity sustainable	
	Reduce CO_2	
	Ensure newly built or redeveloped areas meet the highest standards of design and green technology	
	Promote creativity and innovation	
	A city of strong and safe communities	
	Facilitate involvement in decision-making and support Bristol's voluntary, community and social enterprise (third) sector	
	Reducing inequalities	
	Reducing crime	
	Culture and creativity.	
	Create a sense of place to enhance innovation, creativity and unorthodoxy	
	Develop the culture of our neighbourhoods across the city and in the	

Title of plan or programme	Objectives of the plan or programme	How these might be taken into account
	city centre Develop Bristol's cultural infrastructure	

APPENDIX B – EFFECT CRITERIA

	Indicators	Positive Effect Criteria	Negative Effect Criteria
1 Improve health determinants and lifestyles			
1a	Noise Pollution	• Sensitive uses located in areas below 55db • Screening (GI) or construction methods/design to reduce and eliminate noise pollution	• Placing sensitive uses in areas of 55db + • No consideration or inclusion of mitigation techniques/methods as part of development in areas of high noise pollution
1b	Air Pollution	• Sensitive uses placed outside of AQMA and areas of known NO2 exceedance • Construction methods/design to reduce and/or eliminate air pollution within new development • Multiple trees included to assist in reducing poor air quality	• Sensitive uses placed in AQMA and areas of known NO2 exceedance • No consideration or inclusion of mitigation techniques/methods for sensitive proposed for development in areas of high air pollution
1C	Quantity, Quality and Accessibility to Public Open Spaces	• Development in location accessible to a suitable (PGSS standards) quantity and quality of public open space • Development that increases access to public open space e.g enhances/ provides connection to the Strategic GI network • Provision of additional public open space in areas of need	• Development in location lacking suitable (PGSS standards) access, quantity or quality of public open space • Development on Public open space which reduces quantity, quality and accessibility, below standards of provision
1D	Access to shops selling for fresh fruit and vegetables	• Development generating need for food(residential) within 600m of green grocer and or supermarket selling fresh fruit and vegetables • Development that	• Development generating need for food(residential) further than 600m from any shops selling fresh fruit and vegetables • Potential loss of retail selling fresh fruit and

		creates potential for additional retail facilities to sell fresh fruit and vegetables, especially in areas with low or minimal existing facilities	vegetables, that would effect access to shops selling fresh fruit and vegetables
Housing Provision			
	Number of homes provided	• Development which contributes to meeting overall housing requirement	• Development which reduces or conflicts with meeting housing requirement
	Number of affordable homes delivered (net)	• Development which contributes to affordable housing requirement	• Development which reduces or conflicts with meeting affordable housing requirement
3 Education, Skills, Training			
3a	Site access to education facilities Primary – 800 metres Secondary – 1500metres	• Development that provides additional education facilities to increase access/address known capacity issues	• Development generating need for education, without suitable access to primary and/or secondary schools
3b	Access to public library, and or training facilities	• Development generating need for skills knowledge within suitable distance of libraries or other information/training facilities.	• Development generating need for skills knowledge outside suitable distance of libraries or other information/training facilities.
Crime			
4a	Development site in an area of crime deprivation?	• Development generating potential for antisocial behaviour outside areas of existing high crime deprivation • Development which generates active frontage activity/surveillance in areas of high crime deprivation	• Development generating potential for antisocial behaviour in areas of high crime deprivation • Development which would lack frontage activity/surveillance in areas of high crime deprivation
5. Provide Employment Floorspace and Job Opportunities			
5a	Any employment	• Additional employment	• Net loss of valuable or

	generating floorspace created (A use classes, B use classes, D) M2 of floorspace provided where known Retail: Commercial Office: Factory: Warehousing	floorspace proposed. • Provision or maintenance of a mix of employment types across a development/area/plan .	useable employment floorspace through development.
6. Address Deprivation			
6a	Employment loss or provision in employment deprived area	• Provision of a range of employment floorspace in areas of employment deprivation.	• Loss of employment floorspace in areas of employment deprivation.
6b	Loss or provision of skills or training facility in area of employment or income deprivation	• Provision of advice/information/trai ning facilities, as part of new employment floorspace, to match potential jobs to those in areas of employment/income deprivation.	• Loss or failure to consider providing advice/information/trai ning facilities, with new floorspace, to match potential jobs to those in areas of employment/income deprivation.
7. Increase, walking, cycling and public transport use			
7a	Site Access to public rights of way network	• Development on or adjacent primary walking network/public rights of way routes. • Extension or enhancement to walking network to facilitate and encourage travel by walking.	• Development outside primary walking network/public rights of way routes, that requires use of poorer quality routes, which could lead to private car journeys. • Development that reduce connectivity, safety or use of walking network.
7b	Sites access to cycle network	• Development on or adjacent the existing cycling network. • Extension or enhancement to cycling network to facilitate and encourage travel by cycling.	• Development outside cycling network, that requires use of poorer quality routes, that could lead to private car journeys • Development that reduce connectivity, safety or use of cycling network.
7c	Site access to public transport	• Development generating need for travel within suitable walking	• Development generating need for travel outside suitable walking

		distance to bus stops • Development that enhances access to bus stops. • Development with access to multiple bus routes.	distance to access bus stops
8. Sustainable access to key facilities and services			
8a	Site within suitable distances to access health services by walking and cycling; GP Surgery 800 meters Dentist 800 meters	• Development generating need for health facilities within suitable distance	• Development generating need for health facilities outside suitable distance
8b	Site within suitable distances to access retail services by walking and cycling. 'Local Access' metres to either Primary Shopping Area, Centre, or Secondary Shopping Frontage	• Development generating need for retail facilities within suitable distance to at least a Town centre.	• Development generating need for retail facilities outside suitable distance of centre and secondary frontage • Reduction in retail facilities that reduces access for existing/proposed users.
8c	Site within suitable distances to access community services by walking and cycling. Youth Facilities 300m Meeting Room 400m Sports/Social 600m	• Development generating need for community (resi/education) facilities within suitable distance	• Development generating need for community facilities outside suitable distance
9 Protect and enhance local ecology			
9a	Effect on local ecological sites SNCI WCS	• Development that integrates/preserves or enhances existing SNCI habitats or features • Development that maintains/enhances the Connectivity and Integrity of the Bristol Wildlife • Development that includes features or habitats to enhance existing or new wildlife corridors	• Development that would fragment the Connectivity and Integrity of the Bristol Wildlife Network maintained • Light pollution from new development that would disturb wildlife corridors (severe corridor function) or SNCI habitats/Species

10 Efficient use of Land			
10a	% of development on previously developed land	• Development on previously developed land/brownfield sites	• Development on previously undeveloped/open space/Greenfield sites
11 Protect and Enhance Green Infrastructure			
11a	Effect on registered trees and potential tree planting locations	• Development location/design which integrates the majority of existing healthy trees • Development which takes opportunities to integrates and facilitate known potential tree planting sites. • Development which proposes additional tree planting to create/enhance GI corridors	• Development location/design that leads to loss of all existing healthy trees without adequate replacement • Development which fails to take opportunities for known potential tree planting .
11b	Effect on connectivity and Integrity of the Strategic Green Infrastructure Network	• Development which enhances existing GI corridors and linked assets • Development that takes opportunities to provide new/strengthen existing GI corridors	• Development that severs existing GI corridor • Development that leads to loss of individual GI assets on existing corridors in the Strategic Network.
11c	Effect on landscape features	• Suitable development in and around landscape features • Development which enhances long distance views or character of landscape features	• Over bearing or unsympathetic development in and around landscape features • Development which enhances long distance views or character of landscape features
12. Protect and Enhance Townscape			
12a	Would development effect Important Views and Vista and landmarks	• Development that maintains/enhances key views/vistas and landmarks	• Development/Policy that blocks/overshadows or reduces key views/vistas and landmarks
13 Protect and Enhance Cultural and Heritage Assets			
13a	Would development effect Listed Buildings; Conservation Areas: SAM:	• Development that enhances/integrates or preserves existing designated assets	• Development that leads to loss or harm of designated heritage assets

	Listed Historic Parks and Gardens:		
13b	Would development effect Undesignated Assets:	• Development that enhances/integrates or preservation of undesignated heritage assets.	• Development that leads to loss of undesignated heritage assets
14 Reduce Flood risk			
14a	Would development take place in flood risk areas?	• Sensitive development (resi/schools) proposed in areas of lowest flood risk • Lower risk uses proposed in higher flood risk zones – where include measures to make developments resilient to flooding.	• Sensitive development Proposed in flood risk SFRA Floodzone 3a, 3b or 2 • Development in Flood risk Zones 2 or 3 (EA mapping)
15 Reduce Non-Renewable Energy Use and CO2			
	Code for sustainable homes level or Breem Standard required?	• Additional measures or higher levels of CSH or Breem required on development sites/area/across plan.	• Reduced levels of CSH or Breem, on development sites/areas/across plan

APPENDIX C – DEVELOPMENT MANAGEMENT POLICIES, SUSTAINABILITY APPRAISAL

Development Management Housing Policies DM2-DM4: Appraisal

Development Management policies:	*Key Core Strategy Policies*
DM2: Residential Sub-divisions, Shared and Specialist Housing DM3: Affordable Housing Provision: Smaller Sites DM4: Wheelchair Accessible Housing	BCS17: Affordable Housing Provision BCS18 Housing Type

Housing Provision

DM2, DM3 and DM4:
Positive effect as the policies seek to provide clarity and certainty to developers regarding the type of proposals that would be acceptable in principle to the council.

Provide, easy, safe and cheap access to key services

DM2 is considered to have a positive effect as the policy seeks to ensure student and older persons' housing is directed to sustainable locations close to facilities and services.

Protect and Enhance Townscape

DM2: Positive effect as the policy seeks to ensure that proposals do not cause harm to the character of the locality, including detrimental impact on physical alterations to buildings and structures.

Protect Cultural and Historic Assets

DM2: Positive effect as the policy seeks to ensure that proposals should not cause harm to the character of the locality, including detrimental impact on physical alterations to buildings and structures.

Development Management Housing Policies DM2-DM4: Publication Effects Matrix

Objective	DM2	DM3	DM4
Improve Broad Determinants of Health – Air/Noise			
Improve Health Lifestyles - Eating/Open Space			
Housing Provision	+	+	+
Provide Learning/Training/Skills			
Reduce Crime			
Employment Floorspace			
Address Income/Employment Deprivation			
Increase, walking, cycling, public transport			
Provide, easy, safe and cheap access to key services	+		
Protect and Enhance local ecology			
Conservation and wise use of land			
Protect and Enhance Green Infrastructure			
Townscape Quality	+		
Protect Cultural and Historic assets	+		
Reduce vulnerability to Flood Risk			
Reduce Non-Renewable Energy Consumption			

Development Management Health and Community Policies DM5, DM6 DM 14: Appraisal

Healthy lifestyles - Open Space.

DM14: Positive effect as policy seeks to ensure that development provides a healthy living environment, and promotes and enables healthy lifestyles as the normal, easy choice. In addition residential developments of over 100 units, non-residential developments of over 10,000 m2 and developments likely to have a significant impact on health and wellbeing will be required to submit a Health Impact Assessment. Quantity, quality and accessibility to public open space are likely to be important factors when assessing a proposed development against this policy.

Healthy lifestyles - Open Space and access to local food

DM14: Positive effect as policy seeks to ensure that development offers a healthy living environment, and promotes and enables healthy lifestyles as the normal, easy choice. Residential developments of over 100 units, non-residential developments of over 10,000 m2 and developments likely to have a significant impact on health and wellbeing will also be required to submit a Health Impact Assessment. Access to local food and allotments will be important factors when assessing a proposed development against this policy.

Provide Learning/Training/Skills

DM5 and DM6: Positive effect as policies provide protection to community facilities and public houses which may provide training or education opportunities.

Increase Walking, Cycling and Public Transport

DM14: Positive effect as policy seeks to ensure that development promotes and enables healthy lifestyles as the normal, easy choice. Facilitating walking or cycling to access facilities through a variety of means including the location of development, the provision of secure cycle storage and the creation of safe environments would contribute to this aim.

Provide, easy, safe and cheap access to key services

DM5, DM6 and DM14: Positive effect as the accessibility and availability of alternative facilities in the locality form part of the criteria for assessing development against policies DM5 and DM6. Therefore facilities which provide a local population with easy, safe and cheap access will be given protection by these policies. Policy DM14 seeks to ensure that development reduces the causes of ill-health, improves health and reduces health inequalities by, amongst other things, providing good access to health facilities and services, and promoting enabling healthy lifestyles. As promoting active modes of travel such as walking or cycling is a good way of enabling healthy lifestyles and this can

be achieved by locating development close to services and providing facilities such as cycle storage.#

Protect and Enhance Townscape

DM6: Positive effect as the policy seeks to protect public houses' identity or architectural character in the event that a proposal seeks an extension or alteration.

Protect Cultural and Historic Assets

DM5 and DM6: Significant positive effect by affording protection to community facilities and public houses which may have cultural value.

Development Management Health and Community Policies DM5, DM6 DM 14 Effects Matrix

Objective	DM5	DM6	DM14
Improve Broad Determinants of Health – Air/Noise			+
Improve Health Lifestyles - Eating/Open Space			+
Housing Provision			
Provide Learning/Training/Skills	+	+	
Reduce Crime			
Employment Floorspace			
Address Income/Employment Deprivation			
Increase, walking, cycling, public transport			+
Provide, easy, safe and cheap access to key services	+	+	+
Protect and Enhance local ecology			
Conservation and wise use of land			
Protect and Enhance Green Infrastructure			
Townscape Quality		+	
Protect Cultural and Historic assets	++	++	
Reduce vulnerability to Flood Risk			
Reduce Non-Renewable Energy Consumption			

Development Management Retail Policies DM7 – DM11: Appraisal

Development Management policies:	*Key Core Strategy Policies*
DM7: Town Centre Uses	BCS7: Centres and Retailing
DM8: Shopping Areas and Frontages	BCS10: Transport and Access Improvements
DM9: Local centres	BCS21: Urban Design
DM10: Food and Drink Uses and the Evening Economy	BCS23: Pollution
DM11: Markets	

DM7-DM9

No effect assessed for DM7-DM9. They provide policy for the implementation of detailed matters relating to lead Core Strategy policy BCS7:

DM7:
DM7 builds on Core Strategy policy BCS7 by providing detail as to how BCS7's sequential approach will be used in the development management process.

DM8:
DM8 builds on Core Strategy policy BCS7's aim of supporting the vitality, viability and diversity of Bristol's network of centres by identifying primary shopping areas and secondary shopping frontages in town and district centres around the city.

DM9:
DM9 builds on Core Strategy policy BCS7 by permitting uses which help maintain or enhance the function of a local centre and its ability to meet day to day shopping needs.

Healthy lifestyles - Open Space.

DM10: Positive effect as the policy seeks to ensure that potential negative impacts on amenity (e.g. noise pollution) caused by food and drink uses are carefully managed through the planning application process.

Healthy lifestyles - Open Space and access to local food

DM10: Positive effect as the policy seeks to ensure that takeaways in close proximity to schools and youth facilities will not be permitted where they would be likely to influence behaviour harmful to health or the promotion of healthy lifestyles.

DM11: Positive effect as the policy encourages new street or open markets which could increase people's access to fresh fruit and vegetables.

Development Management Retail Policies DM7 – DM11 Effects Matrix

	DM7	DM8	DM9	DM10	DM11
Improve Broad Determinants of Health – Air/Noise				+	
Improve Health Lifestyles - Eating/Open Space					+
Housing Provision					
Provide Learning/Training/Skills					
Reduce Crime					
Employment Floorspace					
Address Income/Employment Deprivation					
Increase, walking, cycling, public transport					
Provide, easy, safe and cheap access to key services					
Protect and Enhance local ecology					
Conservation and wise use of land					
Protect and Enhance Green Infrastructure					
Townscape Quality					
Protect Cultural and Historic assets					
Reduce vulnerability to Flood Risk					
Reduce Non-Renewable Energy Consumption					

Development Management Employment Policies DM12 – DM13: Appraisal

DM12-13: Summary of Effects

Development Management policies:	*Key Core Strategy Policies*
DM12: Retaining valuable employment sites DM13: Development proposals on Principal Industrial and Warehousing Areas	BCS8: Delivering a Thriving Economy

Provide Learning/Training/Skills

DM12 and DM13: Positive effect for DM12 as it allows the loss of employment sites where the proposal is for industrial or commercial training facilities.
Positive effect for DM13 as it provides clarity that proposals for industrial or commercial training facilities are likely to be acceptable on Principal Industrial and Warehousing Areas.

Provide Employment Floorspace and Job Opportunities

DM12 and DM13: Uncertain / neutral effects for both policies.
DM12 seeks to retain existing employment sites rather than provide new employment floorspace.
DM13 also seeks to retain existing Principal Industrial and Warehousing Areas rather than providing new floorspace on Principal Industrial and Warehousing Areas.

Address Income/Employment Deprivation

DM12 and DM13: Negative effect for both policies. This is because they would allow the loss of employment sites or floorspace on Principal Industrial and Warehousing Areas within an area of employment or income deprivation, subject to development proposals satisfying the criteria of the two policies.

Development Management Employment Policies DM12 – DM13: Effects Matrix

Objective	DM12	DM13
Improve Broad Determinants of Health – Air/Noise		
Improve Health Lifestyles - Eating/Open Space		
Housing Provision		
Provide Learning/Training/Skills	+	+
Reduce Crime		
Employment Floorspace		
Address Income/Employment Deprivation	-	-
Increase, walking, cycling, public transport		
Provide, easy, safe and cheap access to key services		
Protect and Enhance local ecology		
Conservation and wise use of land		
Protect and Enhance Green Infrastructure		
Townscape Quality		
Protect Cultural and Historic assets		
Reduce vulnerability to Flood Risk		
Reduce Non-Renewable Energy Consumption		

Development Management Green Infrastructure Policies DM15 – DM22: Appraisal

Development Management policies:	*Key Core Strategy Policies*
DM15 Green Infrastructure Provision **DM16 Open Space for recreation** **DM17 Development Involving Existing Green Infrastructure** **DM18 Avonmouth and Kingsweston Levels** **DM19 Development and Nature Conservation** **DM20 Regionally Important Geological Sites** **DM21 Development of Private Gardens** **DM22 Development Adjacent to Waterways**	BCS5: Housing Provision BCS9 Green Infrastructure BCS10: Transport and Access Improvements BCS13: Climate Change BCS15: Sustainable Design and Construction BCS16: Flood risk BCS20: Effective and Efficient Use of Land BCS21: Urban Design Pollution

Broad Determinants of Health – Air and Noise Pollution.

DM15 requires the provision of additional trees where they would assist in mitigating identified air quality issues associated with a development. Although the extent of positive effect could be minimal, the potential is still created by this policy to have a positive effect on mitigating air quality issues in the city.

Healthy lifestyles - Open Space and access to local food

DM15 contains a requirement for all residential development to provide for local food growing and larger sites to make provision for statutory allotment plots. This is considered to create potential for dual positive effects through promoting healthy eating and providing additional open space with a community use and role (allotments).DM16 requires DM16 requires development assist in the provision of new public open space across the city, which is considered to create potential for significant positive effects on opportunities for healthy lifestyles, through both active and passive use, enjoyment and general access to open space in Bristol. DM17 contains strict policy provision which protect existing public open spaces, safeguarding opportunities for healthy lifestyles in Bristol.

Housing Provision

DM21 allows for development of private gardens under certain criteria, which creates potential for some increase in housing provision, however any positive effect would be dependent upon implementation of the policy and certain criteria being met.

Increase Walking, Cycling and Public Transport

The requirement for protection and enhancement of the strategic green infrastructure network in DM15 should assist opportunity for active travel and ensure key cycle and pedestrian links are protected and created between green assets, facilitating and encouraging walking and cycling creating potential for positive effects.

DM22 contains a requirement for cycling and walking access to be maintained or provided alongside river banks. Access to waterways, visually and physically can have beneficial effects on mental and physical well being and increase the likelihood of active travel.

Local Ecology

DM15 contains a requirement for space for local food growing and provision of new trees, with a specific provision that opportunities be taken to utilise the design and species of tree to enhance the Wildlife Network. Allotments and food growing spaces form important habitats and features for a variety of species and fauna, as do certain species of trees especially where they contribute to or form a wildlife corridor. Through additional detail as to the type and approach to green infrastructure provision DM15 is therefore considered to create the potential for positive effects on local ecology.

DM18 requires potential change and development to be in accordance with the area's undeveloped status and recognises environmental constraints including the numerous local ecological assets in the area, including SNCI's, rhines and wildlife corridors. This is considered to avoid encouraging or allowing development which would create harm or lead to loss of local ecological assets.

Policy DM19 contains a number of provisions which although allow for some change and onsite loss of habitats or species; require surveys; mitigation of replacement habitats, species and features, to ensure no net less of nature conservation in Bristol. An explicit requirements for connectivity of the local wildlife network, through on site design or mitigation should also ensure the continued success of local ecology. The protection and enhancement of the Bristol Wildlife Network also allows adaptability of local ecology to change in the built and natural environment.

The combined requirements for no net less of local ecology, survey and assessment of impacts, protection of key local sites (SNCI), continued connectivity of the Bristol Wildlife Network is considered to have potential for significant positive effects.

The provisions of the policy are also considered to mitigate the appraised negative effects of BCS9 in the Core Strategy, which exist due to some allowed loss of local wildlife sites. This policy now contains further detail which ensures no net loss to the range of local ecology assets will occur, and additional provisions increase the prominence of survey information, appropriate mitigation and overall protection for local ecological assets.

DM21 allows for the development of private gardens but does not contain criteria relating to local ecology and potential for nature conservation value on a site, therefore the policy is considered to create potential for a range of effects, dependent upon implementation.

DM22 contains a requirement for the nature conservation value of rivers and their banks to be maintained and enhanced, Bristol's rivers form a major part of the Bristol Wildlife Network, and their banks contain many important habitats, features and species. DM22 is therefore considered to assist in mitigating any negative effects on local ecology and create potential positive effects.

Conservation and Wise Use of Land

DM17 through adding greater detail as to protection of open spaces across the city and providing protection for key urban landscapes is considered to have significant positive effects on conserving the more valuable, currently undeveloped, land within the city.

DM19 through safeguarding and requiring compensatory land for the valuable ecological sites in the city is considered to have a positive effect on the objective. However, as some loss of wildlife corridors is allowed for (albeit with compensation and mitigation) the overall effect is not significantly positive.

Green Infrastructure

DM15 and DM16 sets out a the requirement for a range of new green infrastructure assets to be provided along with new development, with DM16 focusing on open space and DM15 on trees, GI network connectivity, food growing and sustainable water features. Both are considered to create potential for significant positive effects on enhanced green infrastructure within the city.

DM17 is considered to create potential for significant positive effects also as it sets a detailed policy framework for protection and where appropriate mitigation of open spaces (large and small), urban landscapes and valuable trees, including a mitigation approach to ensure no net loss of tree coverage in the city.

Requires potential change and development to be in accordance with the area's undeveloped status and recognises environmental constraints including green assets in the area, such as SNCI's, rhines and wildlife corridors. This is considered to avoid encouraging or allowing development which would create harm or lead to loss of valuable green infrastructure.

Ensures protection of the Wildlife Network, a vital component in the strategic green infrastructure network, it also protects and requires mitigation for a range of features, habitats and species which contribute to green infrastructure in the city. The policy is therefore considered to have potential for positive effects on green infrastructure.

DM21 allows for the development of private gardens in certain circumstances, but does not contain criteria relating to the green infrastructure role of private gardens, therefore the policy is considered to create potential for a range of effects, dependent upon implementation.

Policy DM22 directs development to ensure no loss or enclosure of existing blue infrastructure allowing the positive effects of rivers, waterways, ponds and other water features to be retained and maximised.

Protect and Enhance Townscape

DM17 protects the important urban landscapes within Bristol, which contribute visual amenity and quality of the built environment. With the hills, ridges, man made features and other features form a key part of the character within the city and often provide visual relief to the built environment. Protecting the key landscapes is therefore considered to have potential for positive effects on townscape quality in the city. The policy is also considered positive due to the protection for the more valuable trees in the city and mitigation approach which should see a net increase in tree coverage if any existing trees are lost, with trees considered to make a vital contribution to greening townscapes in Bristol.

DM21 although allowing for the loss of private gardens, the policy does contain provisions which require no harm to the character and appearance of an area or the street if a front garden. This is considered to create potential positive effects on protecting and enhancing townscape quality.

Protect Cultural and Historic Assets

DM17 protects aged and veteran trees, both can often have cultural and historic significance giving character and distinctiveness to places within Bristol.

DM20 protects RIGS, which are historically important geological formations, that can provide educational and cultural assets in certain areas of the city.

Both policies are considered to create potential for positive effects on protecting cultural and historic assets.

Reduce Vulnerability to Flood Risk

DM15 contains requirement for new trees where it would assist in mitigating flood risk through reduced run off and providing rain water attenuation, in addition many green assets, such as food growing spaces, green links and natural water features can have positive effects on reducing flood risk, especially through slowing the rate of run off and increasing rain storage capacity.

DM17 is also considered to provide for potential positive effects on reducing vulnerability to flood risk as it protects green open spaces, which can provide rain and

floodwater storage, and also through mitigation standards for trees should ensure no net loss of tree cover within Bristol.

Requires potential change and development to be in accordance with the area's undeveloped status and recognises environmental constraints including the significant flood risk issue in the area Avonmouth and Kingsweston Levels. This is considered to avoid encouraging or allowing development which would increase vulnerability to flooding, creating potential positive effects on the objective.

Development Management Health and Community Policies DM15 – DM22 Effects Matrix

Objective	DM15	DM16	DM17	DM18	DM19	DM20	DM21	DM22
Improve Broad Determinants of Health – Air/Noise	+							
Improve Health Lifestyles - Eating/Open Space	–/+	+/+	++		–/+			+
Housing Provision							+/I	
Provide Learning/Training/Skills								
Reduce Crime								
Employment Floorspace								
Address Income/Employment Deprivation								
Increase, walking, cycling, public transport	+							+
Provide, easy, safe and cheap access to key services								
Protect and Enhance local ecology	–/+			+	+/+		I	+
Conservation and wise use of land			++		+		I	
Protect and Enhance Green Infrastructure	+/+	+/+	++	+	+	+	I	+/+
Townscape Quality			+				+	
Protect Cultural and Historic assets			+			+		
Reduce vulnerability to Flood Risk	+		+	+				
Reduce Non-Renewable Energy Consumption								

Development Management Transport Policies DM15 – DM22: Appraisal

Healthy lifestyles - Open Space.

DM23: Positive effect as the policy seeks to resist development that would lead to unacceptable traffic conditions. The policy's explanatory text makes clear that this could relate to noise or air pollution.

DM24: Uncertain effects on noise and air pollution issues.
The policy safeguards land for the implementation of a number of public transport improvements. These are intended to reduce the number of journeys by private car which could, in turn, reduce levels of air and noise pollution resulting from cars. They could also however lead to increases in air and noise pollution from buses. A number of schemes are for road improvements which could also lead to increases in air and noise pollution from vehicular transport. The implementation of these schemes through the planning application process will assist in providing greater clarity regarding the certainty of these effects. Core Strategy and Development Management policies will be used to address any impacts on air and noise pollution arising from the planning applications submitted to implement the schemes.

Increase Walking, Cycling and Public Transport

DM23: Significant positive effect as the policy seeks to ensure new development provides adequate access to public transport including, where appropriate, provision for public transport improvements. The policy also expects new development to provide for pedestrians and cyclists including, where appropriate, enhancements to the pedestrian and cycle network and facilities.

DM24: Significant positive effect as the policy safeguards land for the implementation of a number of public transport schemes.

DM25: Significant positive effect as the policy seeks to maximise opportunities for walking and cycling by ensuring new development seeks to protect and incorporate existing and proposed Greenways routes and, where possible, provide spurs to connect with existing or proposed routes.

Local Ecology

DM24: Uncertain effects on local ecology.
The policy safeguards land for the implementation of a number of transport schemes being pursued by the council and / or partners through the Joint Local Transport Plan or by organisations such as Network Rail and the Highways Agency. The routes of these schemes are determined through separate legislative and preparatory processes. The implementation of these schemes through the planning application process will provide

greater clarity regarding the certainty of these effects. Core Strategy and Development Management policies will address any impacts on local ecology arising from the planning applications submitted to implement the schemes.

DM25: Positive effect as the policy ensures new sections of Greenways routes or spurs protect or enhance the location's nature conservation value.

Green Infrastructure

DM24: Uncertain effects on green infrastructure.
The policy safeguards land for the implementation of a number of transport schemes being pursued by the council and / or partners through the Joint Local Transport Plan or by organisations such as Network Rail and the Highways Agency. The routes of these schemes are determined through separate legislative and preparatory processes. The implementation of these schemes through the planning application process will provide greater clarity regarding the certainty of these effects. Core Strategy and Development Management policies will address any impacts on green infrastructure arising from the planning applications submitted to implement the schemes.

DM25: Positive effect as the policy ensures new sections of Greenways routes or spurs are appropriately landscaped and also protect or enhance the character of the location.

Protect and Enhance Townscape

DM24: Uncertain effects on protecting and enhancing townscape.
The policy safeguards land for the implementation of a number of transport schemes being pursued by the council and / or partners through the Joint Local Transport Plan or by organisations such as Network Rail and the Highways Agency. The routes of these schemes are determined through separate legislative and preparatory processes. The implementation of these schemes through the planning application process will provide greater clarity regarding the certainty of these effects. Core Strategy and Development Management policies will address impacts on townscape arising from the planning applications submitted to implement the schemes.

Protect Cultural and Historic Assets

DM24: Uncertain effects on protecting cultural and historic assets.
The policy safeguards land for the implementation of a number of transport schemes being pursued by the council and / or partners through the Joint Local Transport Plan or by organisations such as Network Rail and the Highways Agency. The routes of these schemes are determined through separate legislative and preparatory processes. The implementation of these schemes through the planning application process will provide greater clarity regarding the certainty of these effects. Core Strategy and Development Management policies will address any impacts on cultural and historic assets arising from the planning applications submitted to implement the schemes.

Reduce Vulnerability to Flood Risk

DM24: Uncertain effects on reducing vulnerability to flood risk.
The policy safeguards land for the implementation of a number of transport schemes being pursued by the council and / or partners through the Joint Local Transport Plan or by organisations such as Network Rail and the Highways Agency. The routes of these schemes are determined through separate legislative and preparatory processes. The implementation of these schemes through the planning application process will provide greater clarity regarding the certainty of these effects. Core Strategy and Development Management policies will address any flood risk impacts arising from the planning applications submitted to implement the schemes.

Reduce non-renewable energy use and CO2

DM24: Uncertain effects on reducing non-renewable energy use and CO2. The policy safeguards land for the implementation of a number of public transport improvements. These are intended to reduce the number of journeys by private car which could, in turn, reduce non-renewable energy use and CO2 from cars. They could also however lead to increases non-renewable energy use and CO2 from buses. A number of schemes are for road improvements which could also lead to increases in non-renewable energy use and CO2 from vehicular transport. The implementation of these schemes through the planning application process will assist in providing greater clarity regarding the certainty of these effects. Core Strategy and Development Management policies will be used to address non-renewable energy use and CO2 impacts arising from the planning applications submitted to implement the schemes.

Development Management Transport Policies DM23 – DM25: Effects Matrix

Objective	DM23	DM24	DM25
Improve Broad Determinants of Health – Air/Noise	+	I	
Improve Health Lifestyles - Eating/Open Space			
Housing Provision			
Provide Learning/Training/Skills			
Reduce Crime			
Employment Floorspace			
Address Income/Employment Deprivation			
Increase, walking, cycling, public transport	++	++	++
Provide, easy, safe and cheap access to key services			
Protect and Enhance local ecology		I	+
Conservation and wise use of land			
Protect and Enhance Green Infrastructure		I	+
Townscape Quality		I	
Protect Cultural and Historic assets		I	
Reduce vulnerability to Flood Risk		I	
Reduce Non-Renewable Energy Consumption		I	

Development Management Design Policies DM26 – DM32: Appraisal

Healthy lifestyles - Open Space.

DM27 and DM30 are considered to have a positive effect as proposals for landscape design will be expected to accommodate capacity for food growing where possible.

Reduce Crime

Positive effect as policies DM27, DM28 and DM29 seek to ensure development provides natural surveillance over publicly accessible open spaces and the public realm thereby reducing the likelihood of crime and fear of crime.

Increase Walking, Cycling and Public Transport

DM27 seeks to ensure that development provides a network of streets for convenient access to a choice of movement modes which should enable increased walking, cycling and use of public transport creating potential for a positive effect. DM28 also expects development to make provision for convenient pedestrian and cycle movement and also encourages to use of shared space developments which can encourage cycling and walking.

Provide, easy, safe and cheap access to key services

The layout of streets and spaces will be expected to provide well-designed links to existing routes, services, amenities and facilities by DM27 which is considered to have positive effects.

Conservation and Wise Use of Land

There is potential for negative effects policy DM26 and DM27 as reflecting the scale proportion and building lines of existing buildings may limit how efficiently land can be used. However policy DM27 stresses that developments should make efficient use of land. Therefore it is considered that the effects of theses policies on the conservation and wise use of land is dependent on their implementation.

Green Infrastructure

DM26, DM27 and DM29: Positive effect as policies DM26, DM27 and DM29 seek to ensure the retention and incorporation of new green infrastructure assets into buildings and the layout of development.

Protect and Enhance Townscape

DM26-DM32: These policies have a significant positive effect on this objective seeking to ensure that development responds to and reflects the local characteristics of the

existing built form including its features and layout. Policies DM27, DM28 and DM29 would have a positive effect on the creation of new high quality townscapes, by including important townscape elements such as layout, boundary treatments, elevational treatment and materials as factors that should be considered during the development management process. Policy DM30 would have a positive effect on townscape quality, requiring extensions and alterations to existing buildings to retain important features and respect the townscape character of the area. Heritage assets that contribute to townscape quality are protected by policy DM31. DM32 requires recycling and refuse storage facilities to be provided in new development which could potentially have a negative effect on townscape quality. However, as there is provision in the policy for regard to be paid to the visual impact of this, it is considered that the effect of this policy would be dependent on its implementation during the development management process.

Protect Cultural and Historic Assets

DM26 and DM31: DM31 would have a positive effect by expecting development to conserve or enhance historic assets or their setting, and seeking to ensure that their significance is not compromised. The policy sets criteria for minimising harm to historic assets and in the event that the total loss of an asset is unavoidable, ensures that its importance is recorded. Whilst the policy will not completely prevent negative impacts on historic assets, the inclusion of criteria to minimise harm suggests that the overall effect of this policy is positive. DM26 would also have a positive effect by protecting important views and respecting the local character and distinctiveness of areas.

Reduce Vulnerability to Flood Risk

DM27: This policy has a moderately positive effect given that it makes provision for Sustainable Drainage Systems in the layout and form of the landscape design of developments.

Reduce non-renewable energy consumption

DM27, DM29, DM30 and DM31: The design policies generally have a positive effect on the reduction of non-renewable energy consumption by including factors such as local-climactic conditions and solar orientation as factors to be considered in the layout and form of development. Policies DM30 and DM31 have the potential for negative effects, given that the retrofit of existing buildings and heritage assets with sustainability measures would have to meet other criteria relating to the appearance of the buildings and the effect on the significance of the asset. However, given that these policies provide clarity over proposals to improve the energy consumption of buildings, it is considered that the effect will be dependent on the implementation of the policy during the development management process.

Development Management Design Policies DM26 – DM32: Effects Matrix

Objective	DM26	DM27	DM28	DM29	DM30	DM31	DM32
Improve Broad Determinants of Health – Air/Noise							
Improve Health Lifestyles - Eating/Open Space		+					
Housing Provision							
Provide Learning/Training/Skills							
Reduce Crime		+	+	+			
Employment Floorspace							
Address Income/Employment Deprivation							
Increase, walking, cycling, public transport		+	+				
Provide, easy, safe and cheap access to key services		+					
Protect and Enhance local ecology							
Conservation and wise use of land	I	I					
Protect and Enhance Green Infrastructure	+	+		+			
Townscape Quality	++	+	+		+	+	
Protect Cultural and Historic assets	+					+	
Reduce vulnerability to Flood Risk		+					
Reduce Non-Renewable Energy Consumption		+		+	I	I	

Development Management Pollution Policies DM33 – DM35: Appraisal

Healthy lifestyles – Air/Noise

DM33, DM34 and DM35: Positive effect as proposals seek to ensure that harm from polluting development is mitigated and pollution sensitive development is designed to prevent negative impact on amenity.

Local Ecology

DM33, DM34 and DM35: Positive effect as proposals seek to ensure that harm from polluting development is acceptably mitigated against.

Conservation and Wise Use of Land

DM33, DM34 and DM35: Potential negative effect as the policies may prevent the efficient use of some land if pollution impacts, such as those from the development of potentially contaminated previously developed land, cannot be overcome. However, by outlining appropriate mitigation, the policies provide clarity to decision makers to ensure that, where impacts can be mitigated, land is used efficiently without resulting in harm from pollution.

Green Infrastructure

DM33, DM34 and DM35: Positive effect as policies seek to ensure that unacceptable effects of pollution on Green Infrastructure are prevented.

Protect and Enhance Townscape

DM33 and DM35: Potential negative effect from some equipment necessary to mitigate pollution, such as extraction equipment, which can have a detrimental impact upon townscape if not carefully sited. However, both policies require the design of mitigation to be acceptable which will limit the potential for negative effects. Therefore it is considered that the implementation of the policies at the development management stage will determine their impact.

Protect Cultural and Historic Assets

DM33: Potential for negative effects on historic assets from some equipment necessary to mitigate pollution. However, the policy requires the design of mitigation to be acceptable which will limit the potential for negative effects. Therefore it is considered that the implementation of the policy will determine its impact.

DM33-DM35 Pollution Policies: Publication Effects Matrix

Objective	DM33		DM34		DM35	
Improve Broad Determinants of Health – Air/Noise	+		+		+	
Improve Health Lifestyles - Eating/Open Space						
Housing Provision						
Provide Learning/Training/Skills						
Reduce Crime						
Employment Floorspace						
Address Income/Employment Deprivation						
Increase, walking, cycling, public transport						
Provide, easy, safe and cheap access to key services						
Protect and Enhance local ecology	+		+		+	
Conservation and wise use of land	I	-	I	-	I	-
Protect and Enhance Green Infrastructure	+		+		+	
Townscape Quality	I				I	
Protect Cultural and Historic assets	I					
Reduce vulnerability to Flood Risk						
Reduce Non-Renewable Energy Consumption						

APPENDIX D - SA FRAMEWORK

The purpose of this section is to set out a range sustainability objectives, which respond to the key sustainability issues and data on the current environmental, social and economic state of the partnerships across the city. These objectives and associated data are used to appraise the options, policies and site proposals within the Site Allocations document.

	Baseline indicators	Geography of appraisal and data	Data	Target	Trend ↗ or ↘	Comments (e.g. evidence of any disparities *within* Bristol; comments on trend information etc)	Source and date Frequency of collection
Better health and wellbeing							
1	Improve the broad determinants of health						
1a	Noise Pollution	Whole of City	Bristol Noise Mapping	Below 55db		Within 10metres potential negative effect on sensitive uses.	BCC – based on 2005 noise data
1b	Air Pollution	Whole of City – where mapping has been completed	AQMA Exceedance Mapping	See Comments		Sensitive uses outside AQMA and known N02 exceedance zones	Air Quality Management Area – BCC 2011 N02 Exceedance Mapping – BCC
1C	Quantity, Quality and Accessibility to Public Open Spaces	Whole of iCity	PGSS Mapping	See comments		Quantity standard 18sqm/capita Distance standard 400m, 9 minutes walk time to green space Quality standard = to reach level of good (3) by 2028	BCC Parks - PGSS
1D	Access to retail centre, for fresh fruit and vegetables	Whole of City	Shops selling fresh fruit and Veg mapping	See Comments		Access standard set by Barton Et al 600metres to Supermarket, Green Grocer or Grocer	BCC 2011

Support communities that meet people's needs

2	Help make suitable housing available and affordable for everyone						
2a	Number of homes provided			7400		BCS5 and BCS2 in the Core Strategy determine the target	
2b	Number of affordable homes delivered (net)			420			9
3	Give everyone access to learning, training, skills and knowledge						
3a	Site access to education facilities Primary Secondary	Whole of City	Access Mapping			Access derived from Barton Et a Primary – 800 metres Secondary – 1500metres	Barton Et al 2010 BCC 2011
3b	Access to public library, and or training facilities	Whole of City	Access Mapping			Compiling baseline data and mapping of existing public libraries and training facilities	Barton Et al 2010 BCC 2011
4	Reduce crime and fear of crime						
4a	Development site in an area of crime deprivation?	Relevant LSOA's	Indices of Multiple Deprivation				Indices of Deprivation, CLG, 2010 BCC 2011

Develop the economy in ways that meet people's needs

5	**Provide Employment Floorspace and Job Opportunities**						
5a	Amount of employment floorspace Square metres (m2)(thousands) provided Retail: Commercial Office: Factory: Warehousing	Whole of City Retail: (A1 – A5) Office Commercial: (B1) Factory (B2) Warehousing (B8) Other (D uses)					BCC monitoring
6	Address employment and Income Deprivation						
6a	Employment loss or provision in	Employment Deprivation Mapping –	Indices of Multiple				Indices of Deprivation, CLG ,2010

	employment deprived area	Relevant LSOA's	Deprivation				BCC 2011
6b	Loss or provision of skills or training facility in area of employment or income deprivation	Employment Deprivation Mapping – Relevant LSOA's	Indices of Multiple Deprivation				Indices of Deprivation, CLG ,2010 BCC 2011

Sustainable Transport

7	**Increase journeys made by public transport, walking and cycling**						
7a	Site Access to public rights of way network						BCC 2011
7b	Sites access to cycle network						BCC 2011
7c	Site access to public transport						BCC 2011
8	**Help everyone access key services easily, safely and affordably**						
8a	Site has suitable access to Health facilities	Whole of City	Access mapping 2011			Access standard derived from Barton Et a GP Surgery 800 meters Dentist 800 meters	Barton Et al 2010 BCC 2011
8b	Site has suitable access to retail facilities	Whole of City	Access Mapping 2011			Access standard set by Barton Et al Any Retail centre 600metres (local access) Primary Shopping Area Centres (District, Town or Local) Secondary Shopping Frontage	Barton Et al 2010 BCC 2011
8c	Site has suitable access to Community Facility	Whole of City	Access Mapping 2011			Access standard derived from Barton Et a Youth Facility 300 meters Social/Sport 400 meters Meeting Place 600 meters	Barton Et al 2010 BCC 2011

Maintain and improve environmental quality and assets

9	Protect and enhance biodiversity and geodiversity						
9a	Development on or adjacent SNCI	Whole of City – where SNCI present	Wildlife Network Mapping				BCC 2011
9b	Connectivity and Integrity of the Bristol Wildlife Network maintained	Whole of City – where Wildlife Corridors Present	Wildlife Network Mapping			.	BCC 2011
10	Promote the conservation and wise use of land						
10a	% of development on previously developed land						
11	Protect and enhance Green Infrastructure						
11a	Development that effects a registered trees	Whole of City – Where recorded trees mapped	Trees Mapped				BCC 2011
11b	Connectivity and Integrity of the Strategic Green Infrastructure Network maintained	Whole of City – Where recorded trees mapped	Strategic Green Infrastructure Network mapping			Determine if suggested development site/policy proposals currently forms part of Strategic Green Infrastructure Network	Bristol city Council, Core Strategy 2011
11c	Development that effects a Landscape feature	Whole of City – Where recorded trees mapped	Landscape designation mapping			Determine if suggested development site/policy proposals near or on land designated as landscape feature	Bristol Local Plan, 1997
12	Protect and enhance townscape						
12a	Development enhance Important Views and Vista impacted by development	Whole of City – Where recorded.	Key views mapping creates baseline			Determine if suggested development site/policy proposals would impact views or vistas.	Bristol city Council 2011, City Design Group
13	Maintain and enhance cultural, historical and local distinctiveness assets						
13a	Would development effect	Whole of City	Designated			Determine if suggested	Bristol Historic Environmental Record

	Listed Buildings; Conservation Areas: SAM: Listed Historic Parks and Gardens:		Assets Mapping			development site/policy proposals contains Listed Building; Conservation Area: SAM: Listed Historic Parks and Gardens	2011
13b	Would development effect Undesignated Assets:	Whole of City	Undesignated Asset Mapping			Determine if suggested development site/policy proposals contains an undesignated asset.	Bristol Historic Environmental Record 2011
14	Reduce vulnerability to flooding, sea level rise (taking account of climate change)						
14a	Development Proposed in SFRA flood risk zones 3a, 3B or 2 And Environment Agency Flood risk zones 2 or 3	Whole of City – where flood risk is an issue	SFRA Flood risk Mapping Environment Agency Flood zone mapping			Determine if suggested development site/policy proposals would be in flood zone 2a/3a/ba – any hazard rating And if in Floodrisk Area 2 or 3	Halcrow SFRA for BCC, 2009 Environment Agency, Flood Zone Mapping version 4.4

APPENDIX E – BASELINE INFORMATION

This section provides additional information to that contained in the Scoping Report of June 2010. In particular mapped GIS information relevant to key issues, which will form part of the appraisal process.

Health and Well Being

The Core Strategy sustainability appraisal highlighted the increased density of living in the central area, coupled with increased travel activity had potential for negative impacts upon health and well being, through increased noise and air pollution.

Clean air is a basic requirement for health and wellbeing (WHO 2005). Road transport is the primary source of urban air pollution. A number of different air-borne particulates are antagonistic to the sensitive lining of airways and act as irritants, causing difficulties and discomfort. In particular, this can exacerbate conditions of people with pre-existing respiratory diseases, such as asthma. The incidence of asthma has been increasing, particularly among children, but the reasons for this are unclear. There is a clear association between long-term exposure to particulate air pollution ($PM_{2,5}$ and sulphate and sulphur dioxide) and a reduction in life-expectancy caused by cardiovascular disease. The interaction between particulates, nitrogen dioxide and ozone can aggravate these issues.

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 on mental health and cognitive impairment.

Noise Pollution

Quality of Life (QoL) data compiled by Bristol City Council for 2010, included information on residents who have a problem with noise pollution from traffic and neighbours. Bristol City Council also mapped noise levels from traffic across the city. The noise maps were produced in accordance with the requirements of the Environmental Noise Directive and the Environmental Noise (England) Regulations (2006). Guidance from the Working Group - Assessment of Exposure to Noise (WG-AEN, 2006) was used where relevant in developing the noise models.

The map below shows noise levels as Lden in decibels. This is the European metric for environmental noise and is a composite indicator that represents noise in the Day, Evening and Night periods. The data used were from 2005. The map below is useful to understand locations in the city where noise pollution is already an acute issue and further sensitive uses and users might be negatively effected.

Site Allocations Sustainability Appraisal
Noise Pollution

Legend

Sites Allocated for Development

Road Noise (10m)
Lden

	4 - 45
	46 - 50
	51 - 55
	56 - 60
	61 - 65
	66 - 70
	71 - 75
	76 - 89

Bristol Boundary

Air Pollution

There are parts of Bristol, particularly the central area, where on average over the course of a year air quality is unlikely to achieve national objectives. Nitrogen oxides like nitric oxide (NO) and nitrogen dioxide (NO2) can react in the air to produce ozone and other harmful pollutants that lead to smog. Nitrogen dioxide emissions can also be further oxidised in air to acid gases, which contribute to the production of acid rain. Particulate matter, especially very fine particles, is thought to have a very large impact on human health and is one of the major problems facing environmental professionals. PM10 particles and even smaller fractions (PM2.5) can reach deep into our lungs and can cause severe respiratory problems as well as possibly contributing to many other conditions and diseases.. The City Council has declared an Air Quality Management Areas in the City Centre where nitrogen dioxide (NO2) and fine particles (PM10) are being monitored.

In addition to the AQMA mapping, the city council has mapped where there is residential exposure to NO2 above levels of 40ugm-3. This is useful in understanding existing locations in the central area where air pollution is likely to be having a negative impact on health. This has been Included on the map below.

Open Space

The Bristol Parks and Green Spaces Strategy has mapped publicly accessible open spaces in the city, across five typologies. The PGSS also contains standards for provision and access. This information will be used to inform the appraisal of allocation sites.

The relationship between green space and health is complex and multi-dimensional. Access to open space and nature can both improve people' general sense of wellbeing, relaxation and levels of stress and aid people's recovery from illness. It can provide space for social interaction and cohesion. Proximity to green space can play a role in how physically active people are likely to be, and thus on the likelihood of them being overweight or obese.

Open space can provide opportunities for children's play, both formal and informal, that promotes children's development, creativity and independence and helps keep children healthy and active. However, it is important that such space is perceived as being safe or it will not be used. Green space can also provide direct protection against environmental exposures such as air pollution, noise, wind,

flooding and influence the local micro-climate and mitigate the extremes of temperature in urban environments, introducing cooler, fresher air into urban area.

Access to Fresh fruit and Vegetables

The Department of Health „"healthy balanced diet" includes eating five or more portions of fruit and vegetables per day, together with the correct balance of fibre, salt, fat and sugar. An unbalanced diet can lead to a number of health problems, including type 2 diabetes, circulatory diseases and obesity. In spatial planning terms, influencing this determient of health and healthy lifestyles, focuses on ensuring provision of suitable A1 uses in accessible locations, to then allow suitable access to shop selling fruit and vegetables.

Data initially collected by Bristol City Council and Bristol PCT, utilised for a 'Who Feeds Bristol Report, has been used to map access, to the shops selling fresh food and vegetables across the Central Area. Accessibility for this mapping has been based on a 600metre standard set out in Barton et al's *Shaping Neighborhoods, for local health and global sustainability* With the exception of a small area in St Philips the data confirms the Quality of Life results, that there is relatively good access to shops selling fresh fruit and vegetables.
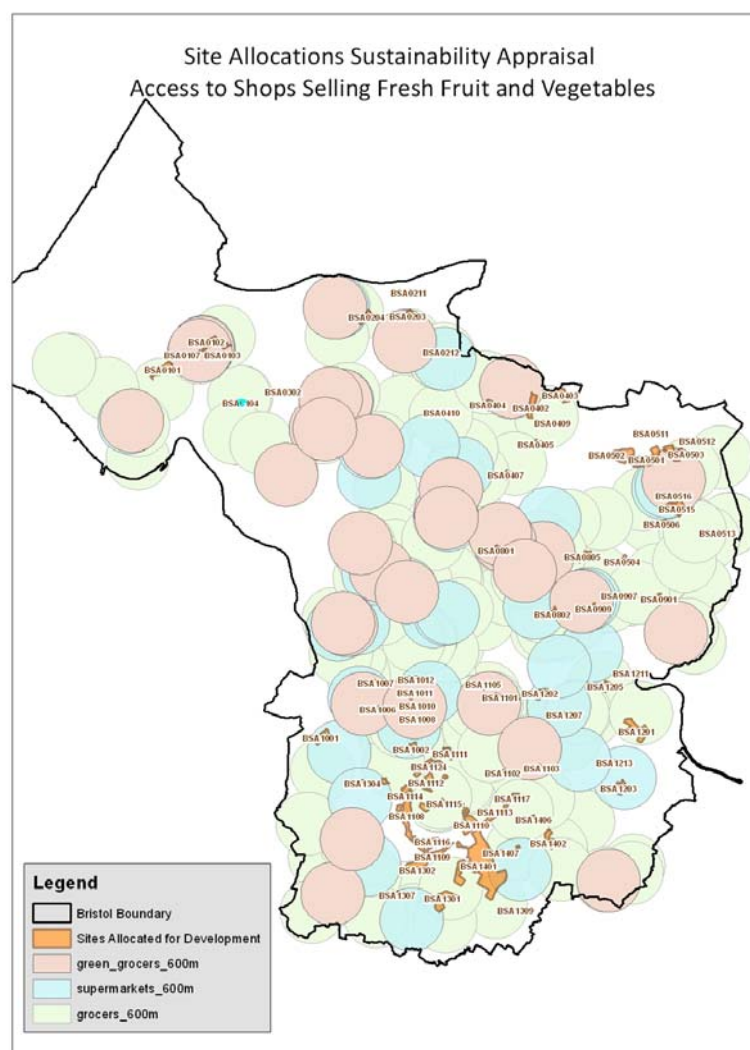
Crime

Crime has a major effect on individuals and communities and is therefore measured by the indices of deprivation (IND). For crime deprivation the rate of recorded crime for four major crime types is measured – violence, burglary, theft and criminal damage – representing the risk of personal and material victimisation at a small area level.

In comparison to other types of deprivation, Bristol experiences some of the highest levels of crime deprivation. As in other similarly sized urban areas, the incidence of recorded crime is widespread throughout the city.
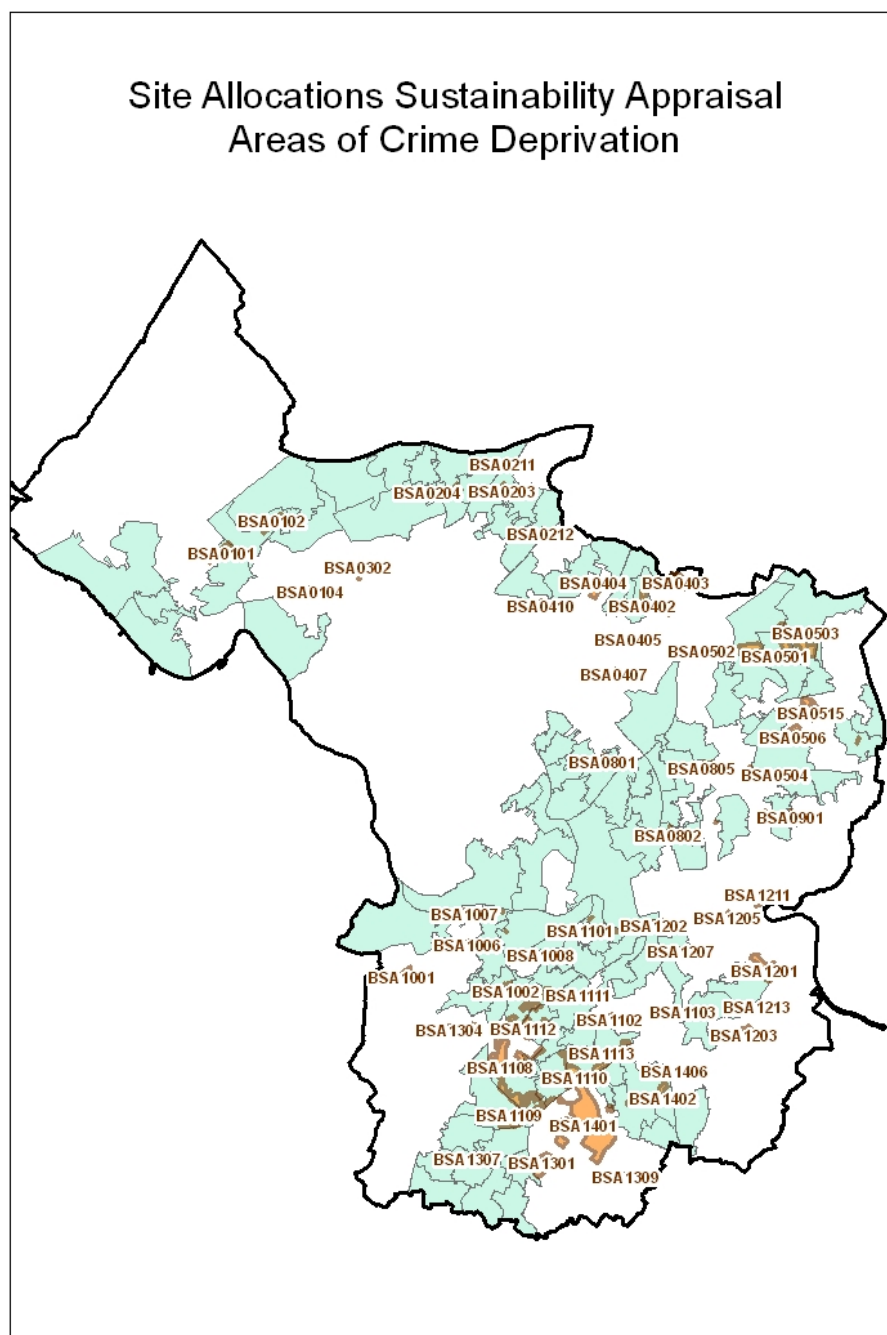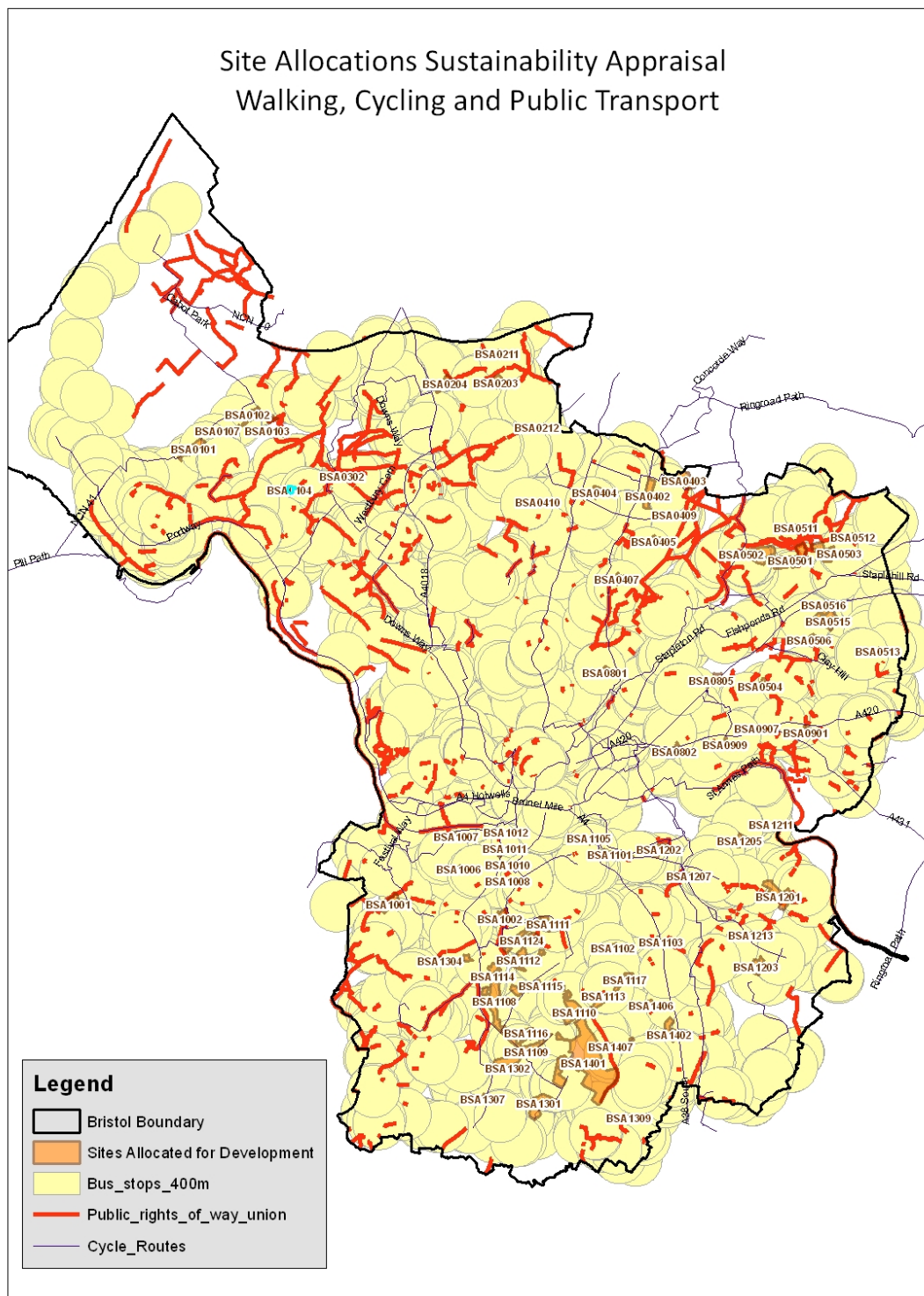

Site Allocations Sustainability Appraisal
Areas of Crime Deprivation

Transport

The Core Strategy sustainability appraisal highlighted that until the locations and quantity of development is known, it would be difficult to ascertain the likelihood of increasing in cycling, walking and public transport use.

Information and mapping is being obtained on the public rights of way, cycle network and public transport access in the city to establish ease of access to utilizing these forms of transport. The

mapping below shows the sort of information to be used in appraising the site allocations.

Access to Key Services and Facilities

Mapping of healthcare facilities (hospitals, GP's, dentists, Pharmacies and Opticians), Retail (Primary, Shopping Areas, District and Local Centers) and Community Facilities (including youth facilities, meeting facilities and) has been undertaken to create a baseline understanding of the spatial distribution and amount of these facilities in and around the city centre. Education facilities are considered as part of the education, skills and training information.
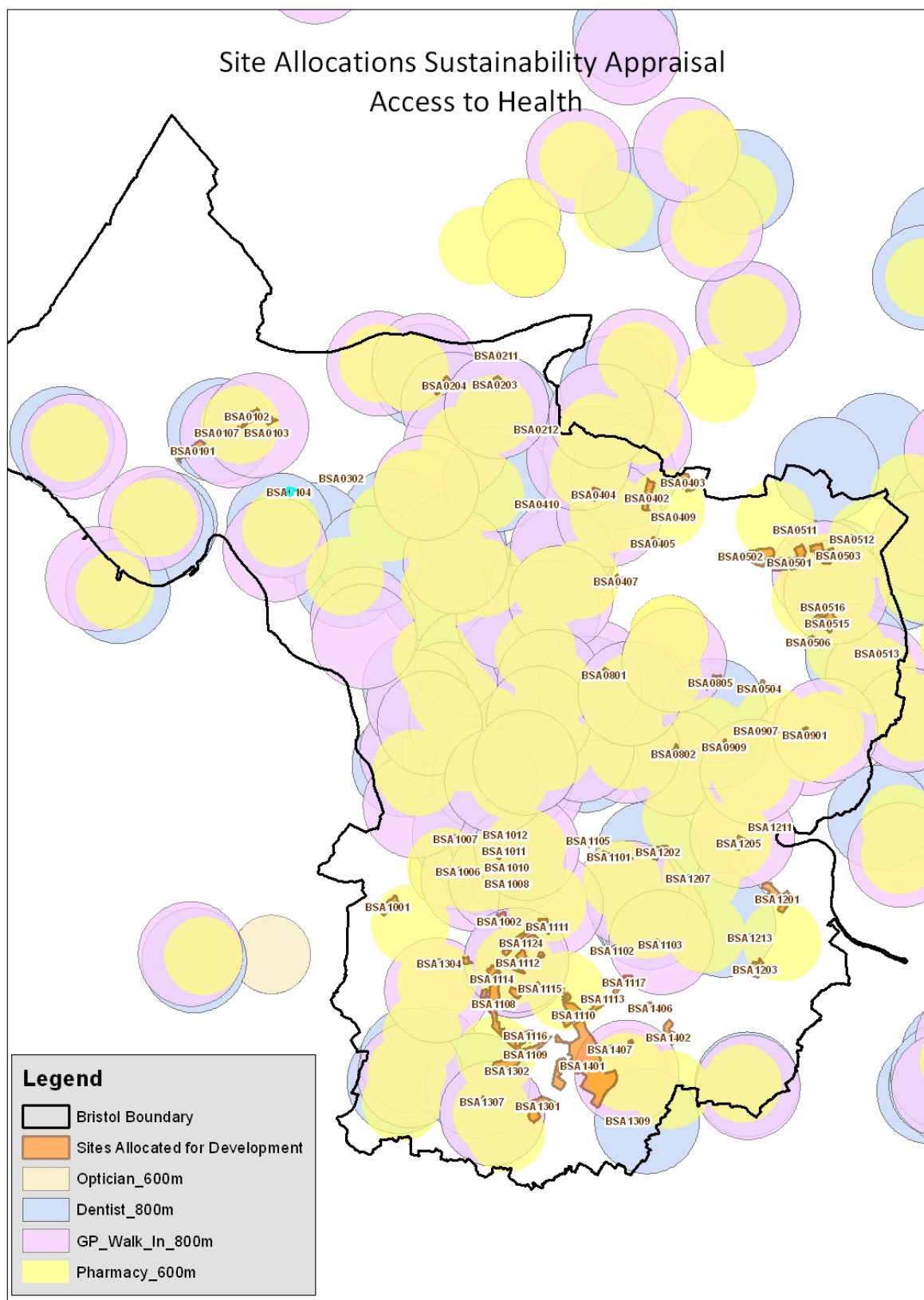
With a view to sustainable modes of travel, health, air quality and general sustainability, access in the Central Area, refers to the ability to access key facilities by walking. Therefore to inform consideration of access, accessibility standards for key services and facilities are required. For example the Parks and Green Spaces Strategy, determine appropriate access to parks based on walking distances to open spaces, which then allows understanding of areas in the city which do not have suitable access. Where local strategies or policy exists that specifies suitable distance to access a facility by walking, these will be the primary source of appropriate access distances to key facilities. Where no local standards for access are found, academic research by Barton, Grant and Guise, contained with 'Shaping Neighborhoods, for local health and global sustainability', suggested access distance to a range of key services and facilities, based on ensuring those facilities can be accessed by walking.
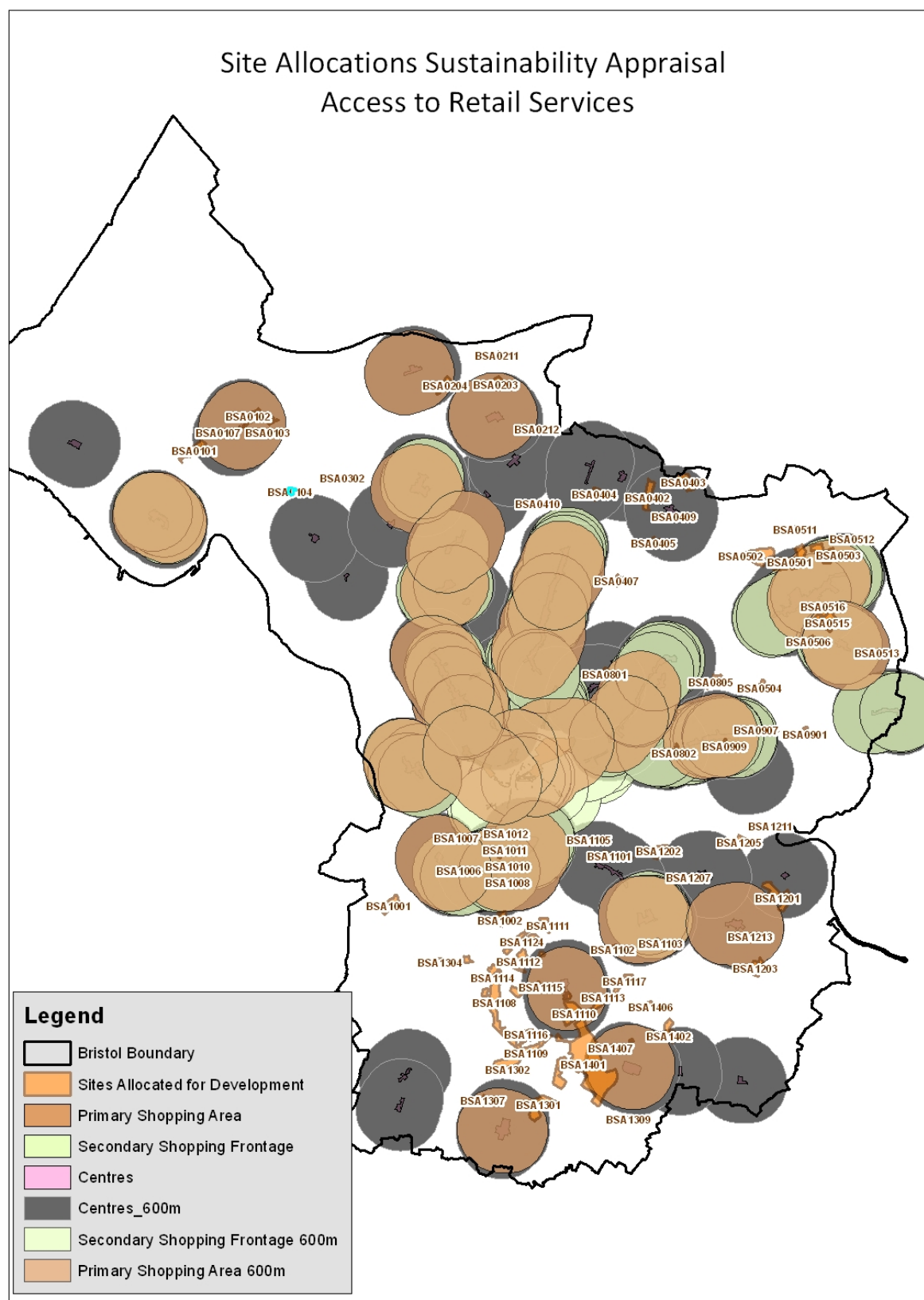
The West of England, JLTP3 highlighted the importance of access to services and facilities to address deprivation. Comparing the information and mapping of basic services and facilities, with the employment and income deprived LSOA's mapping refereed to in section 4.15 of this baseline report, will assist in understanding the current issues in regards to accessing key services and facilities.

The city council and local PCT do not have adopted walking access standards for healthcare facilities. Therefore relevant standards within 'Shaping Neighbourhoods' (Barton et al:2010), has been utilized. Access to Opticians, Pharmacies are based on standards to access local centers, while dentists have been considered to GP surgeries. Similar standards have been adopted from Barton for Retail and community facilites. The baseline maps are shown on the following pages and will be utilized in the appraisal process.

Health Facility	Access Standard	Source
Hospital with A&E	5 kilometers	Shaping Neighbourhoods: Page 122
GP Surgery	800 meters	Shaping Neighbourhoods: Page 122 and 134
Dentist	800 meters	Shaping Neighbourhoods: Page 122
Opticians	600 meters	Shaping Neighbourhoods: Page 122 and 134
Pharmacies	600 meters	Shaping Neighbourhoods: Page 122 and 135
Retail Facilities	Access Standard	Source
Primary Shopping Area	600m	Shaping Neighbourhoods: Page 122 and 134
Centre	600 m	Shaping Neighbourhoods: Page 122 and 135
Community Facility	Access Standard	Source
Meeting Venue	600m	Shaping Neighbourhoods: Page 122
Youth	300m	Shaping Neighbourhoods: Page 122 and 134
Social/Leisure	400m	Shaping Neighbourhoods: Page 122 and 135

Site Allocations Sustainability Appraisal
Access to Health

Site Allocations Sustainability Appraisal
Access to Retail Services

Legend

Bristol Boundary

Sites Allocated for Development

Primary Shopping Area

Secondary Shopping Frontage

Centres

Centres_600m

Secondary Shopping Frontage 600m

Primary Shopping Area 600m

Site Allocations Sustainability Appraisal
Access to Community Facilities

Habitats and Species

Bristol has within its boundary a wealth of natural assets, from internationally protected sites to a complex Wildlife Network that runs throughout the city. There are three important types of local sites in the city. Two of these; designated Sites of Nature Conservation Interest (SNCI) and Wildlife Corridor Sites (WCS), form the Bristol Wildlife Network.

The network links the local designated sites to each other and the wider countryside, via wildlife corridors, allowing wildlife continued existence in an urban area, and adaptation to changes in the built and natural environment. It also allows visual interaction with wildlife and nature across Bristol, benefiting quality of life, physical and mental well being and can provide educational benefits. Sections of the Wildlife Network contain a number of Biodiversity Action Plan (BAP) habitats and species. The Bristol Wildlife Network mapping, provides information on component sites and corridor in the network, and the types of habitats and species within. Development is expected to maintain and enhance the connectivity of the network and respond positively through design or mitigation, to any types of habitats or species onsite, when considering any development on or adjacent the network.

The extent of the Wildlife Network in Bristol is displayed below. Again this information will be used to appraise the effect of site allocations on local ecology.

Green Infrastructure

Green infrastructure (GI) is the term used to describe the network of green assets that can work together to support sustainability and quality of life within and around Bristol. The Central Area contains assets such as rivers and waterways, landscapes, private and public open spaces, public rights of way, cycle lanes and a strong framework of street trees. Policy BCS9 in the Core Strategy sets out the approach to the range of GI assets.

Information on wildlife sites in the Central Area has been provided in other sections of this report. Their role as GI assets will be considered and appraised under the sustainability heading of habitats and species. However, baseline information on other major GI assets in the central area can also be utilised to positively shape policies and plan options.

Landscape features

Many of the open spaces have a dual function as important landscape features, which form and contribute to the setting and character of the central area. The current landscape features in the central area and surrounding it are displayed on the map below
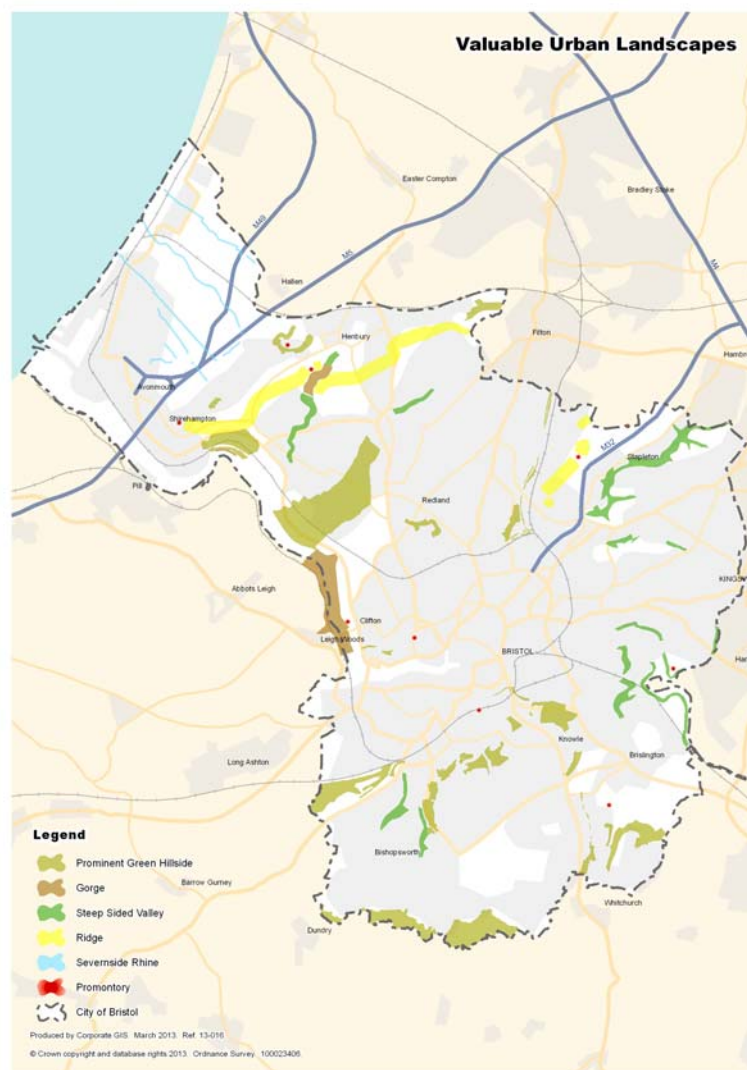
Trees & woodland

One of the most important green assets in any urban area and especially in a dense city centre with limited room for substantive amounts of new open space, are trees. Those in the public and private realm, and especially where they form woodlands, tree lined avenues, frameworks of trees provide a range of functions and benefits.

Trees provide obvious visual amenity and townscape benefits, greening the urban environment. However, they also provide important functions as wildlife corridors and habitats, cool urban environments, assist in improving air quality and help to reduce runoff and assist evaporation providing positive benefits for reducing flood risk. As an example The map below displays the location of council maintained trees and also the potential tree planting locations in central Bristol, this is available for many areas across the city.
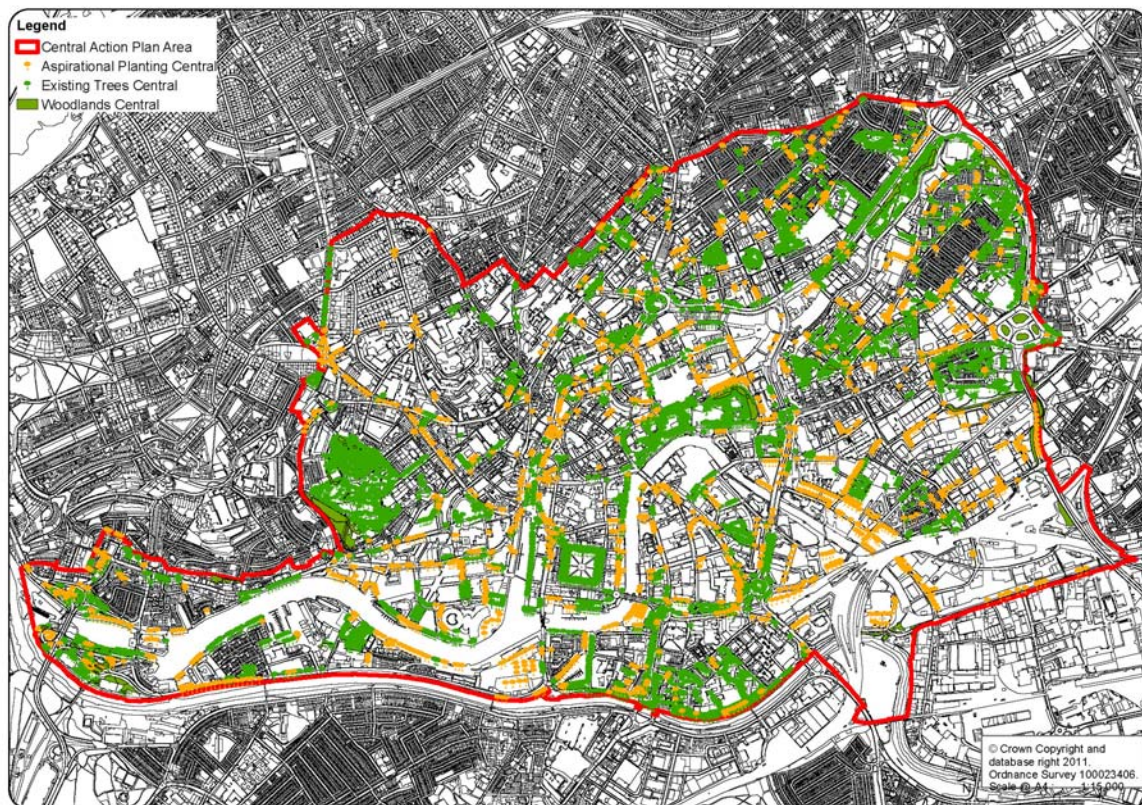
Strategic Green infrastructure

In addition to individual GI assets, a Strategic Green Infrastructure Network runs throughout the city . This network exists through green assets and connections, that allow people and wildlife to move around the city and central area along green corridors, in view of GI and facilitates access to larger green sites, especially by sustainable modes of transport. Policy BCS9 aims to protect the connectivity of the Strategic Green Infrastructure Network and increase connections to it and it will form part of the evidence base to appraise impacts of policy and sites on GI and quality of life.

Heritage Assets

Bristol was established as an urban centre by the late 10th century and was one of the most important mediaeval ports in the country; consequently the central area of Bristol is rich in historic assets. The historic environment is important not just for its own sake; it adds to regeneration and is a major draw for business and growth in the city. It is also a source of immense local pride, as well as being a valuable education resource.

The city council maintains and keeps up to date a Historic Environment Record (HER), which provides data on the location, quality and detail of both designated and non designated heritage Assets. This can be used to determine if any allocation sites are likely to cause conflict or an effect on historic or cultural assets. The map below illustrates the large number of designated heritage assets, and their distribution across the city

Where Conservation Areas exist within and adjoining the Central Area, the adopted Conservation Area Character Appraisals contain further data and guidance to assist appropriate and positive policies, designation and development.

The central area also contains over a thousand non designated assets, including buildings of merit, non scheduled monuments, and below ground assets. These are also stored on the Historic Environment Record (HER) and can make an important contribution to the quality and distinctiveness of the townscape and built environment with Bristol.