



# Site Allocations and Development Management Policies

Publication Version (March 2013)

## Sustainability Appraisal Main Report



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## **APPENDICES**

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# 1 Introduction

## 1.1 The Bristol Local Plan

- 1.1.1 The Site Allocations and Development Management Policies and Development Management Policies are being prepared as part of the Bristol Local Plan. The Bristol Local Plan is a set of documents which will update and replace the previous Local Plan adopted in 1997 and will guide future planning decisions in the city.
- 1.1.2 The lead Local Plan document is the Core Strategy. This sets out the overall development strategy for the city and contains strategic planning policies to deliver that strategy. The Core Strategy was adopted in June 2011. The council is also preparing a Central Area Plan.

## 1.2 The Site Allocations and Development Management Policies

- 1.2.1 To support the delivery of the Core Strategy, the Site Allocations and Development Management Policies and Development Management Policies set out:
- **Development Management policies:** detailed planning policies which will be used by the council when assessing planning applications;
  - **Designations:** land which should be safeguarded (e.g. for open space or transport infrastructure) or where specific policies apply (e.g. local centres);
  - **Site Allocations and Development Management Policies:** sites to be allocated for development for particular land uses, for example, homes, business and mixed-uses. The intention is to provide clarity to planning applicants and the community regarding the land uses that, in principle, are acceptable to the council on specific sites.

## 1.3 Purpose of Sustainability Appraisal

- 1.3.1 The purpose of a sustainability appraisal is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans.
- 1.3.2 Sustainability Appraisal is a statutory process used to assess the social, economic and environmental implications of proposed planning policies to help inform the decision-making process. It is intended to promote sustainable development by better integrating sustainability considerations into the preparation of the planning documents which make up the Bristol Development Framework; the Site Allocations and Development Management Document is one of these planning documents
- 1.3.3 Government guidance, advises that sustainability appraisal of planning documents is intended to:



- provide an integrated, ongoing assessment of the likely significant effects of planning documents as they are being prepared;
- provide a means of translating sustainability objectives for the area into sustainable planning policies;
- reflect global, national, regional, local sustainability problems and issues; and
- provide an audit trail of how the plan has been revised to take into account the finding of the sustainability appraisal.

## 1.4 Strategic Environmental Assessment

- 1.4.1 The sustainability appraisal of planning documents must also incorporate (where relevant) the requirements of the European Directive 2001/42/EC on the 'assessment of the effects of certain plans and programmes on the environment'. This is commonly referred to as the Strategic Environmental Assessment or 'SEA' Directive.
- 1.4.2 The SEA Directive focuses on environmental issues, whilst the sustainability appraisal is broader and also considers social and economic issues. It is signposted throughout this report how the sustainability appraisal has met, and will meet, the requirements of the SEA Directive.

**Table 1 – SEA Directive Requirements**

Article	The SEA Directive's Requirements	Where covered in the SA Report
5(1) (a)	An outline of the contents, main objectives of the plan or programme	SA Report Section 1
	and relationship with other relevant plans and programmes;	Section 3 & Appendix A
5(1) (b)	The relevant aspects of the current state of the environment	Appendix A, Appendix E
	and the likely evolution thereof without the implementation of the plan or programme;	Appendix A, Appendix E and Section 4 and Appendix C.
5(1) (c)	The environmental characteristics of areas likely to be significantly affected;	Appendix E, Section 4 and Section 5
5(1) (d)	Existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Appendix A, Appendix E,
5(1) (e)	The environmental protection objectives, established at international, community or member state level, which are relevant to the plan	Appendix A



Article	The SEA Directive's Requirements	Where covered in the SA Report
	or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	
5(1) (f)	The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	SA Report section 4, Section 5 and Section 6, Appendix C.
5(1) (g)	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	SA Report Section 4, Section 5 and Section 6.
5(1) (h)	An outline of the reasons for selecting alternatives dealt with,	SA report section 4
	and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information;	SA Report section 2, in particular 2.2 – 2.7 , Section 4.1 and Section 5.1
5(1) (i)	A description of the measures envisaged concerning monitoring;	Appendix E and Section 2.3
5(1) (j)	A non-technical summary of the information provided under the above headings;	Separate document Available on <a href="http://www.bristol.gov.uk/page/planning-and-building-regulations/sustainability-appraisal">www.bristol.gov.uk/page/planning-and-building-regulations/sustainability-appraisal</a>



## 1.5 Appropriate Assessment

- 1.5.1 Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (the Habitats Directive) provides legal protection for habitats and species of European importance. These habitats and species are designated as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) and they make up the Natura 2000 network. Schedule 1 of the Conservation (Natural Habitats, &c) (Amendment) Regulations 2007 (Habitats Regulations) inserts a new Part IVA into the Conservation (Habitats, &c) Regulations 1994 and transposes into English law the requirement to carry out appropriate assessment for land use plans.
- 1.5.2 Appropriate assessment ensures protection of the integrity of European sites is incorporated into the preparation of development plans at both the regional and local level. At the local level it is the responsibility of the local planning authority to ensure that an assessment is carried out in accordance with the Habitats Directive and the amended Habitats Regulations. This must be carried out as a separate exercise to the Sustainability Appraisal. However, there is some overlap between the information required for the two assessments.



## 2 Sustainability Appraisal Methodology

### 2.1 Stages in the SA Process

- 2.1.1 Table 2 sets out the main stages in the guidance (A to E) and how they have been complied with in the appraisal process. The sustainability appraisal process Stage A started at the same time as preparation of the Site Allocations and Development Management Policies commenced.

**Table 2 – Sustainability Appraisal Stages**

Sustainability Appraisal Stage		Work undertaken
Stage A	Setting the Baseline, Key Issues, Objectives and scope	Site Allocations and Development Management Policies Scoping Paper June 2010
Stage B	Developing and Refining Options and Assessing Effects	Initial appraisal of emerging sites April 2010
		Site Allocations and Development Management Options Appraisal (January - May 2010)
		Site Allocations and Development Management Preferred Approach Appraisal (December 2011 – February 2012)
		Development Management Policies Appraisal December 2012 – February 2012)
		Publication Site Allocations and Development Management Policies December 2012 – March 2013
Stage C	Preparing the Sustainability Appraisal Report	Preferred Approach (March 2012) contained appraisal results for the site allocations options and site allocations preferred approach appraisals.
		Appraisal of publication allocation sites and finalised development management policies.
		Final appraisal and evaluation of residual effect March 2012



Stage D	Reporting and Consultation	Updated Scoping Report June 2010
		Initial Sustainability Information May 2010
		Preferred Approach Sustainability Appraisal Report (March 2012)
		Publication SA report (this version) – March 2013
Stage E	Monitoring	Publication SA report (this version) – March 2013

- 2.1.2 The appraisal has been carried out in-house by the Strategic Policy team.. Undertaking the process in-house helped to ensure that the key findings of the appraisal were taken into account in the preparation of the emerging Site Allocations and Development Management Policies.

## 2.2 Stage A of the SA process - Identify other relevant plans, policies and programmes and sustainability objectives.

- 2.2.1 A desk-based study was undertaken to review a wide range of plan, policies and programmes occurring at the international, national, regional and local level. Initially this was carried out as part of the evidence gathering stage in the preparation of the Site Allocations and Development Management Policies, and reported in the Updated Scoping Report May 2010. A study of the plans and programmes was used to identify the important aspects of those other plans and policies to take into account in the preparation of the options, and the options sustainability appraisal. As many plans and programmes were collected for the Core Strategy sustainability appraisal, this study looked at only new or updated plans and programmes and strategies of relevance. A summary of these can be found in Appendix A to this report.
- 2.2.2 Baseline information was collated and analysed to provide information on the current and likely future state of the city, this was first undertaken as part of the Scoping Report stage and refined throughout the appraisal process. The purpose of the collection and analysis of baseline information is threefold.
- It provides important contextual information on the current and likely future state of the city to inform the identification of Key Sustainability Issues.
  - Secondly, it provides the basis for identifying trends and predicting the significant effects of Site Allocations and Development Management Policies



policy on sustainability. Knowledge of existing sustainability conditions is crucial to an effective appraisal and understanding of Site Allocations and Development Management Policies effects, on sustainability in the city.

- Thirdly, it provides a series of indicators and targets, which can be used in monitoring the identified significant effects of the Site Allocations and Development Management Policies

- 2.2.3 Much of the baseline information was held by the research and monitoring section of the Strategic Policy Team and other departments within the Council. However, close liaison with statutory consultees in particular the Environment Agency, English Heritage, Natural England, Bristol Primary Care Trust during statutory consultation and informally has contributed to this information and improved the breadth and robustness of the baseline.
- 2.2.4 The sustainability appraisal framework is central to the appraisal process and contains the sustainability objectives against which the emerging Site Allocations and Development Management Policies are appraised. To assist in determining the effects of the Site Allocations and Development Management Policies individual indicators relevant to each sustainability objective have been derived from the baseline information. These indicators were used during the appraisal.
- 2.2.5 Further information on the plans, programmes and strategies, baseline information, key sustainability issues and sustainability objectives follows in section 2 of this report.

This meets Annex I (a-e) and Articles 5.4 and 6.3 of the SEA Directive
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## 2.3 Stage B – Developing and refining options and assessing effects

- 2.3.1 Scoring used to make assessment of effects during the sustainability appraisal was as follows:

Symbol	Meaning
Significant positive (+ +) or positive (+)	Positive effect – approach would help in achieving the objective.
Significant negative (- -) or negative (-)	Negative effect – approach would be in conflict with the objective.
I	Effect depends on either final implementation (e.g. location of development on a site, design detail or route of cycle link), or uncertain effects (e.g grocers with unknown certainty of selling fresh fruit and vegetables) to make appraisal – however potential exists for negative or positive effect
	Not considered to directly effect

- 2.3.2 The identification and assessment of effects was carried out by officer working groups within the policy team. When undertaking the assessment of effects 'Effect Criteria', relating to each sustainability objective were utilised. For each



sustainability objective, examples of significant positive and negative effects were set out, as a starting point for considering a policy or sites effect and nature of effect.

- 2.3.3 The significant effects criteria is not and should not be considered a definitive list of significant effects, its role in the appraisal process is to increase understanding and transparency of judgments and rationale in evaluating the significant effects of the Site Allocations and Development Management Policies Management sustainability appraisal. The Significant Effect Criteria **are available to view as Appendix B.**
- 2.3.4 In determining whether or not an effect was significant, also considered are the probability, duration, frequency and reversibility of an effect on the sustainability objectives. During the appraisal of effects, consideration was given to how any significant adverse effects might be mitigated. 'Mitigation measures' are those measures to prevent, reduce or offset significant adverse effects of implementing the DPD. However, they also include proactive avoidance of adverse effects as well as actions taken after effects are noticed.

### **Initial Sustainability Information**

- 2.3.5 Initial sustainability information was prepared for the allocation sites within the Development Management Options Document. This information shows how resources and assets across the city could potentially be affected by the allocation of sites for development it highlighted potential impacts which would require mitigation if the sites were taken forward for development and informed the full appraisal of the options for Site Allocations and Development Management Policies.

### **Options Appraisal**

- 2.3.6 The Site Allocations and Development Management Options June (2010), contained a range of options which were appraised in emerging draft from January 2010 onwards. Appraising these options informed the selection of a Preferred Approach on allocation sites. The sustainability rationale for taking forward certain sites is included in the appraisal of each partnership (section 4 of this report).
- 2.3.7 The appraisal of options also informed development considerations and mitigation for potential negative effects. The appraisal of options, on the allocation sites in each partnership was reported in the Preferred Approach Sustainability Appraisal (March 2012). The results of the appraisal can be viewed here: [www.bristol.gov.uk/page/planning-and-building-regulations/sustainability-appraisal](http://www.bristol.gov.uk/page/planning-and-building-regulations/sustainability-appraisal)
- 2.3.8 Alternatively an overview of the options in each partnership area, along with sustainability appraisal commentary and matrices for the options appraisal stage can be view in Section 4, along with a summary of sustainability rationale for progression of particular allocation options.



## **Preferred Approach Appraisal**

- 2.3.9 A second phase of appraisal took place between November 2011 and February 2012, an appraisal of the Site Allocations Preferred Approach. The results of the Preferred Approach appraisal lead to certainty of effects relevant to each allocation site and potential need for a final set of development consideration where negative or significant negative effects were appraised.
- 2.3.10 The results of the Preferred Appraisal, by partnership are available to view in section 4 of this Sustainability Appraisal Report.
- 2.3.11 The significant effects, suggested mitigation and enhancement from that stage of appraisal that have contributed to the formulation of the publication policies are referred to in Section 5, which provides information on the change to policies as a result of the appraisal process.

## **Publication Appraisals**

- 2.3.12 An appraisal of the development management policies was undertaken by planning policy officers in late 2012 and Jan 2013. The full appraisal findings are available to view in full in Appendix C, of this report. A summary of the findings are set out in section 5 and the cumulative effect of the development management policies and site allocations on sustainability is set out in section 6 of this document.
- 2.3.13 The final appraisal of the allocations sites was also undertaken in late 2012 and January 2013. This considered any changes between Preferred Approach (new sites, deleted sites, significant changes to development considerations, or new uses) and publication and also appraised the full range of development considerations.
- 2.3.14 Having regard to the remaining negative effects a number of sessions focused on making final changes to the development considerations and policies to enhance their sustainability, or in so far as possible remove remaining negative effects.

<b>The work carried out at Stage B meets Annex I (a-j) of the SEA Directive.</b>
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## **2.4 Stage C – Preparing the Sustainability Appraisal Report**

- 2.4.1 Initial baseline data, sustainability objectives, plans, programmes and strategies was contained in the Scoping Report June 2010. This was complemented by Initial Sustainability Appraisal information. This information informed subsequent appraisal of options and later stages of the site allocations and development management policies.
- 2.4.2 A Sustainability Appraisal Report was published alongside the Site Allocations and Development Management Policies Preferred Approach (March 2012), which documented in detail the results of the sustainability appraisal that had been carried out on the Site Allocations Options and the Site Allocations Preferred Approaches.



- 2.4.3 Preparation of a sustainability appraisal report, for the Preferred Approach stage of the Site Allocations was not a statutory stage or requirement. However, allocations sites have been subject to sustainability appraisal to assist informed decisions between options on development sites, which were presented in the Options Consultation Document (2010), and the further appraisal work on the Preferred Approach on allocation sites was considered appropriate to consult and share the findings of.
- 2.4.4 This Sustainability Appraisal Report provides information on the appraisal process undertaken on the Site Allocations and Development Management Policies. It documents appraisal of the Site Allocations, from options to publication, which is available to view in section 4 of this report. The appraisal of the Development Management policies which is available to view in Section 5. It also includes an overall evaluation appraisal, available to view in section 6 of this report.

**The work carried at Stage B, the Draft Sustainability Appraisal report and this Report meet Article 5 and Annex I(a-j) of the SEA Directive.**

## **2.5 Stage D – Consulting on the Preferred Options of the DPD and the Sustainability Appraisal Report**

- 2.5.1 A Scoping Report was made available for public consultation in June 2010, until October 2010. This contained an initial set of objectives, baseline data and key sustainability issues.
- 2.5.2 The emerging Options for the Site Allocations were appraised in early draft and Preferred Approaches for site allocations also appraised. The findings of these appraisal's were made available for consultation in the 'Site Allocations and Development Management Policies Preferred Approach' Sustainability Appraisal, in March 2012
- 2.5.3 This Sustainability Appraisal report, accompanies the publication version of the Site Allocations and Development Management Policies document, and is available for a seven week consultation period starting on March 22nd, 2013, ending on the 10th of May.
- 2.5.4 Any changes required following consultation on this Sustainability Appraisal Report and any appraisal undertaken due to changes in policy between publication and submission, will reporting in a revised Sustainability Appraisal Report to accompany the submission Site Allocations and Development Management Policies document.

**This stage will meet Articles 6(2), 8 and 9(1) of the SEA Directive.**



## 2.6 Stage E – Monitoring the significant effects of the implementing the DPD

- 2.6.1 The SA framework (appendix D) contains a number of indicators and baseline data that can be used in monitoring the residual and significant effects of the Site Allocations and Development Management Policies.

<b>This will meet Article 10.1 and Annex I(i) of the SEA Directive.</b>
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## 2.7 Assumptions and Limitations

- 2.7.1 Due to the iterative nature of sustainability appraisal, whereby the sustainability appraisals inform the preparation of each progressive stage of the Site Allocations and Development Management Policies Document, the appraisals must be carried out on drafts of the document as it is developing. However, re-appraisal at publication stage has attempted to ensure all changes, development considerations and most up to date versions of policy have been appraised. Further changes or significant alterations to the document between Publication and Submission can be subject to sustainability appraisal if appropriate to ensure sustainability effects are fully understood.
- 2.7.2 Data in relation to noise pollution and its effect on allocating sites, was based on work undertaken by the council to map noise from traffic across the city in 2005. 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). However, the age of the data and one off nature of the work should be recognised as a limitation. Notwithstanding this fact the work is useful to understand locations across the city where noise pollution is already an acute issue and further sensitive uses and users might be negatively effected.
- 2.7.3 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 Bristol. The data relating to shops (supermarkets, grocers and green grocers dates from 2011) is unlikely to reflect all shops across the city that sell those goods, and assumptions were made as to reasonable walking distance to those shops. 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
- 2.7.4 Utilising GIS data to undertake sections of appraisal, particularly to appraise effects on objectives relating to access, required certain assumptions to be made as to when access is positive or negative. Mapping of open spaces, shops selling fresh fruit and vegetables, education and skills facilities, 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 ) was undertaken to create a baseline understanding of the spatial distribution and amount of these facilities are the city. With a view to sustainable modes of travel, health, air quality and general



sustainability, access in 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' 2nd edition 2010, suggested access distance to a range of key services and facilities, based on ensuring those facilities can be accessed by walking. The suggested distances to facilities, services, education facilities, open spaces etc is available to view as part of the SA framework in **Appendix D**.

- 2.7.5 All Floodrisk information is based on modeling and subject to assumptions and a degree of accuracy, especially in predicting future trends under climate change scenario's. The appraisal findings therefore highlight sites with potential to vulnerability to Floodrisk and it is acknowledged new data and findings might change the significance and potential effect of Floodrisk on allocations sites.
- 2.7.6 The use of floodrisk data evolved during the appraisal process, which has lead to the appraisal findings in relation to Floodrisk, changing between the options, preferred approach and publication stages of the report. Partnership working between Bristol City Council and the Environment agency has allowed use of the most up to date floodzone areas for Bristol, in particular highlighting where Floodrisk zones 2 and 3, under a climate change scenario exist, which assisted in understanding the extent and significance of any Floodrisk.
- 2.7.7 The level of flood risk on each sites included at the publication version stage has been assessed using the Bristol Citywide and Avonmouth/Severnside Strategic Flood Risk Level 1 data and Level 2 data where available.



## 3 Sustainability Appraisal Context

### 3.1 Introduction

- 3.1.1 Setting the context for the appraisal is an essential part of the process and involves significant data gathering and analysis of information, as explained in Section 2.2 of this report. This section provides a summary of that context, with much of the detailed information contained in Appendices where appropriate.
- 3.1.2 A primary source and steer for contextual information, determinate of suitable sustainability objectives and focus for key sustainability issues relevant to the appraisal of the Site Allocations and Development Management Policies, has been the sustainability appraisal findings of the Core Strategy, and Core Strategy requirements and targets. The appraisal findings for the Core Strategy evaluated (section 6, Core Strategy Sustainability Appraisal 2009) that a number of issues would need to be further appraised and investigated as part of the Site Allocations, especially where the location of sites or more detailed policy might determine the outcome of effects.

### 3.2 Links with Other Plans, Programmes and Strategies

- 3.2.1 The Site Allocations and Development Management Policies document is one of a number of strategies prepared to guide the future of Bristol. There are a significant number of other plans, programmes and strategies which can be taken into account in the preparation of a planning document and associated sustainability appraisal.
- 3.2.2 Many of the plans, programmes and strategies relevant to planning issues were considered in the production of the Core Strategy the associated sustainability appraisal. The Site Allocations and Development Management Policies did not seek to replicate work and research undertaken for the sustainability appraisal of the Site Allocations and Development Management Policies and, especially as policy and mitigation had already been suggested for the policies within. Instead the investigation and compilation of plans, programmes and strategies focused on additional, updated or new documents with relevance to the issues facing the Site Allocations and Development Management Policies, which includes those issues which the sustainability appraisal of the Core Strategy considered might be reconsidered in the appraisal of the Site Allocations and Development Management Policies.
- 3.2.3 Additional plans, programmes and strategies were initially identified within the June 2010 Updated Scoping Report to assist the compilation of information on the characteristics of the City and devise the key sustainability issues facing the sustainability appraisal of the Site Allocations document. The plans and programmes of relevance have evolved due to the iterative nature of sustainability appraisal and plan production, as have the approach to key sustainability issues and associated objectives. An assessment of the implications of the plans, programmes' and strategies of relevance to the SA process and Site Allocations and Development Management Policies and Development



Management is provided in **Appendix A**.

### 3.3 Baseline Information

3.3.1 Information on the current environmental, social and economic state of Bristol, referred to as baseline information, provided the basis for appraisal effects in the Core Strategy, which initially helped to identify sustainability problems and alternative ways of dealing with them. Following sustainability appraisal of the Core Strategy, a number of key sustainability issues were considered relevant to the more detailed site level appraisal and data on these issues was collected.

3.3.2 Due to the nature of appraisal at site level baseline data was collected and utilised for the appraisal in mapped Geographical Information System (GIS) form. Key baseline data relevant to the appraisal for which mapped information was collected includes:

Air Quality and Noise Pollution

Access to Open Space and Access to shops selling fresh fruit and vegetables

Crime Deprivation

Employment

Public Transport, Cycling and walking access

Access to key services (health, community, retail)

Local Ecology assets

Green Infrastructure Assets

Heritage Assets

Floodrisk

3.3.3 This information also provides a benchmark against which future change can be measured. The mapped baseline data can be linked to individual sustainability objectives, in the sustainability appraisal framework and utilised to when making an assessment of effects during the appraisal process. The Scoping Report (May 2010) contained the initial baseline report and information, this has been supplemented by the mapped information. The baseline information is available to view in **Appendix E**. Baseline information and associated indicators used in the appraisal is available to view within the Sustainability Appraisal Framework, **Appendix D**.

3.3.4 The Scoping Report is available to view online:  
[www.bristol.gov.uk/sites/default/files/documents/planning\\_and\\_building\\_regulations/planning\\_policy/local\\_development\\_framework/Site%20Allocations%20and%20Development%20Management%20Document%20Sustainability%20Appraisal.pdf](http://www.bristol.gov.uk/sites/default/files/documents/planning_and_building_regulations/planning_policy/local_development_framework/Site%20Allocations%20and%20Development%20Management%20Document%20Sustainability%20Appraisal.pdf)

### 3.4 Key Sustainability Issues

3.4.1 Analysis of the Core Strategy sustainability findings which required further appraisal, the baseline and the social, environmental and economic characteristics of the city and additional plans and programmes reviewed have led to the identification of the key sustainability issues listed in Table 3 below.



**Table 3 - Key Sustainability Issues**

<b>Key Sustainability Issues</b>	
<b>Social</b>	
1. Health effected by air and noise pollution in certain areas of the city	Core Strategy Appraisal Finding. Appendix A Appendix E, page 72 - 74
2. Varied access to shops selling fresh fruit and vegetables	Appendix D, page 76
3. Whilst rates of robbery, domestic burglary, and vehicle crime are reducing, violent crime is increasing and fear of crime is remaining steady, especially in areas of high crime deprivation.	Appendix A Appendix D, page 77
<b>Environmental</b>	
1. Flood risk and the impact of sea level rise is an issue in Avonmouth and parts of the city centre.	Core Strategy Appraisal Finding Appendix A Appendix D
2. Local wildlife sites and Wildlife Network	Core Strategy Appraisal Finding Appendix E, page 84
3. Conservation and Wise Use of Land	Core Strategy Appraisal Findings
4. Safeguarding Green Infrastructure – Landscape, Strategic Green Infrastructure Network, trees	Core Strategy Appraisal Findings Appendix E, page 85 and 86
5. Safeguarding and intergrating existing historic and cultural assets	Core Strategy Appraisal Findings Appendix A Appendix E, page 87
<b>Economic</b>	
1. Housing Provision	General Core Strategy requirement and target
2. There is significant motor vehicle congestion and need for greater walking, cycling and public transport usage	Core Strategy Appraisal Finding Appendix A Appendix E, page 78
3. Retaining valuable employment space in the face of high housing demand.	General Core Strategy requirement and target



### 3.5 Sustainability Objectives

- 3.5.1 The objectives in the Core Strategy were used as a starting point in the preparation of the sustainability appraisal objectives used for the Site Allocations and Development Management Policies. Analysis of the Core Strategy findings, set out in the section 6 'Evaluation Section' of the Core Strategy Sustainability Appraisal (2009) created an understanding of the issues and objectives which required further investigation at a more detailed site level. This was often due to the nature of effect being dependent on the location of sites e.g Floodrisk, ecology, heritage and historic assets.
- 3.5.2 The sustainability appraisals objectives and associated data, used in the appraisal of the Site Allocations and Development Management Policies Options Consultation and Preferred Approach Documents, are available to view in the 'SA Framework' **Appendix D** of this report
- 3.5.3 To ensure that the requirements of the SEA Directive are met, a cross-check was undertaken between the sustainability appraisal objectives and the impacts listed in Annex I(f) of the SEA Directive (see). The SEA Directive requires the sustainability appraisal to cover, "the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors." Table 4 demonstrates how the sustainability objectives cover the required SEA topics.



**Table 4 - Sustainability Objectives, links with Key Sustainability Issues and the SEA Directive**

Sustainability objectives	SEA requirements
<p>Improve Broad Determinants of Health – Air/Noise</p> <p>Improve Health Lifestyles - Eating/Open Space</p>	<p>Air</p> <p>Soil</p> <p>Human health</p> <p>Population</p>
<p>Housing Provision</p> <p>Provide Learning/Training/Skills</p> <p>Reduce Crime</p>	<p>Population</p> <p>Human health</p> <p>material assets,</p>
<p>Provide Employment floorspace and job opportunities</p> <p>Address Income/Employment Deprivation</p>	<p>Population</p> <p>Human Health</p>
<p>Increase, walking, cycling, public transport</p> <p>Provide, easy, safe and cheap access to key services</p>	<p>Air</p> <p>Climatic factors</p> <p>Human health</p> <p>Population</p>
<p>Protect and Enhance local ecology</p> <p>Conservation and wise use of land</p> <p>Protect and Enhance Green Infrastructure</p>	<p>Biodiversity</p> <p>Fauna</p> <p>Flora</p> <p>Material assets</p> <p>Landscape</p> <p>Water</p>
<p>Protect and Enhance Townscape Quality</p> <p>Protect Protect Cultural and Historic assets</p> <p>Reduce vulnerability to Flood Risk</p>	<p>Cultural heritage including architectural and archaeological heritage</p> <p>Material assets</p> <p>Landscape</p> <p>Water</p> <p>Climatic factors</p>



## 4 SITE ALLOCATION EFFECTS

### 4.1 Site Allocation Appraisal Introduction

- 4.1.1 The sites allocations document is structured around the 14 Neighbourhood Partnership areas in Bristol:

Avonmouth and Kingsweston  
Henbury and Southmead  
Henleaze, Stoke Bishop and Westbury-on-Trym  
Horfield and Lockleaze  
Greater Fishponds  
Bishopston, Cotham and Redland  
Cabot, Clifton and Clifton East  
Ashley, Easton and Lawrence Hill  
St George  
Greater Bedminster  
Filwood, Knowle and Windmill Hill  
Brislington  
Dundry View  
Hengrove and Stockwood

- 4.1.2 The sustainability appraisal has been undertaken, recorded and reported by neighbourhood partnership. This section reports the sustainability appraisal findings from the key stages of the Site Allocations document production, those stages being;

1. Site Allocation Options;
2. Site Allocation Preferred Approach;
3. Site Allocation Publication.

- 4.1.3 The neighbourhood partnerships of Bishopston, Cobham and Redland; Cabot, Clifton and Clifton East have had no options or preferred sites for sites allocations. This sustainability appraisal report therefore contains no information relating to these areas.

- 4.1.4 The commentary, appraisal scoring and subsequent reporting for each allocation site focuses only on changes (either site use, size, additional development considerations) that could alter the nature of sustainability effect. For example; where a site at the options stage was appraised as having potential for negative effects on flood risk, this scoring would be repeated for each subsequent appraisal stage and no additional commentary would be recorded in the Preferred Approach or Publication section, unless changes were made to the allocation of the site, development consideration or new information introduced.

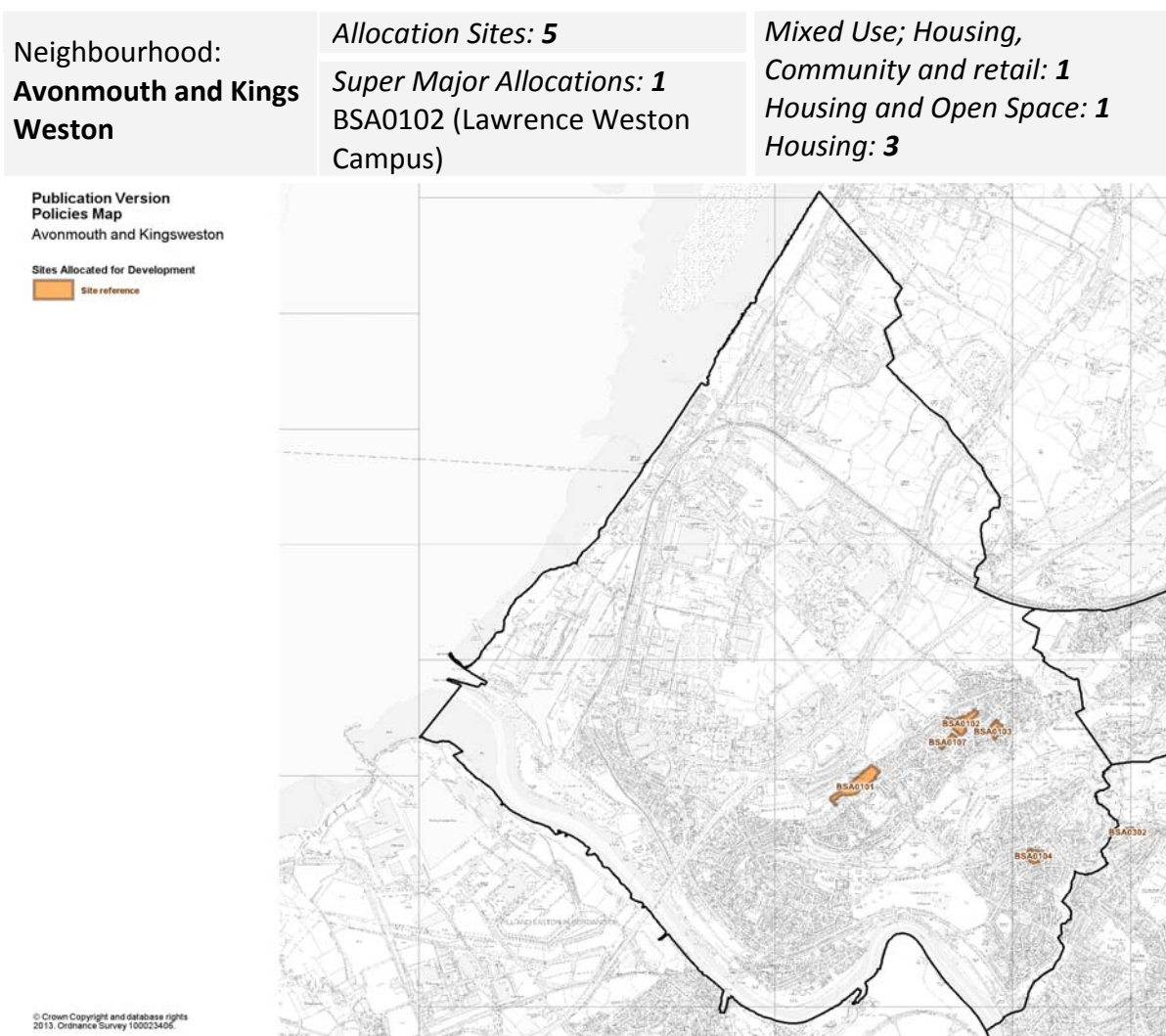
- 4.1.5 When reviewing and referring to the appraisal commentary for allocation sites across the neighbourhood partnerships, the Preferred Approach and Publication sections will therefore contain varying amounts of text and consider different sustainability objectives.



- 4.1.6 In all instances this sections set out for each neighbourhood partnership the following appraisal information;
1. An overview of allocation sites within the Publication version of the document
  2. List of the options appraised for each partnerships. These are the options they appeared in Site Allocations and Development Management Options Document June 2010.
  3. Findings of the sustainability appraisal of the Site Allocations and Development Management Options June 2010 allocations. This includes appraisal commentary and effects matrix.
  4. Rationale for progressing a site option as the 'Preferred Approach' for an allocation sites, and any new sites included in the document between June 2010 and March 2012.
  5. The findings of the sustainability appraisal of the Site Allocations and Development Management Preferred Approach site allocations.  
This includes relevant (please see 4.12 above) appraisal commentary and an effects matrix. It also includes contains appraisal of any new sites introduced since the June 2010 Site Allocations and Development Management Options and selected development considerations for a number of key sites.
  6. A list of any new sites, changes to the use of sites, or removal of sites between Preferred Approach and Publication stages.
  7. Publication appraisal findings. This includes commentary and matrices, only where sustainability issues or findings have changed. Changes included new or deleted sites and the consideration of development consideration.
- 4.1.7 Residual negative effects on sustainability issues from allocation sites across all partnerships are evaluated in section 6, where the effect of development management policies are also considered.



## 4.2 Avonmouth and Kingsweston: Sustainability Appraisal



### 4.3 Avonmouth and Kingsweston: Options

Site Reference	Site Name / Address	Options
<b>Avonmouth and Kingsweston</b>		
BSA0102	Land at former Lawrence Weston Campus of City of Bristol College, Lawrence Weston	Option A: Mixed-use (Housing, community use and offices) Option B: Do not allocate for development
BSA0103	Land to the west and south-west of Deering Close, Lawrence Weston	Option A: Mixed-use (Housing and open space) Option B: Do not allocate for development
BSA0104	Former Sea Mills Infant School, Sea Mills	Option A: Housing Option B: Housing and open space Option C: Do not allocate for development
BSA0105	Portway Tip, Portway	Option A: Housing Option B: Do not allocate for development
BSA0106	Land to rear of Sylvan Way and High Grove	Option A: Housing Option B: Do not allocate for development
BSA0107	Land to the rear of Ridingleaze, Lawrence Weston	Option A: Housing Option B: Do not allocate for development
BSA0108	Sunny Hill garage site	Option A: Housing Option B: Do not allocate for development
BSA0109	Grazing land at Woodwell Road	Option A: Housing Option B: Gypsy and Traveller residential site Option C: Do not allocate for development
BSA0110	Land at Moorend Gardens	Option A: Housing Option B: Do not allocate for development



## 4.4 Avonmouth and Kingsweston: Options Effects

### 4.4.1 *Improve Broad Determinants of Health – Air/Noise*

4.4.1.1 A number of the sites with an option for housing are considered to have potential for negative effects on human health due to noise pollution. Sites BSA0102, BSA0103 (60+ db), BSA0107 (60+db) have recorded noise levels above the acceptable 55db level, which might lead to a negative effect on determinants of health, if options for housing are taken forward.

4.4.1.2 BSA0104, BSA0106, BSA0108 are on sites with recorded noise levels below 55db, and also outside known NO2 Exceedance Zones or Air Quality Management Areas. These sites contain an option for housing, which in these locations would be considered to contribute towards a positive effect on the broad determinants of health, due to the safe levels of known air and noise pollution.

### 4.4.2 *Healthy lifestyles - Open Space and access to local food.*

4.4.2.1 All the sites have access to a suitable quantity of public open spaces. Therefore, options for housing allocation are considered to create potential for a positive effect on healthy lifestyles.

4.4.2.2 BSA0103, Option A retains a proportion of the site for open space and BSA0104 Option B proposes creation of additional public open space in the form of Children's Play Space. Both these options are considered to have positive effects on improving healthy lifestyles.

### 4.4.3 *Housing Provision*

4.4.3.1 Option A on all sites (Option A of BSA0102 and BSA0103 proposes mixed use scheme including housing), proposes housing which would assist in meeting housing need and assist in providing affordable housing. Option B on BSA0104 proposes a mixture of housing and open space, which is still considered to positively contribute to housing provision, although to a slightly lesser extent than Option A for site BSA0104 that proposes housing alone.

### 4.4.4 *Employment Floorspace*

4.4.4.1 Option A on Site BSA0102 proposes an allocation containing an element of employment land (office), this is considered to create potential for a positive effect on creation of job opportunities through an increase in office floorspace. The final extent of positive effect however, will be dependent on the mix of office to housing on the site.

### 4.4.5 *Increase walking Cycling and Public Transport*

4.4.5.1 All sites which propose housing or mixed use schemes are within reasonable access to public transport (bus stops), all sites in the partnership are also considered to have reasonable access to the cycling network and some the public rights of way network.

### 4.4.6 *Provide, easy, safe and cheap access to key services.*

4.4.6.1 BSA1206 is considered to have good access to health and community facilities. The site has access to two local centres, whilst this can assist in meeting very basic needs, the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. However, as Brislington Primary Shopping areas are within approximately 800metres, the potential for negative effects on accessing retail cheap and easily is considered to be negated.



- 4.4.6.2 BSA0102, BSA0103, are within reasonable distance (300 – 500m) of Ridingleaze Primary and District retail facilities. The sites also have access to a full range of health facilities within suitable distance and generally good access to community facilities. Therefore on these sites there is considered to be potential for a positive effect on access to key services.
- 4.4.6.3 BSA0104 has good access to health care facilities, a range of community facilities but is outside suitable distance to any retail facilities. The nearest is a local centre (Shirehampton Road) which is 700 metres away, but only offers local provision. Even if within suitable distance, access to only local centre can assist in meeting very basic needs, however the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. Therefore on this site there is considered to be potential for both positive and negative effects for the retail element.
- 4.4.6.4 BSA0106 has good access to health care facilities, a range of community facilities but is outside suitable distance to any retail facilities. The nearest is a local centre (Shirehampton Road) which is 700 metres away, but only offers local provision. Even if within suitable distance, access to only local centre can assist in meeting very basic needs, however the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. Therefore on this site there is considered to be potential for both positive and negative effects for the retail element.
- 4.4.6.5 BSA0108 is considered to have good access to health and community facilities. The site has access to a local retail centre, whilst this can assist in meeting very basic needs, the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. Therefore on this site there is considered to be potential for a positive and implementation dependent effect on the objective.
- 4.4.7 *Conservation and Wise Use of Land*
- 4.4.7.1 Option A on all sites, and also option B on sites BSA0104, reflect the Core Strategy approach to the location that safeguards existing countryside, maintains the current extent of the Green Belt and protects important open space assets.
- 4.4.7.2 On the options site (with the exceptions of BSA0103, BSA0106 and BSA0108), a positive effect would be achieved by developing new homes on previously developed sites and on land which does not need to be retained as part of the city's important open space provision,( for playing fields, open space or allotments) or is not required for Education use (BSA0102).
- 4.4.7.3 Options for not allocating on the sites which have been identified as surplus to current open space use, whilst retaining a green infrastructure element, are considered to have potential negative effects, as housing and employment land could potentially need to be directed toward more important areas of open space or green belt land, in order to meet Core Strategy growth requirements.
- 4.4.8 *Green Infrastructure*
- 4.4.8.1 Sites, BSA0102, BSA0103, BSA0104, BSA0106, BSA0108, contain existing green infrastructure assets, including trees, private green areas and former allotment sites. However, on some of these sites current green infrastructure roles have been considered not essential to meet playing field or allotment needs (BSA0102, BSA0104 respectively).
- 4.4.8.2 BSA0103, BSA0106, BSA0107 and BSA0108, are not public open spaces but do contain trees and provide other types of green infrastructure of private or semi private nature. The options



for development would lead to the loss of some green assets. All the sites also contain trees, which if developed might be lost on-site, therefore it is considered the potential development of the sites have implementation dependent with potential for negative impacts on green infrastructure.

- 4.4.8.3 BSA0103 Option A and BSA0104 Option B, proposes to retain and provide new green infrastructure (open space and children's play space – BSA0103 and BSA0104 respectively) as part of development. This is considered to create potential for more positive effects on general green infrastructure provision and assist in replacing part of the lost green assets.

#### 4.4.9 *Historic & Townscape*

- 4.4.9.1 Option A for development on sites BSA0102, BSA0103, BSA0104, BSA0106 and BSA0108 might all have an effect on townscape and historic assets objectives due to the presence of the Sea Mills, and Kingsweston and Trym Valley Conservation Areas.

- 4.4.9.2 On each site the Conservation Areas is already highlighted as a development consideration, however potential is considered to exist for both negative and positive effects on the key views, vistas, landmarks and overall character that exist contribute to areas particular qualities. The nature of effect will be dependent upon the final development that takes place and implementation of linked Core Strategy policies BCS21 Design, and BCS22 Conservation and Built Environment.

- 4.4.9.3 Option B for the above sites, and option C for BSA0104, propose not allocating any built development. This is considered more likely to retain any existing views and vistas and character quality that contribute to the quality of the conservation areas, in comparison to Option A therefore these options are considered to have potential for positive effects on townscape and cultural/historic development.

#### 4.4.10 *Flood risk*

- 4.4.10.1 Site BSA0102 is super-major development sites that is within 70 metres of flood risk zones 2 and 3, within the Avonmouth areas. Site BSA0108 is not within a flood risk zone directly, but is within 115 metres of flood risk zones 2 and 3, which is associated with the Trym river corridor.
- 4.4.10.2 Development on these site sites, especially where current green or open land is developed, might lead to increased run off or permeability issues, that might effect the adjacent flood risk zones.



## 4.5 Avonmouth and Kingsweston: Options Effect Matrix

Objective	BSA0102		BSA0103		BSA0104		
	Option A	Option B	Option A	Option B	Option 1	Option 2	Option 3
Improve Broad Determinants of Health – Air/Noise	I -		I -		+	+	
Improve Health Lifestyles - Eating/Open Space	+		+			+	
Housing Provision	+		+		+	+	I
Provide Learning/Training/Skills							
Reduce Crime							
Provide Employment Floorspace	+ I						
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		+	+	-
Protect and Enhance Green Infrastructure		+		+		+	
Protect and Enhance Townscape	+ I		I	+	I	I	+
Protect Protect Cultural and Historic assets assets			I	+	I	I	+
Reduce vulnerability to Flood Risk	I						



Avonmouth						
	BSA0106		BSA0107		BSA0108	
Objective	Option 1	Option 2	Option 1	Option 2	Option 1	Option 2
Improve Broad Determinants of Health – Air/Noise	+		I -		+	
Improve Health Lifestyles - Eating/Open Space	+		+		+	
Housing Provision	+		+		+	
Provide Learning/Training/Skills						
Reduce Crime						
Provide Employment Floorspace						
Address Income/Employment Deprivation						
Increase, walking, cycling, public transport			+			
Provide, easy, safe and cheap access to key services	+ -		+		+ I	
Protect and Enhance local ecology						
Conservation and wise use of land						
Protect and Enhance Green Infrastructure		I +		I +		I +
Protect and Enhance Townscape	I	+			I	+
Protect Protect Cultural and Historic assets assets	I	+			I	+
Reduce vulnerability to Flood Risk					I	



## 4.6 Avonmouth and Kingsweston: Rationale for Preferred Approach Site Option

Site	Preferred Approach (Option from Previous Stage or New)	Summary of Sustainability Rationale for Preferred Approach
0102	<b>A – Mixed Use - housing, community use and office</b>	Positive effect on; Housing Provision (significant positive), Employment Floorspace and Job Creation, Address Income/Employment Deprivation, Increasing walking and cycling, public transport
0103	<b>A – Mixed Use – Housing and Open Space (site size refined)</b>	Positive effect on; Employment floorspace and job opportunities, Address Income/Employment Deprivation, Increase cycling and walking and Public Transport
0104	<b>B – Housing and Open Space</b>	Positive effect on: Improving Health lifestyles (open space provision), Housing Provision, Conservation and Wise use of Land, Green Infrastructure.
0106	<b>B – Do not allocate</b>	Implementation Dependent Effect on Townscape and Protect Cultural and Historic assets - Further consideration found the provision of suitable access for 10 homes is likely to require demolition, which would harm the Sea Mills Conservation Area. Therefore it is not considered appropriate for allocation.
0107	<b>A – Housing</b>	Positive effect on: Improving Health lifestyles, Housing Provision, Increasing walking and cycling, public transport, Provide easy, cheap and safe access to key services.
0108	<b>B – Do not allocate</b>	Implementation Dependent Effect on Townscape and Protect Cultural and Historic assets - Further consideration found the provision of suitable access for 10 homes is likely to require demolition, which would harm the Sea Mills Conservation Area. Therefore it is not considered appropriate for allocation.



## 4.7 Avonmouth and Kingsweston: Preferred Approach Effects

### 4.7.1 *Housing Provision*

- 4.7.1.1 In comparison to the Options version, there are slightly reduced number of homes proposed on the sites. On BSA0102 80 rather than 135 dwellings are now considered possible to be supplied. On BSA0103 20 rather than 50, BSA0104 25 rather than 44, and on BSA0107 15 new dwellings could be supplied, rather than 27. The positive effect is still considered to remain in all instances, although to a slightly reduced extent.



## 4.8 Avonmouth and Kingsweston: Preferred Approach Effects Matrix

Objective	Avonmouth							
	BSA0102		BSA0103		BSA0104		BSA0107	
Improve Broad Determinants of Health – Air/Noise	I	-	-	-	+		I	-
Improve Health Lifestyles - Eating/Open Space	+		+		+		+	
Housing Provision	+		+		+	I	+	
Provide Learning/Training/Skills								
Reduce Crime								
Employment Floorspace	+	I	I					
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		+			
Protect and Enhance Green Infrastructure					+			
Protect and Enhance Townscape	+	I	I		I			
Protect Cultural and Historic assets			I		I			
Reduce vulnerability to Flood Risk	I							



## 4.9 Avonmouth and Kingsweston: Preferred Approach Site Changes

Site	Change between Preferred Approach and Publication	Change and rationale:
0101	New Site - Housing	Effects are presented in the publication appraisal section. This site was a site considered as surplus by the Area Green Space Plan process and the Neighbourhood Committee decided should be disposed of for development, so was introduced as a development site.
0102	Mixed-use (housing, community use and office) To Housing, community use and retail	Retail use has been included within the allocation to reflect community aspirations and all for a suitable edge of centre use at Ridingleaze.
0103	Mixed-use (housing and open space)  To  Housing	The allocation of this site has been amended from housing and open space to housing.



## 4.10 Avonmouth and Kingsweston: Publication Effects

### 4.10.1 *Healthy lifestyles – Air Quality.*

- 4.10.1.1 Site BSA0101 has recorded noise levels above the acceptable 55db level, which is considered to create potential for a negative effect on determinants of health, however there are no known air quality issues on the site.

### 4.10.2 *Healthy lifestyles - Open Space and access to local food*

- 4.10.2.1 Site BSA0101 has access to a suitable quantity of public open space. Therefore, options for housing allocation are considered to create potential for a positive effect on healthy lifestyles. Although the site is currently an open space, it has been determined by the Avonmouth and Kingsweston Neighbourhood Partnership declared as surplus to the open space requirements of the Neighbourhood Partnership Area. Allocation of the site is therefore not considered to lead to a negative effect on access to open space.

- 4.10.2.2 Despite BSA0103 no longer containing open space as part of the allocation, there is still considered to be good access to public open space within reasonable walking distance, so the nature of effect is not considered to change.

### 4.10.3 *Housing Provision*

- 4.10.3.1 Site BSA1001 proposes 150 houses, which is considered to create potential for a positive effect on housing provision in the partnership.

### 4.10.4 *Provide Learning/Training/Skills*

- 4.10.4.1 BSA0101 has good access to library, primary and secondary schools. A positive effect on learning and skills is therefore considered potential.

### 4.10.5 *Increase Walking, Cycling and Public Transport*

- 4.10.5.1 The development consideration on sites BSA0101 requires the cycle path to be retained. This is considered to increase the likelihood of a positive effect on increasing walking and cycling as a means of transport within, to and from the site.
- 4.10.5.2 A development consideration on site BSA0103 requires development to retain the public right of way that passes through the southern part of the site, aiming to integrate this successfully into the development to enable its safe use, this is considered to contribute to an increased likely positive effect on increased walking and cycling to the development site.

### 4.10.6 *Provide, easy, safe and cheap access to key services*

- 4.10.6.1 BSA0101 is within reasonable distance (300 – 500m) of Ridingleaze Primary and District retail facilities. The sites also have access to a full range of health facilities within suitable distance and generally good access to community facilities. Therefore on these sites there is considered to be potential for a positive effect on access to key services.
- 4.10.6.2 A development consideration on BSA0102 requires that development contribute towards meeting the recognised local need for community and health facilities on site, and also ensure any provision of retail is well connected to the adjacent centre. Both considerations should increase potential for positive effects on accessing key services, either on the actual development site or in the nearby area, especially as additional retail provision will be provided on the site.



#### 4.10.7 *Local Ecology*

- 4.10.7.1 BSA0101 forms part of the Henacre Wildlife Corridor, the development site will not lead to an overall loss in connectivity within the wildlife network. However, is therefore considered to be negative and implementation dependent.
- 4.10.7.2 A development consideration on sites BSA0101, BSA0103 and BCS0104 'be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures' is considered to assist in negating any potential for negative effects on local ecology. With correct implementation this requirement is considered to create potential for positive outcomes, for any habitats, species or features of value found on the sites.

#### 4.10.8 *Conservation and Wise Use of Land*

- 4.10.8.1 BSA0101 is an allocation on currently green land, although surplus to open space requirement the development of green sites is considered to create potential for a negative effect on the conservation and wise use of land.

#### 4.10.9 *Green Infrastructure*

- 4.10.9.1 BSA0101 forms part of the Green Infrastructure Network, although some GI assets are being lost, the development consideration requirement for retention of the cycle path should ensure no overall loss in connectivity and negative effect on the network.
- 4.10.9.2 A consideration on BSA0103 'require undeveloped parts of the site to be given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area, as parts of the site are likely to be undevelopable'. This is considered to create potential for new and enhanced local level landscapes, benefiting general visual amenity and also potentially townscape quality.

#### 4.10.10 *Protect and Enhance Townscape*

- 4.10.10.1 A consideration on BSA0103 'require undeveloped parts of the site to be given suitable landscape treatment in order to achieve an appropriate relationship with development on site and the wider area, as parts of the site are likely to be undevelopable'. This is considered to create potential for new and enhanced local level landscapes, benefiting general visual amenity and also potentially townscape quality.

#### 4.10.11 *Reduce Vulnerability to Flood Risk*

- 4.10.11.1 Much of site BSA0101 is within flood zone 2 and sections in flood zone 3, given the allocations for housing this is considered to create potential for a negative effect on reducing vulnerability to flood risk.
- 4.10.11.2 A development consideration on sites BSA0101, BSA0102 and BSA0103 requiring an a site-specific flood risk assessment is considered to assist in negating potential negative effects and remove any uncertainties around implementation effects on flood risk at the development site.



## 4.11 Avonmouth and Kingsweston: Publication Matrix

Objective	Avonmouth									
	BSA0101		BSA0102		BSA0103		BSA0104		BSA0107	
Improve Broad Determinants of Health – Air/Noise	I	-	I	-	I	-	+		I	-
Improve Health Lifestyles - Eating/Open Space	+		+		+		+		+	
Housing Provision	+		+		+		+	I	I	
Provide Learning/Training/Skills	+									
Reduce Crime										
Employment Floorspace			+	I						
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				+	I	+			
Protect and Enhance Townscape			+	I	+	I	I			
Protect Cultural and Historic assets					I		I			
Reduce vulnerability to Flood Risk	I	-	I							



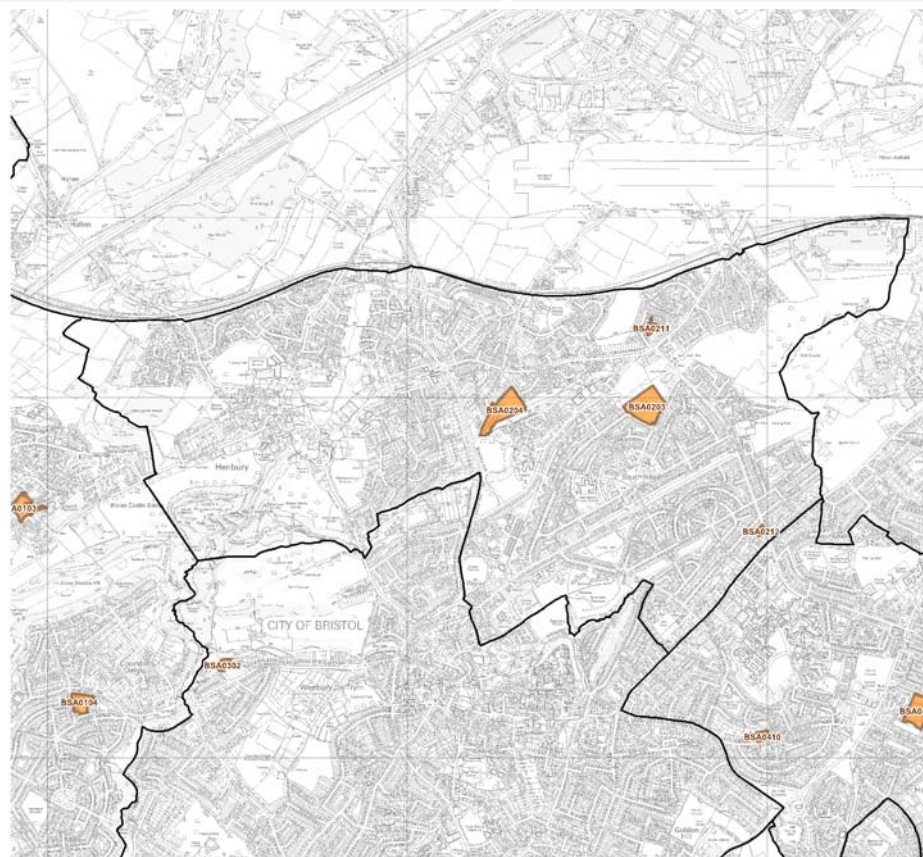
#### 4.12 Henbury and Southmead: Sustainability Appraisal

Neighbourhood: <b>Henbury and Southmead</b>	<i>Allocation Sites: 4</i>	<i>Housing:3</i>
	<i>Super, Super Major Allocations: 1:</i> BSA0203 (Dunmail Primary School)	<i>Housing and Business Allocations:1</i>



**Sites Allocated for Development**

 Site reference



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#### 4.13 Henbury and Southmead: Options

<b>Henbury and Southmead</b>		
BSA0203	Former Dunmail Primary School, Southmead	Option A: Housing Option B: Mixed-use (Housing and Gypsy and Traveller residential site) Option C: Do not allocate for development
BSA0204	Land At Brentry Lane, Brentry	Option A: Housing Option B: Do not allocate for development
BSA0211	Land to rear of Redshelf Walk, Brentry	Option A: Housing Option B: Do not allocate for development
BSA0212	19-21 Pen Park Road, Southmead	Option A: Mixed-use (Housing and business) Option B: Housing Option C: Do not allocate for development
BSA0213	Richeson Walk garage site, Henbury	Option A: Housing Option B: Do not allocate for development



## 4.14 Henbury and Southmead: Options Effects

### 4.14.1 *Improve Broad Determinants of Health – Air/Noise*

- 4.14.1.1 None of the sites are within or directly adjacent known areas of NO<sub>2</sub> Exceedance or Air Quality management Areas.
- 4.14.1.2 Site BSA0212, Option A and B, include a housing element, which is considered to have potential for negative effects on human health due to noise pollution associated with Pen Park Road, with the eastern half of the site having noise levels above the 55db limit, at around 65 – 70db.
- 4.14.1.3 The southwest corner of BSA0204 is adjacent areas which are at the limit of acceptable noise pollution (55+db), Option A for housing on the site should consider measures to reduce noise pollution.
- 4.14.1.4 BSA0203, BSA0211, and BSA0213 are on sites and adjacent areas with noise levels below 55db, and also outside known NO<sub>2</sub> Exceedance Zones or Air Quality Management Areas. Option A for these sites for residential, which in this location is considered to contribute towards a positive effect on the broad determinants of health due to the safe levels of known air and noise pollution.

### 4.14.2 *Healthy lifestyles - Open Space*

- 4.14.2.1 Site BSA0203 is part of a former school site, BSA0204 part of former hospital grounds, and BSA0211 former allotment site, now overgrown. Although these green open areas are proposed for development, none are currently considered necessary or utilised to meet standards for accessible public open space. The options for development on sites BSA0203, BSA0204 and BSA0211 are therefore not considered to negatively affect health through reducing access or quantity of required public open space.
- 4.14.2.2 Site BSA0211 is not within reasonable (for walking or cycling) distance of local shops selling fresh fruit and vegetables, Option A for housing therefore could create potential for a negative effect on health. All other sites in the partnership area are considered to have good or very good access to shops selling fresh fruit and vegetables, therefore options for development for housing has potential to facilitate residential development with access to shops selling fresh fruit and vegetables.

### 4.14.3 *Housing Provision*

- 4.14.3.1 Option A on all sites with exception of BSA0212, proposes housing only development that individually and cumulatively would assist in meeting housing need and assist in providing affordable housing. Options A for housing on BSA0203 and BSA0204 are considered to have potential for larger positive effects, with the sites considered to be able to supply up to 136 and 129 homes respectively.
- 4.14.3.2 Option A of BSA0212 proposes a mixture of housing and business use, which is still considered to positively contribute to housing provision, although to a slightly lesser extent than Option B for the site, that proposes housing alone.

### 4.14.4 *Reduce Crime*

- 4.14.4.1 A development consideration for Option A (housing) on Site BSA0203 is to create a frontage and face onto the streets and open spaces surrounding the site. The surveillance and activity



onto the street and especially open space, could assist reduce any existing potential for crime and fear of crime.

#### 4.14.5 *Employment Floorspace*

4.14.5.1 Option A of BSA0212, proposes a mixed use scheme incorporating some business use, which aims to provide employment opportunities in the area, and also recreate some of the employment floorspace currently on-site, which is however vacant and not in use. Option A on site BSA0212 is considered to create potential for positive effects on providing employment land, especially in comparison to Option B (housing) and C (do not allocate) on the site.

4.14.5.2 The option for Housing (A on all sites, but BSA0212 where housing is Option B) is considered to create potential for reinforcing employment and viability of business in nearby local centres and retail facilities. However, any positive effect would be dependent upon new residents utilising local shopping facilities

#### 4.14.6 *Increase walking Cycling and Public Transport*

4.14.6.1 All sites are within reasonable walking distance (400m) of a wide range of bus stops.

4.14.6.2 With the exception of BSA0211 (for accessing local retail), development of sites for housing, or housing and business (BSA0212) would all be sustainably located in so far as reasonable distance to allow for walking and cycling as a means of accessing key services and facilities.

#### 4.14.7 *Provide, easy, safe and cheap access to key services*

4.14.7.1 All sites are considered to have relatively good walking and cycling access to nearby health facilities (GP's, Hospital and dentists), that are not at this stage none to have capacity issues. Options for housing development on the sites are therefore considered to have positive effect on cheap and easy access to health facilities and services.

4.14.7.2 All sites are within 1500metres of Primary Shopping Areas (Arneside Road, Crow Lane, and also Southmead Road for BSA0212). However, Site BSA0211 is not within reasonable (for walking or cycling) distance of local shops or a local centre. A distance of 600metres to local centre or secondary frontage is taken as a basic of measure of likely distance to facilitate trips by walking or cycling to access more localised retail facilities, e.g. newsagent, small food stores, banks etc.

4.14.7.3 Option A for housing on BSA0211, is therefore considered to lack easy and cheap access to local retail facilities, creating potential for a partly negative effect. The good public transport links and access to a Primary Shopping Area within 1500metres, is considered to assist in mitigating and reducing potential significance of any negative effects created by lack of access to local retail facilities, for any future residents of housing on site BSA0212.

#### 4.14.8 *Local Ecology*

4.14.8.1 Sites BSA0203 and BSA0204 form part of the Bristol Wildlife Network, and have status as Wildlife Corridors. The development of the sites does not initially appear to affect the overall connectivity and function on the Network, e.g. through severing connections or loss of whole corridor that connects to an adjacent SNCI. Therefore a significant negative effect is not considered to occur, although potential loss of part of the corridor is considered to create negative and implementation dependent effects.

4.14.8.2 However, there are recorded Species of Principle Importance(hedgehog) on BSA0203, and habitat (lowland mixed deciduous woodland) of Principle Importance on BSA0204.



Development under Option A on either site has potential to lead to the loss or harm of these habitats and species. Development considerations do require ecological survey and assessment and appropriate mitigation, which could assist in negating any potential negative effects. Provision and retention of Wildlife Corridors in Option A (housing) on both sites, might also assist in mitigating potential negative effects. Final effect, if the sites were developed would be dependent upon measures and design of development implemented on site.

- 4.14.8.3 Not allocating (Option B) for development would avoid any negative or implementation dependent effects, at this stage.

#### 4.14.9 *Conservation and Wise Use of Land*

- 4.14.9.1 The options for development on all sites are considered to achieve a positive effect, by developing new homes on previously developed sites and on land which does not need to be retained as part of the city's important open space provision, in this instance for former playing fields, vacant hospital grounds or former allotments. Option A on all sites, and also option B on sites BSA0212, reflect the Core Strategy approach to the location that safeguards existing countryside, maintains the current extent of the Green Belt and protects important open space assets.

- 4.14.9.2 Options for not allocating on the sites, whilst retaining a green infrastructure asset, are considered to have potential negative effects on conservation of the more valuable land in and around the city. As new housing and employment floorspace might have to be directed towards to more valuable land, if Core Strategy growth requirements are to be met.

#### 4.14.10 *Green Infrastructure*

- 4.14.10.1 Sites BSA0203 and BSA0204 form part of the Strategic Green Infrastructure network, primarily due to their wildlife corridor function. Although the development of each site does not initially appear to effect the overall connectivity and function, the loss of green assets within the network is considered to be potentially negative. The negative effect might be mitigated through provision and retention of Wildlife Corridors in Option A (housing) on either site. Not allocating (Option B) for development would avoid any negative or implementation dependent effects, at this stage.

- 4.14.10.2 Part of Site BSA0204 also contains a number of trees that contribute to the mixed deciduous woodland on the site and in the adjacent SNCI. Site BSA0211 also contains a number of trees. The development of the sites may not retain the majority of these trees and the range of green infrastructure benefits and functions they provide, therefore negative effects on these tree related green infrastructure asset is considered to have potential to occur.

- 4.14.10.3 Options to not allocate and develop would retain the existing green infrastructure on the sites.

#### 4.14.11 *Townscape and Historic*

- 4.14.11.1 Site BSA2004 is within the Brentry Conservation Area. The site is set within a residential context and contains some existing built development, however residential development at densities proposed by Option A, might effect the nature of views and character of the site. A high quality of design and development that positively responds to the Conservation Area, required by BCS22 in the Core Strategy, should avoid any negative effect, although final effect will be dependent upon development on site. Option B would avoid any change and ensure current built character is conserved.



4.14.11.2 Option A on site BSA0203, and Option A and Option B on site BSA0212 contain development considerations to create a suitable frontage and face onto the streets and open spaces (BSA0203). BSA0212 is expected to create a frontage onto Pen Park road, to improve the current poor frontage the present building on site offers. Options for development are therefore considered to create potential for a positive effect on local townscape, in comparison to Options for do not allocate.

4.14.12 *Flood risk*

4.14.12.1 None of the sites are in known flood risk zones. However, three of the sites (BSA0203, BSA0204 and BSA02011) currently contain open green areas and trees. The loss of these assets to development under Option A (housing), might increase surface water run-off and contribute to flooding elsewhere.



## 4.15 Henbury and Southmead: Options Effects Matrix

Objective	Henbury and Southmead Options Allocation Sites													
	BSA0203		BSA0204		BSA0211		BSA0212			BSA0213				
	Option A	Option B	Option A	Option B	Option A	Option B	Option A	Option B	Option C	Option A	Option B			
Improve Broad Determinants of Health – Air/Noise	+		+			+			-		-		+	
Improve Health Lifestyles - Eating/Open Space	+		+			-		+	+					
Housing Provision	+		+		+		+	+			+			
Provide Learning/Training/Skills														
Reduce Crime	+						+	+						
Provide Employment floorspace and job opportunities							+			-				
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		-	+		-	+		+						
Protect and Enhance Townscape Quality	+			+			+	+						
Protect Protect Cultural and Historic assets assets				+										
Reduce vulnerability to Flood Risk														



#### 4.16 Henbury and Southmead: Rationale for Preferred Approach Site Option

Site	Preferred Approach (Option from Previous Stage or New)	Sustainability Rationale for Preferred Approach
0203	<b>A – Housing</b>	Positive effect on; Housing Provision, Reducing Crime, Increasing walking and cycling, public transport, Conservation and Wise use of Land, Protect and Enhance Townscape Quality.
0204	<b>A – Housing</b>	Positive effect on; Housing Provision, Reducing Crime, Increasing walking and cycling, public transport, Conservation and Wise use of Land
0211	<b>A – Housing</b>	Positive effect on: Housing Provision, Reducing Crime, Increasing walking and cycling, public transport, Conservation and Wise use of Land,
0212	<b>B – Housing and Business</b>	Positive effect on: Housing Provision, Reducing Crime, Employment floorspace and job opportunities, Address Income/Employment Deprivation, Conservation and Wise use of Land, Protect and Enhance Townscape Quality.
0213	<b>A – Housing</b>	Positive effect on: Housing Provision, Conservation and Wise Use of Land



## 4.17 Henbury and Southmead: Preferred Approach Effects

### 4.17.1 *Local Ecology*

4.17.1.1 Development consideration introduced as part of the preferred approach for site BSA0203 are considered to assist in negating potential for negative effects and might with implementation provide for positive outcomes. Firstly a development consideration 'Be informed by an ecological survey of the site and make provision for measures to mitigate the loss of the open mosaic habitat on previously developed land, which makes a significant contribution to nature conservation in Bristol; these measures may incorporate the provision of biodiverse green / brown roofs' could lead to design of development incorporate new habitats and features.

4.17.1.2 Secondly in the options document a negative effect due to partial loss of a wildlife corridor, that exists on the site, was appraised. The preferred Approach for the site now contains a development consideration 'maintain or strengthen the integrity and connectivity of the Wildlife Network'. This is considered to highlight the role of the site and also dependent on implementation negate any potential negative effects on this aspect of local ecology.

### 4.17.2 *Green Infrastructure*

4.17.2.1 Development consideration introduced as part of the preferred approach for site BSA0203 relating to maintaining the wildlife corridor role on the site, with a have a dual benefit in protecting the connectivity of the Strategic Green Infrastructure Network, which exists primarily due to wildlife role on this site.



## 4.18 Henbury and Southmead: Preferred Approach Effects Matrix

Objective	BSA0203	BSA0204	BSA0211	BSA0212	BSA0213
Improve Broad Determinants of Health – Air/Noise	+	+	+	+   -	+
Improve Health Lifestyles - Eating/Open Space	+	+	-	+	
Housing Provision	+	+	+	+	+
Provide Learning/Training/Skills					
Reduce Crime	+			+	
Employment floorspace and job opportunities				+	
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		-			
Protect and Enhance Townscape Quality	+			+	
Protect Protect Cultural and Historic assets assets					
Reduce vulnerability to Flood Risk					



## 4.19 Henbury and Southmead: Preferred Approach Site Changes

Site	Change between Preferred Approach and Publication	Change and rationale:
0213	Housing To DO NOT ALLOCATE	This site was no longer considered appropriate to be allocated because of uncertainty regarding the likelihood of delivery of 10 units given the access constraints.

## 4.20 Henbury and Southmead: Publication Effects

### 4.20.1 *Green Infrastructure*

4.20.1.1 Development considerations in the publication version for site BSA0204 relating to maintaining the wildlife corridor role of the site and protecting the mature trees on the boundaries of the site will have a dual benefit in protecting the connectivity of the Strategic Green Infrastructure Network. These considerations are, dependent on their implementation, considered to negate potential negative effects on local ecology. Therefore, an 'implementation dependent' effect is appraised.

### 4.20.2 *Reduce Vulnerability to Flood Risk*

4.20.2.1 Development considerations highlighting the need for a site-specific flood risk assessment on sites over 1 hectare have been added to the publication version of BSA0203 and BSA0204. This should encourage developers to look at this issue from an early stage which has the potential, subject to implementation, to ensure the vulnerability to flood risk is reduced.



## 4.21 Henbury and Southmead: Publication Matrix

Objective	BSA0203	BSA0204	BSA0211	BSA0212
Improve Broad Determinants of Health – Air/Noise	+	+	+	+ -
Improve Health Lifestyles - Eating/Open Space	+	+	-	+
Housing Provision	+	+	+	+
Provide Learning/Training/Skills				
Reduce Crime	+			+
Employment floorspace and job opportunities				+
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				




## 4.22 Henleaze, Stoke Bishop & Westbury on Trym: Sustainability Appraisal

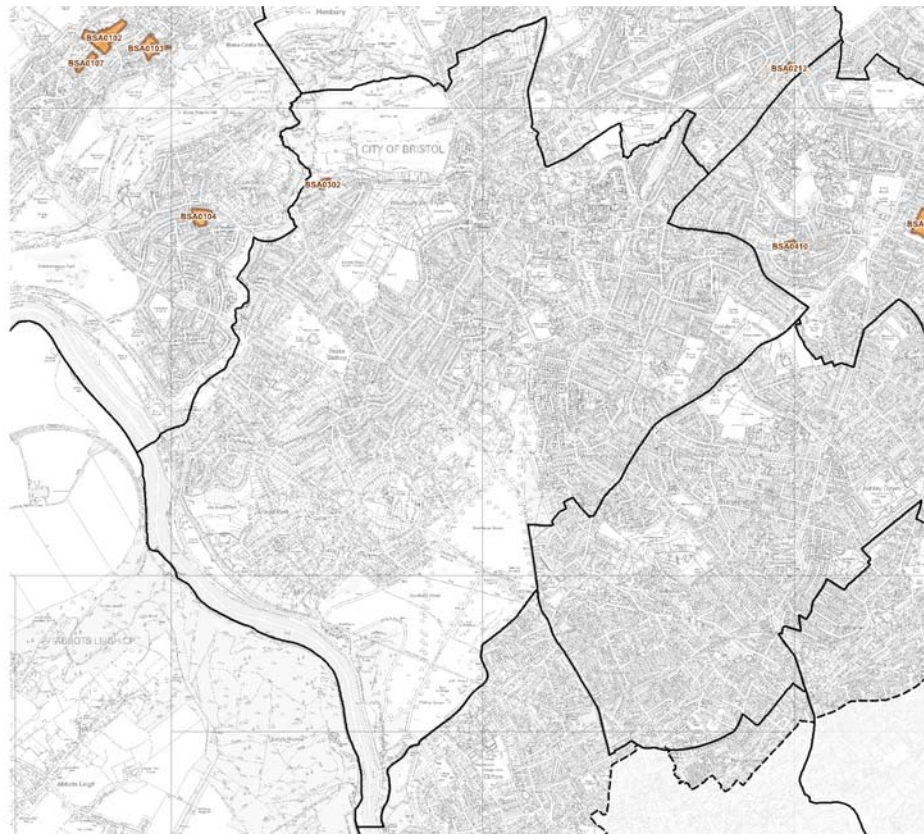
Neighbourhood:  
**Henleaze, Stoke  
Bishop & Westbury  
on Trym**

*Allocation Sites: 1*

*Super, Super Major Allocations:  
0*

*Housing Allocations:1*

Publication Version  
Policies Map  
Henleaze, Stoke Bishop  
and Westbury-on-Trym  
Sites Allocated for Development  
 Site reference



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#### 4.23 Henleaze, Stoke Bishop & Westbury on Trym: Options

<b>Henleaze, Stoke Bishop and Westbury-on-Trym</b>		
BSA0301	Land at SITA Depot on the corner of Avon Way and Sea Mills Lane, Stoke Bishop	Option A: Housing Option B: Do not allocate for development
BSA0302	Coombe House Elderly Persons' Home, Westbury-on-Trym	Option A: Housing Option B: Do not allocate for development



## 4.24 Henleaze, Stoke Bishop & Westbury on Trym: Options Effects

### 4.24.1 *Improve Broad Determinants of Health – Air/Noise*

- 4.24.1.1 BSA0301 and BSA0302 are on sites and adjacent areas with noise levels below 55db, and also outside known NO2 Exceedance Zones or Air Quality Management Areas. Option A on these sites for residential, is in this location considered to contribute towards a positive effect on the broad determinants of health due to the safe levels of known air and noise pollution.

### 4.24.2 *Healthy lifestyles - Open Space*

- 4.24.2.1 Site BSA0301 is within reasonable distance of shops selling fresh fruit and vegetables on Shirehampton Road, Along with good access to public open space in the vicinity of the site, Option A for housing could therefore facilitate healthy lifestyles.

- 4.24.2.2 Site BSA0302 not within reasonable distance (for walking or cycling) of 600metres, to shops selling fresh fruit and vegetables, the nearest shops selling fresh fruit and vegetables are approx 1000metres away in Westbury Trym and Shirehampton road centres. Option A for housing therefore could create potential for a negative effect on health.

### 4.24.3 *Housing Provision*

- 4.24.3.1 Option A on both sites proposes housing only development that individually and cumulatively would assist in meeting housing need and assist in providing affordable housing. BSA0301 is considered to have greater extent of positive effect as the site could provide a greater number of homes up to 57, in comparison to 13 on BSA302.

### 4.24.4 *Employment Floorspace*

- 4.24.4.1 Option A for housing on BSA301 could create potential for reinforcing employment and viability of business in nearby local centres and retail facilities on Shirehampton Road. However, any positive effect would be dependent upon new residents utilising local shopping facilities

### 4.24.5 *Increase walking Cycling and Public Transport*

- 4.24.5.1 All sites are within reasonable walking distance (400m) of a wide range of bus stops that could facilitate travel by public transport.

- 4.24.5.2 Site BSA0301 is also adjacent to part of the Bristol Cycle Network, that runs along Seamills Lane/Barnaby Road, along with the sustainable location in relation to reasonable access to key retail, health and community facilities, housing in this location is considered to create potential for significant positive opportunity for travel by public transport, cycle or walking. .

- 4.24.5.3 Site BSA302 is within reasonable distance of the Bristol Cycle Network (Blaise Estate Path) and public rights of way that connect to Westbury and Shirehampton Centres. Option A is therefore considered to create potential for both positive effect on increasing cycling, walking and public transport due to the nearby transport infrastructure, but potentially negative effect due to relatively poor access to key retail, health and community services, discussed below.

### 4.24.6 *Provide, easy, safe and cheap access to key services*

- 4.24.6.1 Site BSA0301 is considered to have relatively good walking and cycling access to nearby health facilities (GP's, Hospital and dentists), and community facilities however, it does only have access to one local centre for retail services. The site has suitable (600metre) access to Shirehampton Road Local centre which could assist in meeting very basic retail needs, however the lack of any district, town or primary shopping areas is considered to create uncertain



effects on ensuring good access to a range of retail facilities. Overall therefore it is considered to be potential for positive and implementation effects from this site.

4.24.6.2 BSA0302 is within 1500 metres of Primary Shopping Areas (Westbury Trym). However the site is not within reasonable distance (for walking or cycling) of local shops or a local centre. A distance of 600metres to local centre or secondary frontage is taken as a basic of measure of likely distance to facilitate trips by walking or cycling to access more localised retail facilities, e.g. newsagent, small food stores, banks etc. The nearest centres are both approximately 1000metres from the site in Westbury and Shirehampton. The site is also not within the reasonable distance considered necessary to facilitate walking and cycling to health or community facilities. These services and facilities are closer to 1000metres away from the site, rather than the desired 600 – 800metres.

#### 4.24.7 *Local Ecology*

4.24.7.1 Sites BSA0301 has status as a Wildlife Corridor, directly linking two adjacent SNCI's. The development of the sites might negatively effect the connectivity between these two sites, if habitats and features which form the corridor are lost. However, development considerations are included for Option A, which require onsite green infrastructure (Trees) that form the corridor to be retained. This should, dependent upon implementation bring about preservation of the sites corridor function and a positive effect on local ecology.

4.24.7.2 Site BSA0302 is directly adjacent the Blaise Castle Estate SNCI. Development of the site to the boundary with the SNCI has potential for negative effects. Development considerations do require ecological survey and assessment and appropriate mitigation, which could assist in negating any potential negative effects for unknown ecology on the development site. However, further considerations could require green or wildlife buffer on the development site, to mitigate any potential harm to the adjacent Blaise Castle SNCI.

4.24.7.3 The final effect, on both sites, under Options A, would be dependent upon measures and design of development implemented on site.

4.24.7.4 Not allocating (Option B) for development would avoid any negative or implementation dependent effects, at this stage and retain the positive ecological role of the sites, wildlife corridor and buffer functions respectively.

#### 4.24.8 *Conservation and Wise Use of Land*

4.24.8.1 The options for development on all sites are considered to achieve a positive effect, by developing new homes on previously developed sites and on land which does not need to be retained as part of the city's important open space provision, in this instance a former waste contractor depot and former care home. Option A on all sites, reflect the Core Strategy approach to the location that safeguards existing countryside, maintains the current extent of the Green Belt and protects important open space assets.

4.24.8.2 Options for not allocating on the sites, whilst ensuring some existing green infrastructure asset are retained, are considered to have potential negative effects on conservation of the more valuable land in and around the city. As new housing and employment floorspace might have to be directed towards to more valuable land, if Core Strategy growth requirements are to be met.



#### 4.24.9 *Green Infrastructure*

- 4.24.9.1 Both sites are directly adjacent and part of the strategic Green Infrastructure Network. BSA0301 having a primarily wildlife connectivity role, and BSA0302 a landscape, visual and sustainable travel role. Both sites also contain a variety of trees.
- 4.24.9.2 Option A on BSA0301 is considered to create potential for negative effects, as the corridor function for wildlife into the Strategic Green Infrastructure Network might be lost if developed. However BSA0301 contains development considerations that look to retain the green assets (trees) that provide a wildlife corridor function on-site. This should ensure current connectivity and function of the Strategic Green Infrastructure Network is maintained. In addition the development considerations setting out preservation and retention requirements for certain trees on site, this should assist in maintaining these green assets as part of any new development.
- 4.24.9.3 Option A on BSA0302 is not considered to create potential for negative effects on the function or connectivity of the network, but development could bring about positive effects by providing improved surveillance and environment for the public right of way that links the area in the Strategic Network and Blaise Castle Estate. The site does contain existing trees, there is potential that if important these might be lost to development, a further development consideration linked to the requirement to create a buffer to the adjacent SNCI, could seek to retain trees of value.
- 4.24.9.4 The final nature of effect on both sites will be dependent upon the nature and design of development.

#### 4.24.10 *Flood risk*

- 4.24.10.1 BSA0301 is within flood risk zone 2, therefore Option A for housing is considered to create some potential for negative effect, given the vulnerable use, housing, being proposed. However development considerations include requirement for an SFRA to inform development. In addition development considerations require green areas and certain trees are retained in the development, this should assist in reducing run-off and capturing rainwater which might lead to increased flood risk issues on-site or elsewhere. The extent and nature of any potential negative effect will be dependent upon final development on-site.
- 4.24.10.2 The do not allocate option for site BSA0301 is considered to have a greater positive effect than Option A, due to the flood risk zone, on-site and potentially more vulnerable use proposed by Option A.



#### 4.25 Henleaze, Stoke Bishop & Westbury on Trym: Options Effect Matrix

Henleaze, Stoke Bishop & Westbury on Trym Sites Options Allocation Sites				
Objective	BSA0301		BSA0302	
	Option A	Option B	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	+		+	
Improve Health Lifestyles - Eating/Open Space	+		-	
Housing Provision	+		+	
Provide Learning/Training/Skills				
Reduce Crime				
Employment floorspace and job opportunities	I			
Address Income/Employment Deprivation				
Increase, walking, cycling, public transport	++		+	
Provide, easy, safe and cheap access to key services	+	I	-	
Protect and Enhance local ecology	+	I	+	+
Conservation and wise use of land	+	-	+	-
Protect and Enhance Green Infrastructure	+	I	+	+
Protect and Enhance Townscape Quality				
Protect Protect Cultural and Historic assets				
Reduce vulnerability to Flood Risk	I	-	+	



#### 4.26 Henleaze, Stoke Bishop & Westbury on Trym: Rationale for Preferred Approach Option

Site	Preferred Approach (Option from Previous Stage or New)	Summary Sustainability Rationale for Preferred Approach Chosen
0301	<b>A – Housing</b>	Positive effect on; Housing Provision, Increasing walking and cycling, public transport, Conservation and Wise use of Land.
0302	<b>A – Housing</b>	Positive effect on; Housing Provision, Increasing walking and cycling, public transport, Conservation and Wise use of Land



## 4.27 Henleaze, Stoke Bishop & Westbury on Trym: Preferred Approach Effects Matrix

Objective	BSA0301		BSA0302	
Improve Broad Determinants of Health – Air/Noise	+		+	
Improve Health Lifestyles - Eating/Open Space	+			-
Housing Provision	+		+	
Provide Learning/Training/Skills				
Reduce Crime				
Employment floorspace and job opportunities	I			
Address Income/Employment Deprivation				
Increase, walking, cycling, public transport	++		+	
Provide, easy, safe and cheap access to key services	+	I	-	
Protect and Enhance local ecology	+	I	I	
Conservation and wise use of land	+		+	
Protect and Enhance Green Infrastructure	+	I	I	
Protect and Enhance Townscape Quality				
Protect Protect Cultural and Historic assets assets				
Reduce vulnerability to Flood Risk	I	-		



#### 4.28 Henleaze, Stoke Bishop & Westbury on Trym: Preferred Approach Site Changes

Site	Change between Preferred Approach and Publication	Change and rationale:
0301	Housing To DO NOT ALLOCATE	This site was no longer considered appropriate to be allocated because it has been identified by the council for ongoing use as a parks depot.

#### 4.29 Henleaze, Stoke Bishop & Westbury on Trym: Publication Effects

- 4.29.1 Site BSA0302 has now at publication stage a development consideration that includes the requirement for a buffer to the adjacent Blaise Castle Estate Site of Nature Conservation Interest, should an ecological survey on site deem it necessary. This responds to potential negative effect originally appraised at the options stage and is considered to create potential for positive with implementation, effects on local ecology.



#### 4.30 Henleaze, Stoke Bishop & Westbury on Trym: Publication Matrix

	BSA0302	
Objective		
Improve Broad Determinants of Health – Air/Noise	+	
Improve Health Lifestyles - Eating/Open Space		-
Housing Provision	+	
Provide Learning/Training/Skills		
Reduce Crime		
Employment floorspace and job opportunities		
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		
Protect Cultural and Historic assets		
Reduce vulnerability to Flood Risk		



#### 4.31 Horfield and Lockleaze: Sustainability Appraisal

Neighbourhood: <b>Horfield and Lockleaze</b>	<i>Allocation Sites: 7</i>	<i>Housing: 6</i>
	<i>Super, Super Major Allocations: 3</i> BSA0402 (Bonnington Walk) BSA0403 (Romney House and Lockleaze School) BSA0405 (Former Romney Avenue Junior School)	<i>Housing, Business, Community Use: 1</i>

Publication Version  
Policies Map  
Horfield and Lockleaze

**Sites Allocated for Development**

 Site reference



#### 4.32 Horfield and Lockleaze: Options

<b>Horfield and Lockleaze</b>		
BSA0402	Bonnington Walk former allotments site, Lockleaze	Option A: Mixed-use (Housing and open space) Option B: Do not allocate for development
BSA0403	Romney House and Lockleaze School, Lockleaze	Option A: Mixed-use (Housing and business) Option B: Do not allocate for development
BSA0404	BT Depot, Filton Road, Horfield	Option A: Mixed-use (Housing and business) Option B: Housing Option C: Do not allocate for development
BSA0407	Land to rear of Shaldon Road, Lockleaze	Option A: Housing Option B: Do not allocate for development
BSA0409	Land at Gainsborough Square, Lockleaze	Option A: Mixed-use (Housing and retail) Option B: Mixed-use (Office and retail) Option C: Do not allocate for development
BSA0410	St. Peter's Elderly Persons' Home, Horfield	Option A: Housing Option B: Do not allocate for development



### 4.33 Horfield and Lockleaze: Options Effect

#### 4.33.1 *Determinants of Health – Noise and Air Pollution*

- 4.33.1.1 None of the sites are within or directly adjacent known areas of NO<sup>2</sup> Exceedance areas, or Air Quality management Areas.
- 4.33.1.2 BSA0402 is adjacent an active railway. Noise mapping data (2005 Bristol City council) shows the site contains estimated noise levels well above the recommended 55db limit for residential uses, at times reaching 75db on the site. Option A on BSA0409 would also introduce housing into an area with noise levels well above 55db.
- 4.33.1.3 The eastern section of BSA0405 adjacent Romney Avenue has noise levels slightly above the acceptable 55db, as does the south west section of BSA0407, adjacent Muller Road and the railway. Depending upon how option A or B for housing was implemented and designed on sites BSA0405, BSA0407 there might be a slight negative effect on future residents' health due to noise pollution.
- 4.33.1.4 BSA0403, BSA0404, and BSA04010 are on sites and adjacent areas with noise levels below 55db, and also outside known NO<sub>2</sub> Exceedance Zones or Air Quality Management Areas. Option A (and B on BSA0404) for residential on these sites is therefore considered to contribute towards a positive effect on the broad determinants of health, due to the safe levels of known air and noise pollution.

#### 4.33.2 *Healthy lifestyles - Open Space & Food Shopping*

- 4.33.2.1 All the sites have access to a suitable quantity of public open spaces. Therefore, options for housing allocation are considered to create potential for a positive effect on healthy lifestyles.
- 4.33.2.2 Site BSA0402, BSA0404, BSA0405 and BSA0407 are considered to have satisfactory access to shops selling fresh fruit and vegetables with a range of grocers and green grocers within 600 metres, creating potential for positive effects on healthy eating through good access to shops selling fresh fruit and vegetables.
- 4.33.2.3 BSA0403 and BSA0409 have relatively poor access to shop selling fresh fruit and vegetables, with just one known grocer within 600metres, the Happy Shopper at Gainsborough Square. This is considered to create potential for uncertain effects on healthy eating, as grocers are considered to not offer the certainty of stocking a range of fresh fruit and vegetables that may be on offer at a supermarket or green grocers.
- 4.33.2.4 BSA0410 also has access to only one grocer (S&E convenience store) but is within 650 metres of a Tesco on Lime Trees Road, that is considered to avoid potential for general negative effects by offering suitable and accessible alternative.
- 4.33.2.5 BSA0410 contains a development consideration that Option A for housing should improve surveillance over the adjacent open space, this could improve the quality and usability of accessible public open space in the area, facilitating its use and consequently have positive effects on healthy lifestyles.



#### 4.33.3 *Housing Provision*

- 4.33.3.1 BSA0402 and BSA0403 are Super Major developments. At current estimates Option A on BSA0402 would contribute a significant quantity of new housing (over 1% of total Core Strategy requirement individually), which is considered to have significant positive effects on housing provision. BSA0403 has extremely positive effects as the site could provide up to provide 248 dwellings, which is just under the level for significant positive effects on housing provision.
- 4.33.3.2 Option A on BSA404, proposes a mixed use business and housing scheme, which is considered to have potential for positive effects, although Option B on site BSA0404 is considered to have a greater positive effect on housing provision as it proposes housing alone. Option A on BSA0409 is considered to have a slight positive effect as it includes a housing element as part of a mixed use scheme including housing (below 20 dwellings).
- 4.33.3.3 Option A on BSA0405 BSA0407 and BSA0410 also proposes new housing, which are considered to have a positive effect on meeting Core Strategy housing requirements.

#### 4.33.4 *Employment Floorspace*

- 4.33.4.1 BSA0403 proposes a mixture of employment and housing, as part of the site is currently in business use this should assist in avoiding a net loss of employment floorspace and might offer additional job opportunities. This is considered to avoid potential negative effects and create potential positive effects, although the degree of positive effect is considered dependent on the amount of floorspace provided by Option A.
- 4.33.4.2 BSA404 Option A proposes a business element on site, to provide some employment opportunities, which would assist in avoiding a net loss in employment floorspace. Option B for the site, if the employment floorspace is still valuable and useable might lead to a negative effect on employment as it would lead to potential loss of job opportunities and a net loss in employment floorspace. The effect however is considered to dependent on the value and usability of the employment land lost.

#### 4.33.5 *Increase walking Cycling and Public Transport*

- 4.33.5.1 All sites are within reasonable walking distance (400m) of a wide range of bus stops that could facilitate travel by public transport.
- 4.33.5.2 Site BSA0402 is well connected to the Bristol Cycle Network, with the Concorde Way, Lockleaze to UWE, and Lockleaze Link cycle routes, all to connecting to and skirting the site. The Lockleaze to UWE link passes through site BSA0403, which should ensure good opportunities for walking and cycling. BSA0404 is relatively closely located to cycle links on Gloucester Road and the Lockleaze link. BSA0405 is reasonably well connected to the cycle network as the public rights of way network connects the site to Concorde Way cycle link. BSA0407 is well placed for access to the public rights of way network and Concorde Way cycle link. BSA0409 is relatively close to the Lockleaze Link which connects to the Bristol Cycle Network.
- 4.33.5.3 Only BSA0410 has poor access to the cycle and walking network, placing a greater reliance on travel by public transport.

#### 4.33.6 *Provide, easy, safe and cheap access to key services*

- 4.33.6.1 BSA0402 is considered to have good access to a full range of health (GP, dentist, optician, pharmacy), community (youth, social and general meeting facilities), which should ensure good access for residents and workers that might be on site if Options A are taken forward. However



within 600 metres of the site there is only access to Filton Avenue and Lockleaze Local Centre for retail facilities. Access to only one local centre could assist in meeting very basic needs, however the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. Therefore on this site there is considered to be potential for both positive and implementation dependent effects for the retail element.

- 4.33.6.2 BSA0403 has good access to community facilities, but no access to a GP within a suitable distance and only access to Gainsborough Square Local Centre for retail facilities. Access to only one local centre could assist in meeting very basic needs, however the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. Therefore on this site there is considered to be potential for both negative (due to lack of GP) and implementation dependent effects for the retail element.
- 4.33.6.3 Sites BSA0404 is considered to have good access to a full range of health (GP, dentist, optician, pharmacy), community (youth, social and general meeting facilities), which should ensure good access for residents and workers that might be on site if Options A are taken forward. However within 600 metres of the site there is only access to Filton Avenue and Filton Road Local Centre for retail facilities. Access to only one local centre could assist in meeting very basic needs, however the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. Therefore on this site there is considered to be potential for both positive and implementation dependent effects for the retail element.
- 4.33.6.4 BSA0405, is considered generally to have potential for positive effects on sustainable access to key services such as GPs and meeting rooms. However, within 600 metres of the site there is only access to Gainsborough Square Local Centre for retail facilities. Access to only one local centre could assist in meeting very basic needs, however the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. Therefore on this site there is considered to be potential for both positive and implementation dependent effects for the retail element.
- 4.33.6.5 BSA0407 has poor access to health facilities and is just outside the 600 metre access to retail facilities, but is adjacent to the Gloucester Road area (700 metres). Whilst there is potential for negative effects on the objective, it is not considered to be significant, due to the nearby facilities on Gloucester road.
- 4.33.6.6 BSA0409 Option A has good access to community facilities, but no access to a GP within a suitable distance and only access to Gainsborough Square Local Centre for retail facilities. Access to only one local centre could assist in meeting very basic needs, however the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. Therefore on this site there is considered to be potential for both negative (due to lack of GP) and implementation dependent effects for the retail element. The uses proposed by Option B, includes a retail element which could enhance the retail offer of the local centre, although it is uncertain the degree of positive effect this might have at this stage.
- 4.33.6.7 BSA1410 has poor access to health facilities and is just outside the 600 metre access to retail facilities, The site is however adjacent to the Gloucester Road area (750 -800 metres), which has retail and health facilities. Whilst there is potential for negative effects on the objective, it is not considered to be significant, due to the nearby facilities on Gloucester road.



#### 4.33.7 *Local Ecology*

- 4.33.7.1 BSA0402 contains both an SNCI and a Wildlife Corridor, contributing to the connectivity and integrity of the wildlife corridor associated with the adjacent railway line. The site also contains a number of Species of Principle Importance. The loss of the SNCI is considered to create potential for negative effects, which although not significant would reduce the overall amount of SNCI land within the city.
- 4.33.7.2 The development of the wildlife corridor section of site BSA0402, due to its size and contribution to the associated railway corridor and SNCI could effect the integrity of the Wildlife Network in this location. However, the development considerations require a multifunctional green infrastructure corridor to be retained on site, including a wildlife corridor function. An ecological survey and mitigation measures are also required, which should assist in avoiding negative effect on recorded species on the site. The final effect is however considered dependent upon implementation on site and appropriate and re-provision of wildlife corridor on the site.
- 4.33.7.3 BSA0403 forms part of the Bristol Wildlife Network, with part of the land having status as Wildlife Corridor, forming an important cross boundary wildlife link between Stoke Park SNCI and wildlife sites in South Gloucestershire. The development of the site could potentially severe the connectivity and function of this cross boundary link. The development considerations however, highlight the role of the site as a wildlife corridor and require the retention of one as part of Option A. This is considered to mitigate potential negative effects, although the final effect is considered to be dependent upon implementation.
- 4.33.7.4 Not allocating (Option B) for development on BSA0402 and BSA0403, would avoid any potential negative or implementation dependent effects, retaining the positive ecological role of the sites and wildlife corridor functions.
- 4.33.7.5 BSA0407 forms a Wildlife Corridor associated with the railway line and surrounding land. The development of the sites does not initially appear to affect the overall connectivity and function on the Network, e.g. through severing connections or loss of whole corridor that connects two adjacent SNCI's. However, there are recorded habitats of Principle Importance on BSA0407 (lowland calcareous grassland). Development under Option A on the site has potential to lead to the loss or harm of this habitat. Development considerations for BSA0407 require ecological survey and assessment and appropriate mitigation, and setting out that this may reduce the capacity of the site, this should assist in negating any potential negative effects. It is considered that the final effect under Option A on these sites, would be dependent upon any mitigation measures and design of development implemented on site.

#### 4.33.8 *Conservation and Wise Use of Land*

- 4.33.8.1 The options for development on all sites are normally considered to achieve a positive effect, by developing on previously developed sites and on land which does not need to be retained as part of the city's important open space provision. In this partnership BSA0403 and BSA0405 are no longer required as a school or school grounds, BSA0407 is backland with no designated landscape value, BSA0409 a vacant site with no known ecological value, BSA0410 a care home no longer required for current purpose. Development on these sites is considered to reflect the Core Strategy approach to the location that safeguards existing countryside, maintains the current extent of the Green Belt and protects important open space assets, and has potential positive effects on the objective.



- 4.33.8.2 The exception to the generally positive effect is on BSA0402, as the site contains SNCI land which would be lost. While it is considered that Wildlife Corridors can be mitigated and often integrated or re-sited as part of development, if SNCI land is lost and then not replaced leading to a net loss of SNCI land in the city, it could be considered loss of more valuable land. Although the negative effect is not considered to be of the same extent as loss of important open space or green belt land, it is considered that a potential negative effect, depending on implementation could occur.
- 4.33.8.3 Options for not allocating on the sites, whilst ensuring some existing green infrastructure asset such as trees are retained, are considered to have potential negative effects on conservation of the more valuable land in and around the city. As new housing and employment floorspace might have to be directed towards to more valuable land important open space or Green Belt land. Not allocating BSA0402 is considered to have partial positive effects as it would retain an SNCI.
- 4.33.9 *Green Infrastructure*
- 4.33.9.1 BSA0402 and BSA0403 both form part of and contribute to the Strategic Green Infrastructure Network (SGIN).
- 4.33.9.2 On site BSA0402 the Strategic Green Infrastructure Network (SGIN), link 8 (set out in the Core Strategy Diagram 4.9.1), is formed by the adjacent railway corridor, wildlife corridors and SNCI on the site and adjacent cycle and walking sustainable transport routes, along the corridor. The development considerations require a multifunctional green infrastructure corridor to be retained on site, including a wildlife corridor and sustainable transport corridor. This should assist in avoiding any negative effect on the connectivity and function of the network on this site.
- 4.33.9.3 On site BSA0403 the Strategic Green Infrastructure Network (SGIN), link 9 (set out in the Core Strategy Diagram 4.9.1), crosses the boundary into South Gloucestershire at the site. The development considerations require a wildlife corridor to be retained on the site for this purpose. This should assist in avoiding any negative effect on the connectivity and function of the network on this site. The development considerations could also highlight that the link forms part of the SGIN and attempt to also provide walking connections, from existing public rights of way on the south of the site, over the border into South Gloucestershire.
- 4.33.9.4 Site BSA0407 also forms part of the SGIN, contributing to link 8 (set out in the Core Strategy Diagram 4.9.1) by enhancing the wildlife corridor associated with the railway line, through the site's role as a wildlife corridor. The development of the sites does not initially appear to affect the overall connectivity and function on the Network, however the development considerations could highlight the existing function to inform any mitigation provided associated with the local ecology aspect.
- 4.33.10 *Historic and Townscape*
- 4.33.10.1 There are no known historic or cultural assets on the majority of the sites. BSA0405 however, is within 50 metres of a range of assets, the registered historic Park of Stoke Park and Stapleton and Frome Valley Conservation Area. The level of development proposed by Option A and densities involved might need to consider the effect on long distance views and settings. An appropriate development consideration could assist in ensuring positive effects and developments.



- 4.33.10.2 BSA0403 is within the Stapleton and Frome Valley Conservation Area, development has potential for negative effects on the qualities of the Conservation, currently the development considerations do not have regard to the townscape and historic context created by the Conservation Area. Any potential negative effect could be negated and positive development assisted, by including an appropriate development consideration for this site.
- 4.33.10.3 Site BSA0409 is currently vacant and considered to contribute to a poor setting for Gainsborough Square, reduce the quality of townscape character and overall attractiveness in Lockleaze Local Centre, due to the lack of any frontage or enclosure onto Gainsborough Square and street. Option C would continue the negative effect. Option A and B on site BSA0409 are considered to have potentially positive effects on overall Protect and Enhance Townscape Quality around the site, by creating an active built frontage, the improvements to the site might also have positive effects on the nearby Stapleton and Frome Valley Conservation Area, and a nearby undesignated heritage assets (St Mary Magdalene with St Francis Church) which also fronts onto Gainsborough Square.
- 4.33.11 **Flood risk**
- 4.33.11.1 BSA0407 although not within a flood zone, is adjacent a flood risk zone 2 and 3 area, associated with Horfield Brook. Therefore Option A for housing might lead to increased run off or permeability issues that might impact the adjacent flood risk zones and Horfield Brook.



### 4.34 Horfield and Lockleaze: Options Effect Matrix

	BSA0402		BSA0403		BSA0404			BSA0405		BSA0407	
Objective	Option A	Option B	Option A	Option B	Option A	Option B	Option C	Option A	Option B	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	-		+		+	+		I -		I -	
Improve Health Lifestyles - Eating/Open Space	+		+	I		+		+		+	
Housing Provision	++		+		+	I	+	+		+	
Provide Learning/Training/Skills											
Reduce Crime											
Employment Floorspace and Job Creation			+	I	+	I -	I				
Address Income/Employment Deprivation			+	I	+	I					
Increase, walking, cycling, public transport	+		+		+	I	+	I	+	+	
Provide, easy, safe and cheap access to key services	+	I	I -		+	I	+	I	+	I	-
Protect and Enhance local ecology	-	I	+	I	+						
Conservation and wise use of land	I -	+	+	-	+	+	-	+	-	+	-
Protect and Enhance Green Infrastructure	I		+							I	
Protect and Enhance Townscape Quality			-					I			
Protect Protect Cultural and Historic assets assets			-					I			
Reduce vulnerability to Flood Risk										I	



	BSA0409			BSA0410	
Objective	Option A	Option B	Option c	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	-			+	
Improve Health Lifestyles - Eating/Open Space	+			+	
Housing Provision	+			+	
Provide Learning/Training/Skills					
Reduce Crime	+	+		+	-
Employment Floorspace and Job Creation	+	+			
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					



#### 4.35 Horfield and Lockleaze: Rationale for Preferred Approach Site Option

Site	Preferred Approach (Option from Previous Stage or New)	Summary Sustainability Rationale for Preferred Approach Chosen
0402	<b>New – Just Housing (previously housing and open space)</b>	Any new significant effects set out in Preferred Approach Effects section. Significant Positive effect on Housing Provision Positive effect on; Improve Healthy Lifestyles and Increasing Walking, Cycling and Public Transport
0403	<b>New – Just Housing (previously housing and business)</b>	Any new significant effects set out in Preferred Approach Effects section. Just Housing, Positive effects on; Determinants of Health, Housing Provision, Increase cycling and walking and Public Transport, Conservation and Wise Use of Land, Green Infrastructure
0404	<b>A - Housing</b>	Positive effects on; Determinants of Health, Improve Healthy Lifestyles, Housing Provision
0405	<b>A - Housing</b>	Positive effects on; Improve Healthy Lifestyles, Housing Provision, Increasing Walking, Cycling and Public Transport
0407	<b>A- Housing</b>	Positive effects on; Improve Healthy Lifestyles, Housing Provision, Increasing Walking, Cycling and Public Transport
0409	<b>New – Housing, retail, business and community use</b>	Any new significant effects set out in Preferred Approach Effects section. Combination of Options A and B, Positive effects on; Housing Provision, Reducing Crime, Employment floorspace and job opportunities, Address Income/Employment Deprivation, Increase cycling and walking and Public Transport, Conservation and Wise Use of Land, Protect and Enhance Townscape Quality
0410	<b>A - Housing</b>	Positive effects on; Housing Provision, Reduce Crime, Conservation and Wise Use of Land, Protect and Enhance Townscape Quality



## 4.36 Horfield and Lockleaze: Preferred Approach Effects

### 4.36.1 *Housing Provision*

- 4.36.1.1 BSA0402 has had its boundary reduced in the Preferred Approach document. Consequently this has reduced the number of dwellings that could be provided on site, from 310 to 170. 170 additional dwellings is still considered a very positive effect but no longer over 1% of the Core strategy total, therefore the Preferred Approach effect on housing provision for this site is now just positive.

### 4.36.2 *Employment Floorspace*

- 4.36.2.1 Site BSA0403 Option A in the Preferred Approach has removed the business element on site. As the existing site contains some employment floorspace (office) if still valuable and useable a housing only development might lead to a negative effect on employment, potential loss of job opportunities and a net loss in employment floorspace. The effect however is considered to dependent on the value and usability of the employment land lost.

### 4.36.3 *Provide, easy, safe and cheap access to key services*

- 4.36.3.1 BSA0409 the preferred approach for the site now contains a community use. At this point the end use is not known, although it is now considered that implementation dependent might enhance access to community facilities in the area.

### 4.36.4 *Protect and Enhance local ecology*

- 4.36.4.1 BSA0402 has in the Preferred Approach reduced the size of the site to remove the SNCI element. This is considered to negate the negative effect on ecology appraised at the options document stage. As the Wildlife Network element is still being developed there is still an effect, although as it will not severe the overall connectivity of the Wildlife Network and suitable development consideration requirement survey of assessment and mitigation, the effect on local ecology is now considered to be dependent on implementation.



#### 4.37 Horfield and Lockleaze: Preferred Approach Effects Matrix

	BSA0402	BSA0403	BSA0404	BSA0405	BSA0407	BSA0409	BSA0410
Objective							
Improve Broad Determinants of Health – Air/Noise	-		+	-	-	-	+
Improve Health Lifestyles - Eating/Open Space	+	+	+	+	+	+	+
Housing Provision	+	+	+	+	+	+	+
Provide Learning/Training/Skills							
Reduce Crime						+	+
Provide 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		+					
Protect and Enhance Townscape Quality		-				+	+
Protect Protect Cultural and Historic assets		-				+	
Reduce vulnerability to Flood Risk							



### 4.38 Horfield and Lockleaze: Preferred Approach Site Changes

Site	Change between Preferred Approach and Publication	Change and rationale:
<b>0405</b>	<b>Housing To School</b>	The allocation of the site has been changed from housing to community use (school) to reflect the proposed educational use of the site.

### 4.39 Horfield and Lockleaze: Publication Effects

#### 4.39.1 *Healthy lifestyles – Noise and Air Pollution.*

4.39.1.1 A development consideration on site BSA0402 is considered to assist in reducing the extent of negative effect arising from pollution due to the proximity of the railway. The consideration requires development to address the railway related noise and general pollution. Implementation and design on the site will determine the overall effect of pollution, so potential for negative effect to occur is still considered to exist. Similarly a development consideration on site BSA0407 'address noise and pollution issues from Muller Road and the railway' is considered to reduce a definite negative effect on health, to potential negative dependent on implementation.

#### 4.39.2 *Healthy lifestyles - Open Space and access to local food*

4.39.2.1 BSA0402 contains development considerations for improved surveillance of existing open space and the provision of an overlooked area of open space to provide a children's playground on the site or on adjacent land or a combination of the two. Combined the development considerations are considered to improve both the quality of the existing open space and increase the open space offer available, creating potential for significant positive effects on improved healthy lifestyles.

#### 4.39.3 *Provide Learning/Training/Skills*

4.39.3.1 The change of use to a school on site BSA0405 is considered to increase facilities and access to them within the area, creating potential positive effects on learning in the partnership area and vicinity of the development site.

#### 4.39.4 *Reduce Crime*

4.39.4.1 The development considerations that require an active frontage onto Gainsborough Square in BSA0409 and BSA0410 provide natural surveillance over the adjacent open space are considered to assist in creating a positive effect on reducing crime in the immediate locality of the development site.

#### 4.39.5 *Increase Walking, Cycling and Public Transport*

4.39.5.1 A number of development considerations have been included which are considered to increase likely positive effects on walking, cycling and public transport on a number of sites in the partnership. BSA0402 is required to integrate with the Concorde Way cycle route from north to



south; BSA0403 is required to integrate with the bus link from north to south into South Gloucestershire; BSA0405 provide a pedestrian link with Shaldon Road; BSA0406 is designed to take account of any existing or established rights of access on the site.

#### 4.39.6 *Local Ecology*

4.39.6.1 BSA0402 in the Preferred Approach reduced the size of the site to remove the SNCI element. This is considered to remove the associated negative effect on local ecology appraised at the options document stage. As the Wildlife Network element is still being developed there could still be potential for a negative effect. Although, development would not severe the overall connectivity of the Wildlife Network and two development considerations relating to maintaining and enhancing the wildlife corridor and requirement for a survey, assessment and mitigation on the site are considered to be sufficient to ensure potential for negative effects are avoided. Therefore on site BSA0402 the overall effect upon local ecology considered to be dependent upon implementation.

4.39.6.2 Although no known local ecology sites are present on BSA0405, BSA0409 and BSA0410 a development consideration that any development be informed by an ecological survey of the site and make provision for mitigation measures is considered to create potential for implementation dependent, positive effects, through enhanced or new habitats or features either on the sites or nearby in the Bristol Wildlife Network.

4.39.6.3 Site BSA0407 is also required to be informed by an ecological survey of the site and, where appropriate mitigation provided. It also is required to make provision for mitigation measures which may include providing a buffer to protect the adjacent Site of Nature Conservation Interest and may reduce the housing capacity of the site. Combined this is considered to avoid negative effects on the development site, with potential for enhancements to local ecology, and through safeguarding the most important type of local ecological site (SNCI) by buffering the development, have a positive effect on local ecology.

#### 4.39.7 *Green Infrastructure*

4.39.7.1 A development consideration on BSA0403 to integrate with the Concorde Way cycle route from north to south, and a requirement to provide or contribute to the provision of 0.75 hectares of allotments (the equivalent of 30 allotment plots) on the site, or on nearby land, are considered to create potential positive effects on the Strategic Green Infrastructure Network and provision of food growing space in the city.

4.39.7.2 Site BSA0407 now contains a development consideration to maintain or strengthen the Wildlife Network corridor within the site, this is considered to ensure positive effects on this aspect of the Strategic Green Infrastructure Network within the site.

#### 4.39.8 *Protect and Enhance Townscape*

4.39.8.1 A development consideration on BSA0403 take account of the Stapleton and Frome Valley Conservation Area is considered to assist in negating potential negative effects on townscape quality and the historic environment, although final effect will now be dependent upon implementation.

#### 4.39.9 *Protect Cultural and Historic Assets*

4.39.9.1 A development consideration on BSA0403 take account of the Stapleton and Frome Valley Conservation Area is considered to assist in negating potential negative effects on townscape quality and the historic environment, although final effect will now be dependent upon implementation.



#### 4.40 Horfield and Lockleaze: Publication Matrix

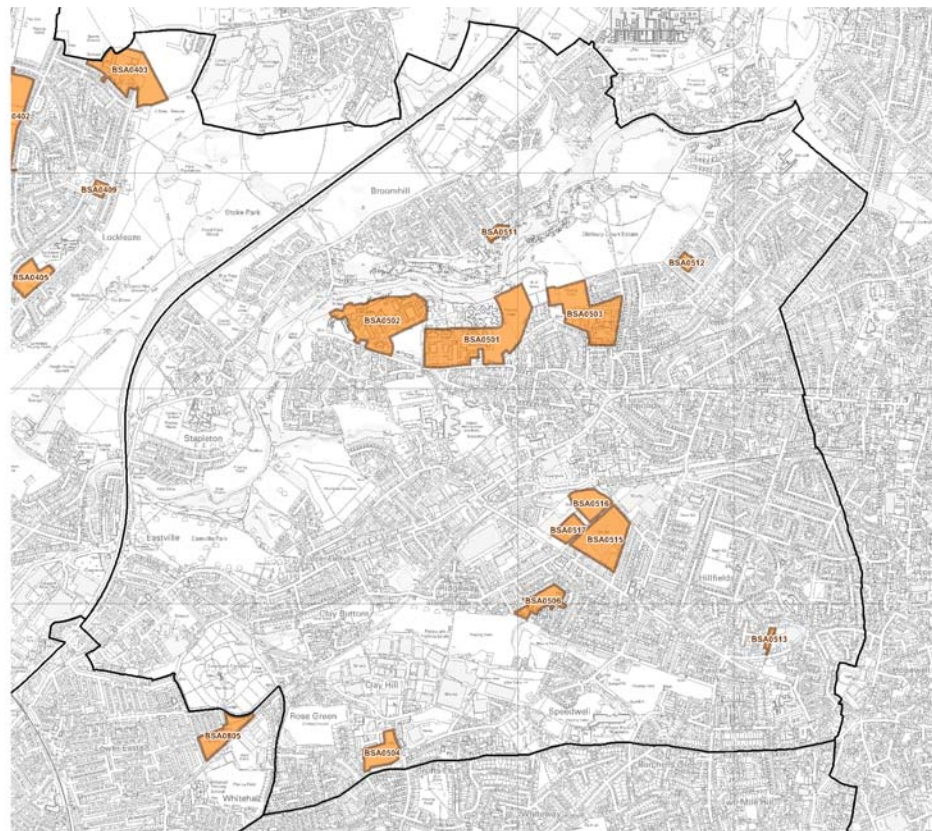
	BSA040 2	BSA040 3	BSA040 4	BSA040 5	BSA040 7	BSA040 9	BSA041 0
Objective							
Improve Broad Determinants of Health – Air/Noise	I -		+	I -	I -	-	+
Improve Health Lifestyles - Eating/Open Space	++	+ I	+		+	+ I	+ I
Housing Provision	+	+	+		+	+	+
Provide Learning/Training/Skills				+			
Reduce Crime						+	+
Provide Employment Floorspace		- I	- I			+	
Address Income/Employment Deprivation		I	I			+	
Increase, walking, cycling, public transport	+	+	+ I	+	+	+	+ -
Provide, easy, safe and cheap access to key services	+ I	I -	+ I	+ I	-	I -	-
Protect and Enhance local ecology	I	I		+ I	+ I	+ I	+ I
Conservation and wise use of land	+	+	+	+	+	+	+
Protect and Enhance Green Infrastructure	+ I	+			+		
Townscape Quality		I		I		+	+
Protect Cultural and Historic assets		I		I		+ I	
Reduce vulnerability to Flood Risk					I		



## 4.41 Greater Fishponds: Sustainability Appraisal

Neighbourhood: <b>Greater Fishponds</b>	<b>Allocation Sites: 11</b>	<b>Housing: 4</b>
	<b>Super Major Allocations: 4</b> <i>BSA0501 (Blackberry Hill Hospital)</i> <i>BSA0502 (Glenside Campus)</i> <i>BSA0503 (St Matthias Campus)</i> <i>BSA0515 (Graphic Packaging, Filwood Road)</i>	<b>Housing and Business: 1</b> <b>Housing, Business, and Institutional: 3</b> <b>Housing, Business, and Community: 1</b> <b>School: 2</b>

Publication Version  
Policies Map  
Greater Fishponds Area  
Sites Allocated for Development  
Site reference



#### 4.42 Greater Fishponds: Options

<b>Greater Fishponds Area</b>		
BSA0501	Blackberry Hill Hospital, Manor Road, Fishponds	Option A: Mixed-use (Housing, business and institutional uses) Option B: Do not allocate for development
BSA0502	Glenside Campus, Blackberry Hill, Fishponds	Option A: Mixed-use (Housing, business and institutional uses) Option B: Do not allocate for development
BSA0503	St Matthias Campus, College Road, Fishponds	Option A: Mixed-use (Housing, business and institutional uses) Option B: Do not allocate for development
BSA0504	Former Playing Fields, Brook Road, Crofts End / Rose Green	Option A: Housing Option B: Do not allocate for development
BSA0506	Open Space rear of Abingdon Road and Honiton Road, Mayfield Park, nr Fishponds	Option A: Housing Option B: Do not allocate for development
BSA0508	Part of Playing Field south of Rose Green Close, Rose Green / Clay Hill	Option A: Housing Option B: Do not allocate for development
BSA0509	Briarwood School, Briar Way and Forest Road Playing Field	Option A: Housing Option B: Do not allocate for development
BSA0511	Begbrook Drive Open Space, Broomhill / Frenchay	Option A: Housing Option B: Mixed-use (Housing and Gypsy and Traveller residential site) Option C: Do not allocate for development
BSA0512	Gleeson House sheltered accommodation, Dodisham Walk, Fishponds	Option A: Housing Option B: Do not allocate for development
BSA0513	Garage site, Woodland Way, Chester Park / Hillfields	Option A: Housing Option B: Industry and Warehousing Option C: Do not allocate for development



## 4.43 Greater Fishponds: Options Effects

### 4.43.1 *Improve Broad Determinants of Health – Air/Noise*

4.43.1.1 Sites BSA0501, BSA0502, BSA0503, BSA0511, and the southern section of BSA0513 and are all within sites and adjacent areas that are at least 5db, above the acceptable 55db noise level. As such on these sites options for housing are considered to have potential for a negative effect on human health.

4.43.1.2 Option B for industry and warehousing on BSA0513 might depending on location and design of units increase pollution for nearby residential properties, the development consideration for this site require this issue to be addressed, any effect is therefore considered dependent upon implementation.

4.43.1.3 The south eastern section of BSA0504 has noise levels slightly above the acceptable 55db at around 58 – 60db. As does the north western section of BSA0508, and eastern section of BSA0512. Depending upon how options for housing are implemented and designed on sites BSA0504, BSA0508 and BSA0512 there might be a slight negative effect on future residents' health due to noise, and or air pollution.

4.43.1.4 BSA0506, BSA0509 are on sites and adjacent areas with noise levels below 55db, and also outside known NO2 Exceedance Zones or Air Quality Management Areas.

### 4.43.2 *Healthy lifestyles - Open Space and access to local food*

4.43.2.1 All the sites have access to a suitable quantity of public open spaces. Therefore, options for housing allocation are considered to create potential for a positive effect on healthy lifestyles.

4.43.2.2 Super Major Site BSA0503 is considered to have positive effects on health lifestyles as it within suitable distance of a range of shops selling fresh fruit and vegetables, including Lidl supermarket. BSA0506, BSA0509, BSA0512 and BSA0513 are considered to have satisfactory access to shops selling fresh fruit and vegetables as a range of grocers and green grocers are within 600 metres, creating potential for positive effects on healthy eating through good access to shops selling fresh fruit and vegetables.

4.43.2.3 Site BSA0501, due to its size, is a site where the eastern half has good access to supermarket, green grocers and grocers, whilst the western and northern sections are outside the 600 metre good access to such facilities. The westerly sections of the site are approximately 800metres from shops selling fresh fruit and vegetables. Depending where on site the housing element of Option A is positioned there might be a slight negative effect on access to shops selling fresh fruit and vegetables.

4.43.2.4 Super Major Site BSA0502 and site BSA0511 are considered to have potential for negative effects on health lifestyles as they are at least 900 meters from any known shop selling fresh fruit and vegetables.

4.43.2.5 BSA0504 and BSA0508 have relatively poor access to shop selling fresh fruit and vegetables, with just one known grocer within 600metres. This is considered to create potential for uncertain effects on healthy eating, as grocers are considered to not offer the certainty of



stocking a range of fresh fruit and vegetables, which may be on offer at a supermarket or green grocers.

#### 4.43.3 *Housing Provision*

4.43.3.1 BSA0501, BSA0502, BSA0503 are all Super Major developments which have the potential to all supply above 75 housing units. BSA0501 has potential to provide up to 470, BSA0502 up to 341. On both sites this is considered to create significant positive effect on housing provision, over 1% of the Core Strategy requirement each. BSA0503 could supply up to 200 dwellings which although very positive is not considered to be quite enough for significant positive effects.

4.43.3.2 BSA0504 and BSA0506 could also supply a large quantity of housing, just above 75 dwellings, which is also considered to have a positive effect.

4.43.3.3 BSA0508, BSA0509, BSA0511, BSA0512 and Option A on BSA0513, all propose additional housing in the city, which is considered to have potential for positive effects on housing provision also.

#### 4.43.4 *Employment floorspace and job opportunities & Deprivation*

4.43.4.1 Super Major Sites BSA0501, BSA0502 and BSA0503 all contain proposals for a mixture of business and institutional use, all of which could generate job opportunities in a variety of sectors. The degree of positive effect on each site will be dependent upon the final mixture of uses on site. Option B on site BSA0513 would create additional employment floorspace and job opportunities and respond to the adjoining industrial and warehousing units nearby, this is also considered to create potential for a positive effect on provision of Employment floorspace and subsequent job opportunities.

#### 4.43.5 *Income and Employment Deprivation*

4.43.5.1 The employment opportunities offered by BSA0501, BSA0502 and BSA0503 and Option B on BSA0513 could also have a positive effect on any underlying income and employment deprivation in the partnership by offering employment in a range of sectors. However, any positive effect would be dependent upon jobs created by taken up by those in need locally or suitable skills and job training being offered to benefit those in need locally.

#### 4.43.6 *Increase walking Cycling and Public Transport*

4.43.6.1 All sites are within 400 metres of at least two or three bus stops.

4.43.6.2 BSA0509 has good access to both public transport and cycle infrastructure, Option A for housing is therefore considered to create potential for positive effects on increasing sustainable transport usage. Although BSA0506 and BSA0508 do not have dedicated cycle or walking infrastructure running through the site, they are in proximity (150metres) to Clay Lane and Bristol to Bath Cycle off road cycle routes. This might assist along with local public transport in having a positive effect on increasing cycling, walking and public transport under Option A for housing.

4.43.6.3 Certain sites lack access to nearby cycling routes. BSA0501, BSA0502, BSA0503 and BSA0504 are super major sites, with options for mixed use and a significant (75+) housing element. BSA0511, BSA0512 and BSA0513 are smaller scale developments with options for housing and employment uses (Option B, BSA0513) All these sites however, lack cycle or walking



infrastructure on or adjacent the site, which connecting directly to the Bristol cycle network. This is considered to place a reliance on public transport and other forms of transport. Given the size and location of sites BSA0501, BSA0502, BSA0503 and BSA0504 in particular, it is therefore considered that lack of cycle infrastructure might have negative effects on increasing sustainable transport and require journeys by car.

#### 4.43.7 *Provide, easy, safe and cheap access to key services*

4.43.7.1 Super Major Sites BSA0501 and BSA0503 are considered to have very good access to a full range of health (GP, dentist, optician, pharmacy), community (youth, social and general meeting facilities) and retail facilities within Fishponds Centre, which should ensure good access for residents and workers that might be on site if Options A are taken forward. Options for housing on BSA0509, BSA0512 and BSA0513 are considered to have potential for significant positive effects, as both sites are considered to have good access to a wide range of health, community and retail facilities, future residents should be able to access key services easily by walking and cycling.

4.43.7.2 However Super Major sites BSA0502 is considered to have a potential for negative effect on providing safe, easy and cheap access as it has virtually no health, community or retail facilities within suitable walking distances. Options A for housing on sites BSA0504, BSA0508 and BSA05011 are also considered to have potential for negative effect on cheap, easy access to key services as there no health or retail facilities within an appropriate walking or cycling distance of those sites.

4.43.7.3 Site BSA0506 has good access to most services and facilities, although the western section of the site falls just beyond the 800metres considered to be 'easy and cheap' for accessible access to a GP, achieving an overall positive effect will therefore be dependent on where on site housing is placed and any measures to ensure reasonable access to nearby GPs.

#### 4.43.8 *Local Ecology*

4.43.8.1 Sites BSA0501, BSA0506, BSA0511 form part of the Bristol Wildlife Network, and have status as Wildlife Corridors. The development of the sites does not initially appear to affect the overall connectivity and function on the Network, e.g. through severing connections or loss of whole corridor that connects two adjacent SNCIs. However, there are recorded Species of Principle Importance(Sparrows) on BSA0506, and habitat (lowland mixed deciduous woodland) of Principle Importance on BSA0501 and BSA0511. Development under Option A on either site has potential to lead to the loss or harm of these habitats and species.

4.43.8.2 Development considerations for BSA0501, BSA0506 and BSA0511 do require ecological survey and assessment and appropriate mitigation, which could assist in negating any potential negative effects. However, re-provision or retention of Wildlife Corridors as part of Option A (housing) on the sites would also assist in mitigating potential negative effects. It is considered that the final effect under Option A on these sites, would be dependent upon measures and design of development implemented on site.

4.43.8.3 Sites BSA0501, BSA0502, BSA0508 and BSA0511 are all directly adjacent SNCIs'. Development of these sites to the boundary of the SNCI have potential for negative effects on the adjacent SNCI's. Development considerations do require ecological survey and assessment and appropriate mitigation, which could assist in negating any potential negative effects for unknown ecology on the development site. However, further development considerations



could require green or wildlife buffer on the edge of the development site adjacent the SNCI, to mitigate any potential harmful effects and result in more positive outcomes. Not allocating (Option B) on these sites would avoid any negative or implementation dependent effects, at this stage and retain the positive ecological role of the sites, wildlife corridor and buffer functions respectively.

- 4.43.8.4 Sites BSA0503 and BSA0509, BSA0512 are not local ecological site, however all are near Wildlife Corridors and linked SNCI's. BSA0503 is adjacent to the Frome Valley SNCI. BSA0509 is near to Mansfield Road Open Space, Wildlife Corridor, which links directly to the Bristol to Bath cycle path SNCI, and BSA0512 is adjacent Oldbury Court Estate East Area Wildlife Corridor. Appropriate development considerations on these sites could provide opportunities for positive effects, if any green infrastructure provided would create habitats and features, linking to nearby local ecological sites in the Bristol Wildlife Network.

#### 4.43.9 *Conservation and Wise Use of Land*

- 4.43.9.1 BSA0501, BSA0502, BSA0503, are all sites that are either currently no longer needed for their present use or are likely to become vacant in the next 5-10 years, and do not contain areas considered vital to retain as either green belt or as part of Bristol's important public open space. Therefore allocation to meet the city's housing or employment needs is considered a positive and efficient use of land this currently vacant or in the future vacant land. Not allocating these sites and leaving them vacant, considering their size would be an ineffective and negative use of land.

- 4.43.9.2 BSA0504, BSA0506 and BSA0511 have been identified as no longer required to meet open space needs in the city. As such retaining more valuable open space and meeting Core Strategy growth targets is considered a more wise use of land than not allocating the sites.

- 4.43.9.3 BSA0508, BSA0509, BSA0512, BSA0513 are all sites where the existing use has been identified as no longer needed for their current uses, non used part of a cricket field, surplus school sites, no longer required Elderly people's home (identified by Residential Futures Process) and underutilised former garage site respectively. Allocating for either housing or employment related uses is considered a more wise and efficient use of land than retaining for its current roles, especially as all sites have been identified as no longer needed and do not form either important open space or Green Belt land.

#### 4.43.10 *Green Infrastructure*

- 4.43.10.1 BSA0501 is directly adjacent the Strategic Green Infrastructure Network (SGIN), Link 10 the River Frome Corridor to Whiteshall and Bradley Brook. Existing Public Rights of Way on the site and wildlife corridor connect the site physically into the Oldbury Court Estate and Frome Valley corridor. The development considerations set out retention of a green link should be 'considered'. A more certain positive effect could be achieved if green links into this section of the SGIN were required to be retained in Option A, for public access and wildlife. Therefore effects on green infrastructure at stage are considered to be dependent on implementation.

- 4.43.10.2 BSA0502 and BSA0511 are also directly adjacent the Strategic Green Infrastructure Network (SGIN), Link 10 the River Frome Corridor to Whiteshall and Bradley Brook. Currently beyond visual access there are no formal links into the SGIN, development could achieve a positive effect by forming access into this section of the SGIN. On Site BSA0511, a link for wildlife would assist in mitigation the potential loss of the sites current wildlife corridor role.



- 4.43.10.3 On sites BSA0502 and BSA0503 important trees on the sites could be retained and integrated into development, as the development considerations highlight TPO's exist on this site. Which could assist in achieving a positive effect on this type of GI asset.
- 4.43.10.4 On site BSA0512 are a number existing trees, although their importance and health is unknown a development consideration requiring integration or replacement of existing trees could assist in avoiding any loss of valuable GI assets.
- 4.43.11 *Historic & Townscape*
- 4.43.11.1 BSA0501, BSA0502, BSA0503, BSA511 all contain a range of historic and cultural assets, including Conservation Areas, designated historic parks and gardens and a listed building. Development of the sites will need to be implemented effectively to respond and utilise any existing assets and avoid negative effects on both historic assets and general townscape within the vicinity of the sites. With the exception of BSA0503, option B on these sites to not allocate would preserve the current historic, cultural and Protect and Enhance Townscape Quality and avoid potential for negative effects.
- 4.43.11.2 BSA0501 is a site that contains a large number, four, undesignated heritage assets, below and above ground. These could be considered in addition to designated assets such as the Conservation Area and Historic Park and Garden
- 4.43.11.3 BSA0503 in particular contains a wide variety of assets including the listed St Matthias buildings, which present both development opportunities and constraints that could result in positive effects from re-using an important historic asset, to a negative effect if development affects the character or quality. Option A however, would bring an existing listed building back into use, and is therefore considered to have positive effects above those of leave as is, which would occur under Option B and might lead to eventual decay of the building.
- 4.43.12 *Flood risk*
- 4.43.12.1 Sites BSA0501, BSA0502, BSA0503 are super-major development sites, that although not in any known Flood risk zones are adjacent the River Frome and Fishponds Brook, which have associated flood Risk zone 2 and 3 areas. Development on these sites might lead to increased run off or permeability issues that might impact the adjacent flood risk zones.
- 4.43.12.2 BSA0506 although not in a flood risk zone is adjacent Coombe Brook, and associated areas of flood zone 2 and 3. As such development of the site, especially given current open green nature, might lead to increased run off or flooding issues in the Coombe Brook. BSA0511 has a similar issue, being adjacent the River Frome and associated flood zones.
- 4.43.12.3 Sites, BSA04, BSA08, BSA09, BSA0512 and BSA0513 are not in or adjacent to any known flood risk areas or zones. Therefore, development on these sites, in particular options for housing is considered strategically to have a positive effect on reducing vulnerability to flooding. The positive effect could be improved if on-site measures to reduce run off and improve permeability were required to ensure flood risk issues elsewhere do not occur.



#### 4.44 Greater Fishponds: Options Effect Matrix

Objective	BSA0501		BSA0502		BSA0503		BSA0504	
	Option A	Option B	Option A	Option B	Option A	Option B	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	-		-		I -		I	
Improve Health Lifestyles - Eating/Open Space	+ I		+ -		+		+ I	
Housing Provision	++		++		+		+	
Provide Learning/Training/Skills								
Reduce Crime								
Employment floorspace and job opportunities	+ I		+ I		+ I			
Address Income/Employment Deprivation	+ I		+ I		+ I			
Increase, walking, cycling, public transport	+ -		+ -		+ -		+ -	
Provide, easy, safe and cheap access to key services	+		-		+		+ -	
Protect and Enhance local ecology	I		I		I			
Conservation and wise use of land	+ -		+ -		+ -		+ -	
Protect and Enhance Green Infrastructure	I		+ I		+ I			
Protect and Enhance Townscape Quality	I		I		I			
Protect Cultural and Historic assets	I		I		+ I -			
Reduce vulnerability to Flood Risk	I		I		I		I	



Objective	BSA0506		BSA0508		BSA0509		BSA0511	
	Option A	Option B	Option A	Option B	Option A	Option B	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	-		-		-			
Improve Health Lifestyles - Eating/Open Space	+		+		+		+ -	
Housing Provision	+		+		+		+	
Provide Learning/Training/Skills								
Reduce Crime								
Provide Employment floorspace and job opportunities								
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			+		+			



Objective					
	BSA0512		BSA0513		
	Option A	Option B	Option A	Option B	Option C
Improve Broad Determinants of Health – Air/Noise	I -		-	I	
Improve Health Lifestyles - Eating/Open Space	+		+		
Housing Provision	+		+		
Provide Learning/Training/Skills					
Reduce Crime					
Provide Employment floorspace and job opportunities				+	
Address Income/Employment Deprivation				+	I
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					
Protect Cultural and Historic assets					
Reduce vulnerability to Flood Risk	+		+	+	



#### 4.45 Greater Fishponds: Rationale for Preferred Approach Site Option

Site	Preferred Approach (Option from Previous Stage or New)	Summary Sustainability Rationale for Preferred Approach Chosen
0501	<b>A – Housing, business, institutional Use</b>	Any new significant effects set out in Preferred Approach Effects section. Significant Positive effect on Housing Provision Positive effect on; Employment floorspace and job opportunities and job opportunities, Address Income/Employment Deprivation, Easy Safe and Cheap Access to Key Services, Conservation and Wise Use of Land.
0502	<b>A – Housing, business, institutional Use</b>	Any new significant effects set out in Preferred Approach Effects section. Significant Positive effect on Housing Provision Positive effects on; Employment floorspace and job opportunities and job opportunities, Address Income/Employment Deprivation, Conservation and Wise Use of Land.
0503	<b>A – Housing, business, institutional Use</b>	Positive effects on; Improve Healthy Lifestyles, Housing Provision, Employment floorspace and job opportunities and job opportunities, Address Income/Employment Deprivation, Easy Safe and Cheap Access to Key Services, Conservation and Wise Use of Land.
0504	<b>A – Housing</b>	Positive effects on; Housing Provision, Conservation and Wise Use of Land
0506	<b>NEW – School</b>	Relevant appraisal findings are set out in the Preferred Approach Effects section.
0508	<b>A – Housing</b>	Positive effects on; Healthy Lifestyles, Housing Provision, Conservation and Wise Use of Land
0509	<b>B – Do not Allocate</b>	Since the Options appraisal, the site and current school use has been determined to be required for school use and is not proposed for allocation or designation
0511	<b>NEW – School</b>	Relevant appraisal findings are set out in the Preferred Approach Effects section.
0512	<b>A - Housing</b>	Significant Positive effect on; Easy Safe and Cheap Access to Key Services, Positive effects on; Healthy Lifestyles, Housing Provision, Conservation and Wise Use of Land, Conservation and Wise Use of Land., Reduce Vulnerability to Flood Risk
0513	<b>A - Housing</b>	Significant Positive effect on; Easy Safe and Cheap Access to Key Services, Positive effects on; Healthy Lifestyles, Housing Provision, Conservation and Wise Use of Land, Conservation and Wise Use of Land., Reduce Vulnerability to Flood Risk



0515	<b>NEW - Housing and Business</b>	NEW SITE Relevant appraisal findings are set out in the Preferred Approach Effects section.
0516	<b>NEW - Housing Business, Community Use</b>	NEW SITE Relevant appraisal findings are set out in the Preferred Approach Effects section



## 4.46 Greater Fishponds: Preferred Approach Effects

### 4.46.1 *Improve Broad Determinants of Health – Air/Noise*

4.46.1.1 BSA0515 and BSA0516 contain a housing element and BSA0516 a community use. The sites are adjacent Filwood Road, the eastern edge of the sites suffer from recorded noise pollution. It is considered that the noise pollution levels create potential for a negative effect on human health, the extent of negative effect is also dependent upon where the housing element is located on these sites. The lack of recorded air pollution however, also creates potential for a positive effect.

### 4.46.2 *Healthy lifestyles - Open Space.*

4.46.2.1 New sites BSA0515 and BSA0516 have good access to shops selling fresh fruit and vegetables, with two supermarkets (Morrisons and Lidl), a specialist green grocer (Fruit and Flowers) and multiple grocers within suitable walking and cycling distance. The sites also have reasonable access to open space. This is considered to create a positive effect on healthy lifestyles, under proposals for housing on these sites.

### 4.46.3 *Housing Provision*

4.46.3.1 BSA0515 and BSA0516 both propose an element of housing. Both proposals are considered to create potential for positive effects on housing provision. With BSA0515 having a larger degree of positive effect as it proposes 120 new homes, compared to 40 on BSA0516.

4.46.3.2 At the Options appraisal stage BSA0501 and BSA0502 were considered to have potential for a significant positive effect on housing provision. The Preferred Approach for the sites are considered to have less scope for housing provision on the sites, from 470 to 200 on BSA0501, and 341 to 100 on BSA0502. Therefore the effect is now only considered to be positive in extent, rather than significant.

4.46.3.3 BSA0503 was thought to be able to supply upto 200 dwellings at the options stage, this also have been revised to around 100 dwellings, still a very positive effect.

4.46.3.4 The positive effect appraised at the Options stage from options for housing on BSA0506, BSA0509 and BSA0511, no longer applies. The sites would have supplied an estimated 79, 46 and 24 new homes respectively. Schools are now proposed for the sites.

### 4.46.4 *Education and Learning*

4.46.4.1 BSA0506 and BSA0511 both propose new schools on site, which is considered to assist in producing a positive effect on learning and skills within the area.

### 4.46.5 *Increase walking Cycling and Public Transport*

4.46.5.1 BSA0515 and BSA0516 are in close proximity to the Bristol to Bath Cycle Route, which connects to the Bristol Cycle Network and to adjoining authorities. The sites are also well served by public transport stops, with multiple stops within 400 metres. It is considered that the sites should facilitate a positive effect on encouraging walking, cycling and public transport use.



4.46.6 *Provide, easy, safe and cheap access to key services*

4.46.6.1 BSA0515 and BSA0516 within a suitable distance to access by walking or cycling, the range of health, retail and community facilities. Fishponds and Lodge Causeway Primary Shopping Areas, Town and District centres are in close proximity to the sites and a wide range of GP's, Pharmacies, Opticians are within suitable distance. The location of these sites for housing is considered to create potential positive effect on accessing key services cheaply and safely and also encourage walking and cycling.

4.46.7 *Green Infrastructure*

4.46.7.1 BSA0515 and BSA0516 are directly adjacent the Strategic Green Infrastructure Network (SGIN), Link 11 the Bristol to Bath Railway Path. Currently beyond visual access there are no known links into the sites. Development could achieve a positive effect by forming access into this section of the SGIN for both cycle and pedestrian and potentially also wildlife, as Link 11 has a dual role as a sustainable transport and wildlife corridor.



#### 4.47 Greater Fishponds: Preferred Approach Effects Matrix

Objective	BSA0501		BSA0502		BSA0503		BSA0504		BSA0506	BSA0508		BSA0511	BSA0512	
Improve Broad Determinants of Health – Air/Noise	+	-	+	-	+	-	+	+		-			+	-
Improve Health Lifestyles - Eating/Open Space	+	+	+	+	+	+	+	+		+	+		+	+
Housing Provision	+	+	+	+	+	+	+	+		+	+		+	+
Provide Learning/Training/Skills									+			+		
Reduce Crime														
Employment floorspace and job opportunities	+	+	+	+	+	+								
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	+	+	+	+	+	+							+	+
Protect and Enhance Townscape Quality	+	+	+	+	+	+								
Protect Protect Cultural and Historic assets assets	+	+	+	+	+	+								
Reduce vulnerability to Flood Risk	+	+	+	+	+	+			+	+	+	+	+	+



#### 4.48 Greater Fishponds: Preferred Approach Site Changes

Site	Change between Preferred Approach and Publication	Change and rationale:
BSA0501	Housing	The estimated housing capacity has been increased from 200 to 300 homes to better reflect site's potential capacity and ensure efficient use of land.
BSA0502	Housing	The estimated housing capacity has been increased from 100 to 300 homes to better reflect site's potential capacity and ensure efficient use of land.
BSA0503	Housing	The estimated housing capacity has been increased from 100 to 300 homes to better reflect site's potential capacity and ensure efficient use of land. The site area has been increased to incorporate former UWE playing field.
BSA0508	Site Deleted	This site was no longer considered appropriate to be allocated because of uncertainty regarding the likelihood of delivery given the access constraints.
BSA0515	Housing	The estimated housing capacity has been increased from 120 to 208 to reflect the planning permission on the site.
BSA0517	NEW SITE – Housing with Business	This is a new site introduced to reflect the resolution to grant planning permission on the site subject to a section 106 agreement.

#### 4.49 Greater Fishponds: Publication Effects

##### 4.49.1 *Healthy lifestyles - Open Space.*

4.49.1.1 BSA0515, BSA0516 and new site BSA0517 have good access to shops selling fresh fruit and vegetables, with two supermarkets (Morrisons and Lidl), a specialist green grocer (Fruit and Flowers) and multiple grocers within suitable walking and cycling distance. The sites also have reasonable access to open space. This is considered to create a positive effect on healthy lifestyles, under proposals for housing on these sites.

##### 4.49.2 *Housing Provision*

4.49.2.1 BSA0515, BSA0516 and new site BSA0517 each propose an element of housing. All proposals are considered to create potential for positive effects on housing provision. With BSA0515 having a larger degree of positive effect as it proposes 208 new homes, compared to 83 on BSA0516 and 50 on BSA0517.

4.49.2.2 At the Options appraisal stage BSA0501 and BSA0502 were considered to have potential for a significant positive effect on housing provision. The Preferred Approach for the sites provided



estimates that gave lower housing capacities of 200 on BSA0501, and 100 on BSA0502 and 100 on BSA0503. These figures have been revised upwards to account for the likely mix of uses on the sites and the extended boundary of BSA0503. The effects are therefore now considered to be significantly positive with an estimated capacity of 300 homes on each of these sites.

- 4.49.2.3 The positive effect appraised at the Options stage from options for housing on BSA0506, BSA0509 and BSA0511, no longer applies. The sites would have supplied an estimated 79, 46 and 24 new homes respectively. Schools are now proposed or proposed to be retained on the sites.

#### 4.49.3 *Education and Learning*

- 4.49.3.1 BSA0506 and BSA0511 both propose new schools on site, which is considered to assist in producing a positive effect on learning and skills within the area. Site BSA0516 also includes provision for a community use, which could potentially have a positive effect on learning and skills.

#### 4.49.4 *Address Income/Employment Deprivation*

- 4.49.4.1 Super Major Sites BSA0501, BSA0502 and BSA0503 all now contain proposals for housing with mixed uses. These allocations could generate job opportunities in a variety of sectors. However, the number of jobs created will be dependent on implementation during the development management process.
- 4.49.4.2 BSA0516 and BSA0517 would replace employment uses with 'housing with business and community use' in the case of BSA0516 and 'housing with business' in the case of BSA0517. These allocations would retain a proportion of business use on the site, therefore the impact is considered to be moderately negative.

#### 4.49.5 *Increase walking Cycling and Public Transport*

- 4.49.5.1 BSA0515, BSA0516 and BSA0517 are in close proximity to the Bristol to Bath Cycle Route, which connects to the Bristol Cycle Network and to adjoining authorities. The sites are also well served by public transport stops, with multiple stops within 400 metres. It is considered that the sites should facilitate a positive effect on encouraging walking, cycling and public transport use.
- 4.49.5.2 Sites BSA0501, BSA0502 and BSA0503 include development considerations requiring the developments to address transport implications. In addition development considerations for BSA0501 require a green link to the Frome Valley to be retained and public rights of way on the site to be improved. BSA0503 requires the creation of suitable pedestrian and cycle routes through the site to connect to the surrounding area. BSA0502 includes a development consideration requiring development to consider the potential for a link to land to the north at Oldbury Court Estate. Therefore it is considered that there is now a positive effect on increasing walking, cycling and public transport.

#### 4.49.6 *Provide, easy, safe and cheap access to key services*

- 4.49.6.1 BSA0515, BSA0516 and BSA0517 are within a suitable distance to access by walking or cycling, the range of health, retail and community facilities. Fishponds and Lodge Causeway Primary Shopping Areas, Town and District centres are in close proximity to the sites and a wide range of GP's, Pharmacies, Opticians are within suitable distance. The location of these sites for housing is considered to create potential positive effect on accessing key services cheaply and safely and also encourage walking and cycling.



- 4.49.6.2 Assessment of the BSA0502 at the options stage raised issues the lack of health facilities within an appropriate distance. A development consideration requiring the submission of a health impact assessment will lessen negative effects of this allocation
- 4.49.7 *Local Ecology*
- 4.49.7.1 BSA0501, BSA0502, BSA0503 and BSA0512 all include development considerations requiring development to be informed by an ecological survey and make provision for mitigation where appropriate. In addition BSA0501 requires the retention of a buffer to the adjacent SNCI and BSA0502 requires consideration to be given to the adjacent SNCI. Therefore the impact is now considered to be positive dependent upon implementation on these two sites, as existing assets will be protected through design of development.
- 4.49.8 *Green Infrastructure*
- 4.49.8.1 BSA0515, BSA0516 and BSA0517 are close to the Strategic Green Infrastructure Network (SGIN), Link 11 the Bristol to Bath Railway Path. Currently beyond visual access there are no known links into the sites. Development could achieve a positive effect by forming access into this section of the SGIN for both cycle and pedestrian and potentially also wildlife, as Link 11 has a dual role as a sustainable transport and wildlife corridor.
- 4.49.8.2 The inclusion of the development consideration requiring development to consider the potential for link to land to the north at Oldbury Court Estate also has the potential to create a positive effect on Green Infrastructure.
- 4.49.9 *Protect and Enhance Townscape*
- 4.49.9.1 BSA0501, BSA0502 and BSA0503 all require development to be led by masterplans which should adopt a heritage-led approach identifying the listed buildings and structures and other heritage assets to be retained and enhanced. Development considerations also require the Frome Valley Conservations Area and Local Historic Parks and Gardens designation to be taken account of. As such it is considered that the allocations would help to ensure that the historic buildings are kept in active use whilst the contribution they make to the townscape is protected and enhanced.
- 4.49.10 *Protect Cultural and Historic Assets*
- 4.49.10.1 BSA0501, BSA0502 and BSA0503 all require development to be led by masterplans which should adopt a heritage-led approach identifying the listed buildings and structures and other heritage assets to be retained and enhanced. Development considerations also require the Frome Valley Conservations Area and Local Historic Parks and Gardens designation to be taken account of. Therefore it is considered that the allocations would protect and enhance cultural and historic assets.



#### 4.50 Greater Fishponds: Publication Matrix

Objective	BSA0501	BSA0502	BSA0503	BSA0504	BSA0506		BSA0511	BSA0512
Improve Broad Determinants of Health – Air/Noise	-	-	- -	-				- -
Improve Health Lifestyles - Eating/Open Space	+ -	+ -	+	+ -				+
Housing Provision	++	++	++	+				+
Provide Learning/Training/Skills					+		+	
Reduce Crime								
Employment floorspace and job opportunities	+ -	+ -	+ -					
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	-	-	-		-		-	+

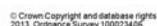


Objective	BSA0513	BSA0515	BSA0516	BSA0517
Improve Broad Determinants of Health – Air/Noise	-	+ -	+ -	+
Improve Health Lifestyles - Eating/Open Space	+	+	+	+
Housing Provision	+	+	+	+
Provide Learning/Training/Skills			-	
Reduce Crime				
Employment Floorspace			-	-
Address Income/Employment Deprivation				
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		+	+	+
Protect and Enhance Townscape				
Protect Cultural and Historic assets				
Reduce vulnerability to Flood Risk	+			



#### 4.51 Ashley, Easton and Lawrence Hill: Sustainability Appraisal

Neighbourhood: <b>Ashley, Easton and Lawrence Hill</b>	<i>Allocation Sites: 4</i>	<i>Housing and Industry: 1</i>
	<i>Super Major Allocations: 1</i> Land at former Elizabeth Shaw Factory, Greenbank Road, Easton	<i>Housing and Business: 1</i> <i>Business: 1</i> <i>Housing, business, community use and small-scale retail: 1</i>



#### 4.52 Ashley, Easton and Lawrence Hill: Options

<b>Ashley, Easton and Lawrence Hill</b>		
BSA0801	Morley / Ashley / Southey Street Works, St Werburgh's	Option A: Mixed-use (Housing and light industry) Option B: Do not allocate for development
BSA0802	Shiner Ltd Builders Merchants, Church Road, Redfield	Option A: Mixed-use (Housing and business) Option B: Do not allocate for development
BSA0803	Land at Junction of Church Road and Heber Street, Redfield	Option A: Business Option B: Housing Option C: Do not allocate for development
BSA0804	Ducie Road	Option A: Housing Option B: Business Option C: Do not allocate for development



## 4.53 Ashley, Easton and Lawrence Hill: Options Effects

### 4.53.1 *Improve Broad Determinants of Health – Air/Noise*

- 4.53.1.1 All sites are directly adjacent known areas of NO<sup>2</sup> exceedance and within the Air Quality management Area for Bristol. This is considered to create potential for a negative effect on health due to air pollution, all sites with an option for housing. The NO<sup>2</sup> exposure and pollution is considered to be greatest on all sites on frontages facing major roads.
- 4.53.1.2 The north eastern section of BSA0801, adjacent Sevier Street has noise levels well above the acceptable 55db noise pollution level, and the remainder of the site is slightly above 55db. The northern boundary of Site BSA0802, adjacent Church Road has noise levels at around 70 and the remainder of the site is slightly above 55db, whilst the southern edge of Site BSA0803 also has noise levels above 70db. The remainder of site BSA0803 does however often have recorded noise levels below the 55db limit. Depending upon how Option A on BSA0801 and BSA0802 that include a housing element, and Option B on BSA0803, were implemented and designed there is considered potential for a negative effect on future residents' health due to noise pollution in and around the sites. Option A on BSA0801 is not considered to result in negative effects on human health, as less sensitive business uses are proposed.
- 4.53.1.3 The entire BSA0804 site is above the 55db level, with the frontage onto Ducie Road being well above.
- 4.53.1.4 Combined, the effect of being adjacent NO<sup>2</sup> exceedance zones, within an Air Quality management Area and all sites being just above the 55db level noise pollution level, with certain sections facing onto roads well above, is considered to create potential for significant negative effects on human health from noise and air pollution. This is considered more likely to occur where housing options are proposed and there is limited scope through design and placement on site to minimise or mitigate the pollution, specifically this applies to BSA0804 Option A. On the remaining sites there is considered to be some scope for implementation and design to reduce potential negative effects arising from noise and NO<sub>2</sub> pollution.

### 4.53.2 *Healthy lifestyles - Open Space and access to local food*

- 4.53.2.1 All sites are considered to be within suitable distance of public open spaces and have access to a range of shops, including Lidl, Tesco and local green grocers that sell fresh fruit and vegetables, in addition to numerous grocers. Options for both housing and business on the sites are therefore considered to facilitate opportunities for healthy lifestyles.

### 4.53.3 *Crime*

- 4.53.3.1 The surveillance and overlooking offered by housing element in BSA0801, BSA0802, Option B of BSA0803 and Option A of BSA0804 is considered to create potential for a positive effect on reducing crime, especially as all sites are within an area suffering from crime deprivation (within worst 10% of LSOA's nationally for crime deprivation).

### 4.53.4 *Housing Provision*

- 4.53.4.1 BSA0801 and BSA0802 option for allocation both include a housing element, Option B on BSA0803 and Option A on BSA0804 propose only housing on sites. All these options are considered to contribute towards a positive effect on housing provision. The extent of



positive effect on BSA0801, a large site, and BSA0802 will be dependent upon the balance of employment to housing.

#### 4.53.5 *Employment Floorspace and Job Opportunities*

4.53.5.1 BSA0801, BSA0802 and BSA0803 currently contain employment generating uses, although the one of the sites is currently vacant and the others inefficiently utilised, there is potential for a net loss in potential Employment Floorspace and Job Opportunities and subsequent job opportunities, if mixed use Option A on BSA0801 and BSA0802 do not provide for a suitable amount of employment provision. However, Option A on BSA0801 and BSA0802 do require an element of employment generating use on site, the final effect is considered to be dependent on the mix of housing and employment provided, a greater number of job opportunities might be created with lower amount of floorspace.

4.53.5.2 Option A on BSA0803 and Option B on BSA0804 propose uses which would provide only employment related floor space on site. In comparison to Option B and A, on each site respectively, is considered to create potential for a positive effect on employment provision. Option B for just housing on BSA0803 might lead to a net loss of employment related floorspace, given the current business use on site.

#### 4.53.6 *Address Income/Employment Deprivation*

4.53.6.1 BSA0801, and BSA0804 contain and are surrounded by areas of income and employment deprivation (worst 10% of LSOA nationally). BSA0802 and BSA0803 are adjacent areas of income and employment deprivation. Option A on BSA0801, BSA0802 which include an element of employment floor space. are considered to create potential for a positive effect. Option A on BSA0803 and Option B on BSA0804 propose uses which would provide only employment related floor space on site. In comparison to Option B and A, on each site respectively, is considered to create potential for a positive effect on income and employment deprivation in the area.

4.53.6.2 The extent and degree of any positive effects appraised, is however considered to be dependent upon the amount of employment on offer on the mixed use sites, and in all instances the ability of those in need locally to access any newly created job opportunities.

#### 4.53.7 *Increase walking Cycling and Public Transport*

4.53.7.1 Site BSA0801 is in close proximity (80 metres) to the Concorde Way green cycle route. This connects into both the rest of the Bristol Cycle Network and Strategic Green Infrastructure Network.

4.53.7.2 Sites BSA0802, BSA0803 and BSA0804 are directly adjacent the on road A420 cycle route. This connects into the Bristol Cycle Network including the Bristol to Bath Cycle Route. The location of all sites and access to public transport and cycle infrastructure is considered to create potential for positive effects on increasing walking, cycling and public transport use.

#### 4.53.8 *Provide, easy, safe and cheap access to key services.*

4.53.8.1 All sites are within a suitable distance to access by walking or cycling, the range of health, retail and community facilities. None of the sites are considered to lack adequate access to any of the key services, which should enable a positive effect on accessing them cheaply and safely and also encourage walking and cycling. Overall all the sites are considered to be well located for accessing services and facilities.



#### 4.53.9 *Local Ecology*

- 4.53.9.1 Site BSA0804 is adjacent a wildlife corridor in the Bristol Wildlife Network formed by the railway line. A positive effect might be achieved by requiring creation of habitats or features to cater for species and biodiversity that utilise the adjacent wildlife corridor.

#### 4.53.10 *Conservation and Wise Use of Land*

- 4.53.10.1 Site BSA0801 is currently vacant and underutilised, Option B is considered an inefficient use of land and could put pressure on valuable space or the Green Belt to assist in accommodating the housing and light industry required by the Core strategy, which would be provided by Option A.
- 4.53.10.2 Sites BSA0802, BSA803 and BSA0804 are on sites which are considered underutilised, making a poor use of land given their current uses. All sites would assist in meeting either housing or business development, required by the Core Strategy.

#### 4.53.11 *Green Infrastructure*

- 4.53.11.1 Mina Road Park, adjacent BSA0801 contains a waterway which currently acts as a barrier between the site and the park, development might look to turn the waterway into an asset to benefit future users of the site. Site BSA0801 is in close proximity (80 metres) to the Concorde Way green cycle route, which is adjacent Mina Road Park, that itself is directly adjacent the development site. This cycle route connects into the Strategic Green Infrastructure Network, a positive effect might if the development connects effectively into the park, improving access to green infrastructure and the wider Strategic Green Infrastructure Network.
- 4.53.11.2 BSA0504 contains potential new tree planting locations identified by the council. The development considerations could look to require trees onsite or on any frontage to Ducie Road, to provide green infrastructure assets within the vicinity of the site.

#### 4.53.12 *Historic & Townscape*

- 4.53.12.1 BSA0801 is directly adjacent both Montpellier Conservation Area and Registered Park of Mina Road. The site also contains undesigned heritage asset relating to the Brooks Dye Works. Development will need to consider the potential effect on these townscape and historic assets to avoid harmful negative effects. The development considerations could be enhanced to consider the full range of townscape and historic assets related and adjacent the site. The development considerations do however require historic street patterns through the site to be re-instated, which could have positive effects on townscape and the historic and cultural environment.
- 4.53.12.2 BSA0802 contains a listed building on site, however the development considerations require any development of the site to integrate it and improve its setting, which should result in positive effects for both townscape and historic assets.

#### 4.53.13 *Flood risk*

- 4.53.13.1 The central and eastern section of BSA0801 is within and adjacent flood risk zones 2 and 3, and a hazard area under flood risk zone 3a, with climate change scenario. The options for housing on the site could therefore result in negative effects on reducing vulnerability to flooding.



- 4.53.13.2 Sites BSA0802, BSA0803 and BSA0804 are all outside and not adjacent any flood risk zones. Inclusion of green infrastructure on any development might assist in reducing and slowing run off from future developments to bring about a positive effect.



#### 4.54 Ashley, Easton and Lawrence Hill: Options Effect Matrix

	BSA0801		BSA0802		BSA0803			BSA0804		
Objective	Option A	Option B	Option A	Option B	Option A	Option B	Option C	Option A	Option B	Option C
Improve Broad Determinants of Health – Air/Noise	I -		I -			I -		--		
Improve Health Lifestyles - Eating/Open Space	+		+			+		+		
Housing Provision	+		+			+		+		
Provide Learning/Training/Skills										
Reduce Crime	+		+			+		+		
Provide Employment Floorspace and Job Opportunities	+ I		+ I		+	-			+	
Address Income/Employment Deprivation	+ I		+ I		+ I				+ I	
Increase, walking, cycling, public transport	+		+		+	+		+	+	
Provide, easy, safe and cheap access to key services	+		+		+	+		+	+	
Protect and Enhance local ecology								I	I	
Conservation and wise use of land	+	-	+	I	+	+	I	+	+	I
Protect and Enhance Green Infrastructure	I							I	I	
Protect and Enhance Townscape Quality	+ I		+							
Protect Protect Cultural and Historic assets assets	+ I		+							
Reduce vulnerability to Flood Risk	-									



#### 4.55 Ashley, Easton and Lawrence Hill: Rational for Preferred Approach Site Option

Site	Preferred Approach (Option from Previous Stage or New)	Summary Sustainability Rationale for Preferred Approach Chosen
0801	<b>A – Housing and Light Industry</b>	Positive effect on; Healthy Lifestyles, Housing Provision, Reduce Crime, Employment Floorspace and Job Opportunities, Address Income/Employment Deprivation, Increase Cycling, Walking and Public Transport, Easy Safe and Cheap Access to Key Services, Conservation and Wise Use of Land.
0802	<b>A – Housing and Business</b>	Positive effect on; Healthy Lifestyles, Housing Provision, Reduce Crime, Employment Floorspace and Job Opportunities, Address Income/Employment Deprivation, Increase Cycling, Walking and Public Transport, Easy Safe and Cheap Access to Key Services, Conservation and Wise Use of Land, Protect and Enhance Townscape Quality, Protect Historic Assets
0803	<b>A – Business</b>	Positive effects on; Employment Floorspace and Job Opportunities, Address Income/Employment Deprivation, Increase Cycling, Walking and Public Transport, Conservation and Wise Use of Land.
0804	<b>A – Do not allocate</b>	Since the Options appraisal the site has not yet been declared surplus and its future use is likely to be considered by the Neighbourhood Partnership, the development of the site may not be deliverable. Therefore it is not proposed for allocation or designation.



#### 4.56 Ashley, Easton and Lawrence Hill: Preferred Approach Effects Matrix

Objective	BSA0801		BSA0802		BSA0803	
Improve Broad Determinants of Health – Air/Noise	I	--	I	--		
Improve Health Lifestyles - Eating/Open Space	+		+			
Housing Provision	+		+			
Provide Learning/Training/Skills						
Reduce Crime	+					
Provide Employment Floorspace and Job Opportunities	+	I	+	I	+	
Address Income/Employment Deprivation	+	I	+	I	+	I
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	I					
Protect and Enhance Townscape Quality	+	I	+			
Protect Protect Cultural and Historic assets assets	+	I	+			
Reduce vulnerability to Flood Risk	-					



#### 4.57 Ashley, Easton and Lawrence Hill: Preferred Approach Site Changes

Site	Change between Preferred Approach and Publication	Change and rationale:
BSA0805	Housing, business, community use and small-scale retail	This is a new site introduced to reflect the development potential of the site of a unused previously developed site. The council was minded to grant planning permission however the section 106 agreement was not signed.

#### 4.58 Ashley, Easton and Lawrence Hill: Publication Effects

##### 4.58.1 *Improve Broad Determinants of Health – Air/Noise*

4.58.1.1 Site BSA0805 is neither in an area of known air quality issues and is also outside any recorded noise pollution areas. A development consideration on the site requires development address noise and pollution issues from nearby industrial uses. The combined location of no recorded pollution issues and the development consideration are considered to create potential for a positive effect on the objective.

##### 4.58.2 *Healthy lifestyles - Open Space and access to local food*

4.58.2.1 Site BSA0508 is within very close proximity to a number of statutory allotments and a number of different types of open spaces (including green bank cemetery and Bristol to Bath cycle route), for potential residents therefore it is considered that the site creates potential for a positive effect on healthy lifestyles

##### 4.58.3 *Crime*

4.58.3.1 A development consideration on site BSA0508 is considered to assist in reducing crime ‘face onto the Bristol and Bath Railway Path to provide natural surveillance’, should ensure fear of crime and surveillance along this section of the cycle path is improved.

##### 4.58.4 *Housing Provision*

4.58.4.1 The site makes provision for 250 new homes, creating potential for a significant positive effect on housing provision.

##### 4.58.5 *Employment Floorspace and Job Opportunities*

4.58.5.1 The mix of uses proposed for the site, include business and retail, this is considered to assist in creating potential for some employment. As the site has been vacant since 2006 for employment, the loss of overall floorspace is not considered to create significant or general negative effects. The end effect will be dependent on the amount and level of floorspace provided on the site, creating implementation dependent effects on employment and job opportunities.

##### 4.58.6 *Increase walking Cycling and Public Transport*

4.58.6.1 BSA0805 is directly adjacent a major cycle route linking Bristol and bath and in close proximity to public transport (bus stops). The development of the site for housing, business and



community use is therefore considered to create potential for positive effects on increasing walking and cycling.

4.58.7 *Provide, easy, safe and cheap access to key services.*

4.58.7.1 Site BSA0805 is adjacent Stapleton Road district centre and St Marks Road Local centre creating potential for positive access to retail, a retail element on site will also assist in ensuring safe and easy access to retail facilities. The site has good access to meeting and social facilities, but slightly outside reasonable distance to youth facilities, although the uses onsite include community uses as part of development. BSA0805 is also within reasonable distance and access of a range of health care facilities. Overall the site is considered to have a positive effect on the objective with potential for enhancement due to requirement for retail and community facilities on site.

4.58.8 *Local Ecology*

4.58.8.1 Although no known assets existing on site BSA0805 it is adjacent a wildlife corridor (Bristol to Bath cycle path). The development consideration to 'Be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures', should assist in avoiding any negative effects on local ecology, and positive effects could be achieved by strengthening the wildlife corridor where the site adjoins it. Overall the effect of BSA0805 on local ecology is considered to be dependent on implementation.

4.58.9 *Conservation and Wise Use of Land*

4.58.9.1 BSA0805 consists of redundant industrial buildings, its re-development will avoid the need to meet the Core Strategy housing target on the valuable and green spaces within the city, creating a potential positive effect on the objective.

4.58.10 *Green Infrastructure*

4.58.10.1 BSA0805 does not contain any known green infrastructure asset, it does sit adjacent an important link in the strategic green infrastructure network, the Bristol to Bath cycle path and through increased surveillance of the adjacent link is likely to have positive effects on its role and function. Significant benefits might be achieved through linking any provided green infrastructure to the existing section of the network.

4.58.11 *Historic & Townscape*

4.58.11.1 BSA0805 contains one heritage asset, an unlisted monument, the original chocolate factory building, a development consideration is included which requires that future development 'Retain the existing factory buildings and convert them for continued use'. The development consideration is considered to create potential for positive effects on historic and cultural assets. A further development consideration requires any new development 'be designed to safeguard the amenity of neighbouring residential properties', which is considered to assist in controlling potential negative effects on local townscape. Overall a positive and implementation effect is considered likely.

4.58.12 *Reduce vulnerability to Flood Risk*

4.58.12.1 CAFRA study indicates that most of Site BSA0801 is currently in flood zone 2 (86.4%) with 32% currently in flood zone 3. The CAFRA study also suggests that 37.5% and 78.2% of the site will be in flood zone 3 by 2060 and 2110 respectively. The potential exists therefore



for a negative effect on flood risk from the development of the certain section of this site, if they contain sensitive uses.



#### 4.59 Ashley, Easton and Lawrence Hill: Publication Matrix

Objective	BSA0801		BSA0802		BSA0803	BSA0805	
Improve Broad Determinants of Health – Air/Noise	I	--	I	--		+	
Improve Health Lifestyles - Eating/Open Space	+		+			+	
Housing Provision	+		+			++	
Provide Learning/Training/Skills							
Reduce Crime	+						
Provide Employment Floorspace and Job Opportunities	+	I	+	I	+	I	
Address Income/Employment Deprivation	+	I	+	I	+	I	
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	+			+	I
Protect Cultural and Historic assets	+	I	+			+	
Reduce vulnerability to Flood Risk	-						



## 4.60 St George: Sustainability Appraisal

Neighbourhood: <b>St George</b>	<i>Allocation Sites: 4</i>	<i>Housing: 3</i>
	<i>Super Major Allocations: 0</i>	<i>School: 1</i>

Publication Version  
Policies Map  
St George

Sites Allocated for Development  
Site reference



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## 4.61 St George: Options Effects

### 4.61.1 *Improve Broad Determinants of Health – Air/Noise*

- 4.61.1.1 Nearly all the sites in the partnership record noise levels below 55db, avoiding the potential for negative effects from noise pollution. The majority of the sites are also outside the Air Quality Management Area for Bristol and not adjacent known NO<sup>2</sup> exceedance areas. Therefore Option A for housing on BSA0901, BSA0903, BSA0906 and BSA0907 are considered to create potential for general positive effects on broad determinants of health as outside recorded areas of noise and air pollution.
- 4.61.1.2 Site BSA0909 is directly adjacent known areas of NO<sup>2</sup> exceedance, associated with Derby Road and within the Air Quality management Area for Bristol and on a site with noise levels recorded above the acceptable 55db limit. This is considered to create potential for a negative effect on health due to air pollution and noise pollution, on option A for housing,. The effect on Option B on this site will be dependent upon the type of business use and sensitivity of users.
- 4.61.1.3 BSA0404 is also within the Air Quality management area for Bristol, but not adjacent known NO<sup>2</sup> exceedance or a site with noise levels that would suggest known noise pollution issues. Therefore there is considered to be potential for a slight negative effect on health from Option A for housing, due to air quality, but not to extent of sites such as BSA0909.

### 4.61.2 *Healthy lifestyles - Open Space and access to local food*

- 4.61.2.1 BSA0903 and BSA0909 are considered to be within suitable distance of public open spaces and have access to a range of shops, including Lidl, Tesco and local green grocers that sell fresh fruit and vegetables, in addition to numerous grocers. Options for both housing and business on the sites are therefore considered to facilitate opportunities for healthy lifestyles, creating potential for positive effects.
- 4.61.2.2 On the remainder of sites there is access to public open space which should facilitate a positive effect. However there is only known access to grocers, rather than supermarkets or green grocers. Grocers are not considered to offer same potential or certainty of a range of fresh fruit and vegetables. Partially, the effect from Options for housing, on accessing shops selling fresh fruit and vegetables in these locations, is therefore uncertain.

### 4.61.3 *Housing Provision*

- 4.61.3.1 Option A on all sites would all have positive effects on housing provision, assisting with meeting Core Strategy housing targets for housing.
- 4.61.3.2 The largest number of dwellings which could be provided on any one site is 46, BSA0901, with three sites below 10. Therefore extent of positive effect on housing provision, relative to other partnership areas, is low.

### 4.61.4 *Crime*

- 4.61.4.1 Nearly all sites are adjacent areas, or within areas, suffering from crime deprivation (within worst 10% of LSOA's nationally for crime deprivation). The options for housing, offering surveillance and overlooking, are considered to create the greatest potential for positive



effects. The surveillance and overlooking offered by Option A on BSA0909, in particular, is considered to create potential for a positive effect on reducing potential for crime in the back land parking area to the rear of the site. This is an issue referred to in the development considerations for that site.

#### 4.61.5 *Employment Floorspace*

4.61.5.1 Site BSA0909, Option B proposes Business development. Although a business related use is already on site, the option could create more intensive use of the land and provide greater job opportunities. Any final positive effect would be dependent upon the type of business use proposed and development coming forward.

#### 4.61.6 *Increase walking Cycling and Public Transport*

4.61.6.1 All sites have access to a range of bus stops and public transport. All sites are also adjacent or near to cycle routes on the A420 or A431, Sites BSA0901, BSA0907 have access to both. It is considered that given good access to public transport and cycle routes, although on road, there is potential for positive effects on increased sustainable transport modes from all development options on the sites.

#### 4.61.7 *Provide, easy, safe and cheap access to key services.*

4.61.7.1 Site BSA0901, BSA0903 and bSA0906 are outside the 600metre access of either a local, secondary district or primary shopping centre, with the nearest services being approximately 900-1000 metres away. This is considered to create potential for easy, safe and negative access to retail services. However, the extent is not considered significant given the good public transport and cycle infrastructure adjacent and around these sites.

4.61.7.2 Only site BSA0904 is slightly outside the 800m distance standard for GPs, with the closest being 850 and around 900metres. Given the close proximity of nearest facilities, this issue alone is not considered to create potential for significant negative effect on easy access to services and health facilities for Option A, Housing, on this site.

4.61.7.3 For the reminder of sites and services and facilities there is considered to be good easy access within suitable distances, that should facilitate walking and cycling.

#### 4.61.8 *Local Ecology*

4.61.8.1 Site BSA0903 is a Wildlife Corridor and links a number of adjoining sites in the Bristol Wildlife Network. Although the need to keep 'green infrastructure links' are acknowledge in development considerations, the options for the site could ensure a potential loss of connectivity for wildlife and negative effects are avoided, by specifying that the connectivity and function of the site as a Wildlife Corridor to adjoining sites should be maintained.

#### 4.61.9 *Green Infrastructure*

4.61.9.1 BSA0901 contains some existing allotment plots, Option A might create potential for the loss of these green assets however, development considerations require that the allotment plots are retained or re-provided within the site. This is considered to create positive green infrastructure outcomes. SA0903 recognises the site forms part of a green infrastructure corridor, due to its nature conservation role as a Wildlife Corridor and visual green link. Looking to retain the green visual link aspects and wildlife corridor function is considered to have positive effects on green infrastructure.



4.61.9.2 BSA904 has a number of important existing mature trees along its western boundary, the development considerations require that these are not harmed by any development. This is considered to result in positive green infrastructure effects. BSA0907 also has a number of trees adjacent the site on its eastern boundary, however their status or importance is unknown. The development considerations do not however have any regard to them, so there might depending on the trees value be potential loss or harm to a valuable green infrastructure asset.

4.61.10 *Historic & Townscape*

4.61.10.1 BSA0904 is directly adjacent a resisted Historic Park and Garden— St Georges Park, which has both value for townscape and historic significance. Development should look to front onto and complement the parks setting and character, to ensure a positive effect and avoid negative ones. A suitable development consideration might be required to have the desired effect on development of this site.



## 4.62 St George: Options Effect Matrix

	BSA0901		BSA0903		BSA0904		BSA0906		BSA0907	
Objective	Option A	Option B	Option A	Option B	Option A	Option B	Option A	Option B	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	+		+		I	-	+		+	
Improve Health Lifestyles - Eating/Open Space	+	I	+		+	I	+	I	+	I
Housing Provision	+		+		+		+		+	
Provide Learning/Training/Skills										
Reduce Crime	+		+		+		+		+	
Provide Employment Floorspace										
Address Income/Employment Deprivation										
Increase, walking, cycling, public transport	+		+		+		+		+	
Provide, easy, safe and cheap access to key services	+	-	+	-	+	I	+	-	+	
Protect and Enhance local ecology			I	-						
Conservation and wise use of land	+	-	+	-	+	-	+	-	+	-
Protect and Enhance Green Infrastructure	+		+		+				I	
Protect and Enhance Townscape					I					
Protect Cultural and Historic assets					I					
Reduce vulnerability to Flood Risk										



	BSA0909	
Objective	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	-	
Improve Health Lifestyles - Eating/Open Space	+	
Housing Provision	+	
Provide Learning/Training/Skills		
Reduce Crime	+	
Provide 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		
Protect and Enhance Townscape		
Protect Protect Cultural and Historic assets assets		
Reduce vulnerability to Flood Risk		



#### 4.63 St George: Rationale for Preferred Approach Site Option

Site	Preferred Approach (Option from Previous Stage or New)	Sustainability Rationale for Preferred Approach
BSA0901	<b>NEW - School</b>	Relevant appraisal findings are set out in the Preferred Approach Effects section.
BSA0903	<b>B – Do not allocate</b>	Further assessment of allotment need in the area has identified a requirement for food growing / allotment provision on this site. It is therefore proposed for designation as Important Open Space, rather than development and is not included in the Preferred Approach appraisal.
BSA0904	<b>A – Housing</b>	Positive effect on: Housing Provision, Reducing Crime, Increasing walking and cycling, public transport, Conservation and Wise use of Land, Green Infrastructure.
BSA0906	<b>A – Housing</b>	Positive effect on: Improve Health, Housing Provision, Reduce Crime, Increase Walking, Cycling and Public Transport, Conservation and Wise Use of Land.
BSA0907	<b>A – Housing</b>	Positive effect on: Improve Health, Housing Provision, Reduce Crime, Increase Walking, Cycling and Public Transport, Safe Easy Cheap Access to Key Services, Conservation and Wise Use of Land.
BSA0909	<b>A - Housing</b>	Positive effect on: Healthy Lifestyles, Housing Provision, Reduce Crime, Increase Walking, Cycling and Public Transport, Safe Easy Cheap Access to Key Services, Conservation and Wise Use of Land.



#### 4.64 St George: Preferred Approach Effects Matrix

Objective	BSA0901	BSA0904		BSA0906		BSA0907		BSA0909
Improve Broad Determinants of Health – Air/Noise		I	-	+		+		-
Improve Health Lifestyles - Eating/Open Space		+	I	+	I	+	I	+
Housing Provision		+		+		+		+
Provide Learning/Training/Skills	+							
Reduce Crime		+		+		+		+
Employment floorspace and job opportunities								
Address Income/Employment Deprivation								
Increase, walking, cycling, public transport		+		+		+		+
Provide, easy, safe and cheap access to key services		+	I	+	-	+		+
Protect and Enhance local ecology								
Conservation and wise use of land		+		+		+		+
Protect and Enhance Green Infrastructure		+				I		
Protect and Enhance Townscape Quality		I						
Protect Protect Cultural and Historic assets		I						
Reduce vulnerability to Flood Risk								



#### 4.65 St George: Preferred Approach Site Changes

Site	Change between Preferred Approach and Publication	Change and rationale:
BSA0904	Housing, business, community use and small-scale retail	This is a new site introduced to reflect the development potential of the site of a unused previously developed site. The council was minded to grant planning permission however the section 106 agreement was not signed.

#### 4.66 St George: Publication Effects

##### 4.66.1 *Historic & Townscape*

- 4.66.1.1 Sites BSA0906, 0907 and BSA0909 all now contain development considerations which require frontages to be created onto the streets they adjoin; this is considered to lead to an improvement in townscape quality and enclosure, when compared to the existing site layout. The development consideration is therefore considered to create potential for positive effects on townscape quality.



#### 4.67 St George: Publication Matrix

Objective	BSA0901	BSA0906	BSA0907	BSA0909
Improve Broad Determinants of Health – Air/Noise		+	+	-
Improve Health Lifestyles - Eating/Open Space		+	+	+
Housing Provision		+	+	+
Provide Learning/Training/Skills	+			
Reduce Crime		+	+	+
Employment floorspace and job opportunities				
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				

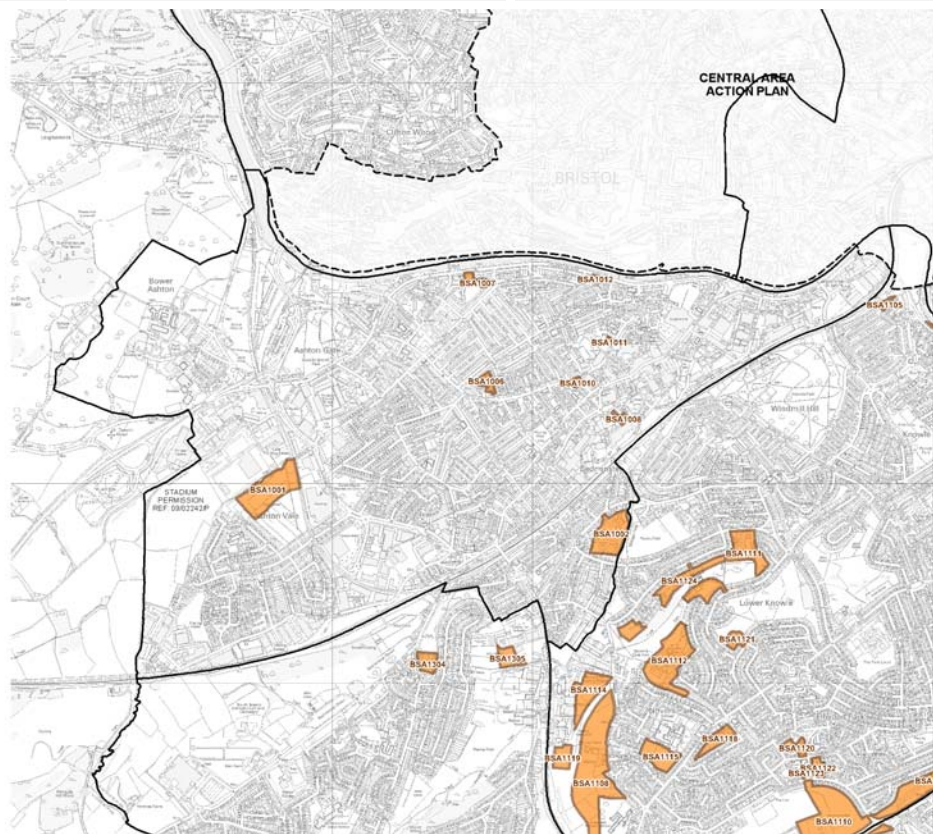


## 4.68 Greater Bedminster: Sustainability Appraisal

Neighbourhood: <b>Greater Bedminster</b>	<b>Allocation Sites: 8</b>	<b>Housing: 4</b>
	<b>Super Major Allocations: 1</b> BSA1001 (Alderman Moore's former Allotment)	<b>Housing and Industry: 1</b> <b>Housing + small scale office + retail: 1</b> <b>Housing with Business: 1</b> <b>Community use (school): 1</b>

Publication Version  
Policies Map  
Greater Bedminster

Sites Allocated for Development  
Site reference



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#### 4.69 Greater Bedminster: Options

<b>Greater Bedminster</b>		
BSA1001	Alderman Moore's former allotments, Ashton Vale	Option A: Housing Option B: Do not allocate for development
BSA1002	Land at and adjacent to Malago House, Bedminster Road, Bedminster	Option A: Mixed-use (Housing and light industry) Option B: Do not allocate for development
BSA1004	Former Ashton Sidings and Engineering Depot	Option A: Housing Option B: Nature Conservation
BSA1005	East Street / Dalby Avenue / Stafford Street, Bedminster	Option A: Mixed-use (Housing, offices and retail) Option B: Do not allocate for development
BSA1006	Hayleigh Elderly Persons' Home and adjacent Club, Myrtle Street, Southville	Option A: Mixed-use (Housing, offices and community uses) Option B: Do not allocate for development
BSA1010	Former Granada / Gala Bingo Club, North Street, Bedminster	Option A: Mixed-use (Office and retail) Option B: Mixed-use (Housing and retail) Option C: Do not allocate for development
BSA1011	Site adjacent to Holy Cross Church, Dean Lane, Bedminster	Option A: Housing Option B: Business Option C: Do not allocate for development
BSA1012	Coronation Road, Southville	Option A: Housing Option B: Do not allocate for development



## 4.70 Greater Bedminster: Options Effects

### 4.70.1 *Improve Broad Determinants of Health – Air/Noise*

- 4.70.1.1 Sites BSA1001 and BSA1006 are not known to suffer from noise levels above 55db, sensitive uses proposed on these sites are considered to avoid the potential for negative effects from noise pollution. These sites are also outside the Air Quality Management Area for Bristol and not adjacent known NO<sub>2</sub> exceedance areas. Therefore Option A for housing on BSA1001 and BSA1006 are considered to create potential for general positive effects on broad determinants of health.
- 4.70.1.2 Sites BSA1002, BSA1005, BSA1006, BSA1007, BSA1008, BSA1009, BSA1010 and BSA1012 are directly adjacent known areas of NO<sub>2</sub> exceedance. Sites BSA1002, BSA1005, BSA1007, BSA1008 and BSA1012 are also within the Air Quality Management Areas for Bristol. On all these sites the noise pollution levels rise, in places, is well above the 55db level. These issues are considered to create potential for a negative effect on health due to air pollution and noise pollution, impacting options for housing on these sites. The placement and design of housing on the site might assist in reducing the extent of pollution.
- 4.70.1.3 Site BSA1005 is partially within the Air Quality Management area and much of southern and eastern areas of the site have high noise pollution associated with Dalby Avenue. The proposals for housing on the site under Option A are therefore, dependent upon location on-site considered to have potential for negative effects on health.

### 4.70.2 *Healthy lifestyles - Open Space and access to local food*

- 4.70.2.1 BSA1001, has current access to open space within suitable distance of the site, but given the number of dwellings proposed is also required to include open space provision on the site. This should ensure positive effects on accessing open space if Option A for development is pursued.
- 4.70.2.2 BSA1004 has good access to open space, but is currently outside the 600metre distance, being closer to 700metres for access to any supermarkets or grocers selling fresh fruit and vegetables. The development considerations for the site require improved access to links to existing cycle routes that might facilitate easier access to suitable shops.
- 4.70.2.3 BSA1005 to BSA1012 are sites all have good access to both public open space and local shops selling fresh fruit and vegetables, with a wide range of local parks, often two supermarkets (Asda and Lidl) and specialist green grocers within 600 metres of the sites. On these sites development is therefore considered to have potential for positive effects on healthy lifestyles.

### 4.70.3 *Housing Provision*

- 4.70.3.1 Option A on Site BSA1001 is considered to have potential for very positive effects on housing, the super major site could provide up to 200 new dwellings (a significant positive effect would be 1% of Core Strategy requirement, 260 homes or above).
- 4.70.3.2 Option A on Sites BSA1002, BSA1004, BSA1005, BSA1006, BSA1007, BSA1008, BSA1009, BSA1011 and BSA1012, and Option B on BSA1010, all propose with housing alone or housing as part of a mixed use scheme. These options are considered to have varied extents of



positive effect, depending on housing numbers. BSA1002, BSA1004 and BSA1005 are considered to have potential for greater extent of positive effect, all proposing 60 new dwellings or above, at this stage. The remaining sites have relatively less positive effect proposing 25 and up to five (BSA1012) new dwellings.

#### 4.70.4 *Crime*

4.70.4.1 Sites BSA1002, BSA1004, BSA1005, BSA1007, BSA1008, BSA1010, BSA1011, BSA1012 are adjacent areas, or within areas suffering from crime deprivation (within worst 10% of LSOA's nationally for crime deprivation). In this sort of area the options for housing, offering surveillance and overlooking, are considered to create potential for positive effects in these areas, through increased activity throughout the day, multi-use sites in particular should assist in creating activity and surveillance at all hours of the day.

4.70.4.2 Option B on site BSA1004 is not considered to assist with crime deprivation in that area, as it proposes leaving the site vacant with no extra activity, security or surveillance. Option A on BSA1010 is not considered to create potential positive effects provided by Option B (housing), as only office and retail uses are proposed and this might lead to a lack of surveillance and activity after normal working hours.

4.70.4.3 Option B on BSA1011 is also, comparative to Option A, not considered to offer the same level of surveillance or activity, as only business use is proposed. This might create a site with little or no activity after dark, although this is no worse than the present situation, it might create opportunities for crime and would do little to provide surveillance over the adjacent park, required by the development considerations for that site. Option B is therefore considered to reinforce crime and fear of crime in and around the site, which might lead to negative effects.

#### 4.70.5 *Employment Floor space*

4.70.5.1 BSA1002 Option A proposes an element of light industry, that is intended to provide employment floor space and offer local job opportunities to replace any potential job opportunities lost due to the redevelopment of the site, which although vacant used to be in employment use. As such Option A is considered to create potential for positive effects.

4.70.5.2 BSA1005 Option A also proposes to redevelop a site and replace existing employment related use and job opportunities, whilst making a more efficient use of land, potentially creating a greater number and range of job opportunities. A mixture of retail and office floorspace is proposed, in addition to housing. The extent of positive effect is considered to be dependent on the final mix and amount of uses on the site, however Option A is considered to create potential for positive effects. The site is in an area of employment deprivation so the range of employment related uses on the site is considered to have potential for positive effects on addressing employment deprivation, although final positive effect will be dependent on the range of job opportunities created and local uptake of those opportunities.

4.70.5.3 BSA1006 would introduce new employment and job opportunities to the site, replacing an existing care home. This is considered to create potential for positive effects on employment land and job opportunities.

4.70.5.4 Option B on site BSA1007 might have partial positive effects on employment and job opportunities as it proposes retention of some employment use on site. Although the site is currently vacant providing for some employment floorspace should assist in retaining some



local job opportunities. The extent of any positive effect would be dependent on the amount of floorspace retained on the site.

- 4.70.5.5 On site BSA1009 – Option A should retain the employment and job opportunities associated with the retail unit, leading to a slight positive effect, however Option B would introduce additional employment uses and job opportunities in the form of office development in addition to providing a retail element, this is considered to lead to a greater degree of positive effect.
- 4.70.5.6 On site BSA1010 Option A would provide additional employment uses and job opportunities in the form of office development in addition to providing a retail element, this is considered to lead to a greater degree of positive effect, than Option B, that would just retain the employment and job opportunities associated with the retail unit, leading to a slight positive effect.
- 4.70.5.7 BSA1011 Option B would introduce new employment and job opportunities to a site which is currently underused and vacant. This is considered to create potential for positive effects on employment land and job opportunities. The site is also in an area of employment deprivation, therefore additional job opportunities provided by Option B might have a positive effect on reducing this deprivation
- 4.70.6 *Increase Walking Cycling and Public Transport*
- 4.70.6.1 All sites have access to a range of bus stops and public transport.
- 4.70.6.2 BSA1001 adjacent the Winterstoke Road cycle route, which links to Public Rights of way that run across the north of the site. BSA1002 is directly adjacent the Malago Greenway cycle and pedestrian route that eventually connects to central Bristol, development considerations for the site could ensure positive effects by requiring the development to connect to this cycle link. BSA2011 is also directly adjacent the Malago Greenway cycle route.



- 4.70.6.3 BSA1004 is directly adjacent and also contains the new Festival Way cycle route and in close proximity to a number of other links in the Bristol cycle network. BSA1007 and BSA1012 are very close to cycle routes on North Street and Coronation Road that connect to the City Centre and South Bristol. BSA1008 and BSA1010 are reasonably close (below 80meters) to the West Street/Parsons Street cycle route.
- 4.70.6.4 Site BSA1005 does not have any cycle or public rights of way connecting directly into the site but is in close proximity to the Malago Greenway and Parson Street/West Street road route. A development consideration for the site requires improved links between East Street, Bedminster Station and Windmill Hill to be improved, a positive effect on increasing walking and cycling could be assured by modifying the development consideration to include linking to these existing cycle routes and possibly continuing them through the site.
- 4.70.6.5 BSA1006 and BSA1009 are the only sites in the partnership that do not have good access to cycle routes. The sites are in close proximity to public transport and within reasonable (600metres) of retail and other facilities so negative effects are not considered likely to arise despite the lack of dedicated cycle infrastructure.
- 4.70.7 *Provide, easy, safe and cheap access to key services*
- 4.70.7.1 On the majority of sites in the partnership there is considered to be very good access to a range of retail centres (Southville, East Street, Bedminster), health and community facilities, that should facilitate walking and cycling and allow for easy and cheap access to key services.
- 4.70.7.2 However, sites BSA1001 and BSA1004 are outside the 600metre access of either a local, secondary district or primary shopping area. The biggest issue is for BSA1001 with the nearest centre North Street (also primary shopping area) being over 800metres, and severance issues created by the railway line. On both sites this is considered to create potential for a negative effect on ensuring cheap and easy access by walking or cycling to access retail services.
- 4.70.7.3 Site BSA1001 is also slightly outside the 800m distance standard for GPs, with the closest being around 1.5kilometers away. Given the lack of retail facilities in close proximity and potential severance created by the railway, there is considered to be potential that potential future residents would not be able to access key services and facilities as cheaply or easily as other sites in the partnership as the distance to retail and health services is not likely to encourage either walking or cycling.
- 4.70.8 *Local Ecology*
- 4.70.8.1 BSA1001 is an important Wildlife Corridor in the Bristol Wildlife Network, linking the city to the green belt and countryside beyond, this also forms part of the Strategic Green Infrastructure Network. Currently the development consideration do not make reference to the sites role, so Option A for housing is considered to have potential to have a negative effect on the connectivity and function of the Wildlife Network formed by this particular site and corridor.
- 4.70.8.2 BSA1002 is directly adjacent a Wildlife Corridor in the Wildlife Network, given the size of the site and proximity to other corridors in the north, the development of the site might look to include habitat to form and extend the wildlife corridor, possibly as part of any green infrastructure provided on-site.



- 4.70.8.3 The majority of BSA1004 is a SNCI, a locally designated site. Option A would likely lead to harm and loss of the sites nature conservation value, so a negative effect on locally ecology would be considered to occur. The site is also part of the Wildlife Network linking adjacent SNCI and Wildlife Corridors, no reference is made to the sites role or need to retain a Wildlife Corridor on-site. Option B to retain the site for Nature Conservation would have obvious positive effects on local ecology through protecting the status of the local site and maintaining current connectivity and integrity of the Wildlife Network.
- 4.70.9 *Conservation and Wise Use of Land*
- 4.70.9.1 On sites where the current use has been identified as no longer required, surplus to requirements, or building and structures are vacant or present development represents an inefficient use of available land in the urban context, development options for either housing or employment uses (any use generating job opportunities) are considered to have a positive effect on conservation and wise use of land. Such development is considered positive as it would assist in meeting Core strategy growth targets whilst avoiding the need for these required targets to be met on the importance open spaces, green belt land and other valuable (important nature conservation for example) sites in the city.
- 4.70.9.2 BSA1001 has been identified as no longer required for Allotment use, therefore Option A for housing is considered to assist in conservation and wise use of land, by avoiding the need for housing to be directed towards other important open spaces or required allotment sites. Sites BSA1002 and BSA1005 contain a mixture of vacant and current employment uses which are considered to underutilise available land on the sites. Option A on both sites proposes a mixture of housing and employment uses, to better utilise the available space on the sites. Sites BSA1004, BSA1006, BSA1008 have been identified as surplus for requirement for storage, Care Home, Health Care Provision respectively. Option A for housing on BSA1004 and BSA1008, and the Mixed Use Option A on BSA1006 are therefore considered to have a positive effect on the conservation and wise use of land.
- 4.70.9.3 Option B on site BSA1004 is not considered to have a positive effect on conservation and wise use of land, as it would look to designate the site of local ecological importance. The option however is not considered to have negative effects either, as if designated an SNCI, the site would be considered to contain land that carries a degree of importance and should be conserved (although not to same level as important open space or the green belt) in the first instance, unless the site was considered necessary to meet the Core strategy growth objectives.
- 4.70.9.4 BSA1009 and BSA1010 propose options for either housing and retail or office and retail on sites that are either vacant or vacant and underutilised for employment uses. Either option for development is considered to have a positive effect on conservation and wise use of land. Sites, BSA1011 and BSA1012 contain minimal or no built structures and very underutilised given urban context, Options A or B (housing or Business) on BSA1011 and Option A on BSA1012 are therefore considered to have a positive effect on conservation and wise use of land.
- 4.70.9.5 On all sites, the option to not allocate for development ( with the exception of BSA1004 for nature conservation) is considered to lead to a negative effect, as required housing and employment growth might have to be directed towards other sites in the city including



important open space and green belt land, if vacant and underutilised sites are not effectively utilised.

#### 4.70.10 *Green Infrastructure*

- 4.70.10.1 BSA1001 is an existing allotment site, although the site has been considered as surplus to requirements. Whilst the site may not be an important open space asset any longer the loss of this many plots and potential multifunctional benefits offered by a GI asset of this size is considered to create potential for some negative effects. The site is also part of the Strategic Green Infrastructure Network, formed by the Colliters Brook and public rights of way on the northern edge of the site, that connect the site and city to the Green Belt west of the site. Currently the development considerations make no reference to the sites role as part of the Strategic Green Infrastructure Network. This and combined effect of loss of allotment plot of this size is considered to create potential for negative effects on Green Infrastructure. The requirement for provision of open space on the development site is also considered to potentially have positive green infrastructure effects.
- 4.70.10.2 BSA1002 is directly adjacent the Strategic Green Infrastructure Network, formed by the Malago river and cycleway, that connects to South Bristol and the Centre. No reference is made of connecting the any development of the site to the network which could provide positive green infrastructure effects.
- 4.70.10.3 BSA1005 contains a number of existing trees around its eastern and southern boundary, although it is not known if they are of particular importance, the development may lead to harm or loss through creating a frontage to Dalby Avenue. BSA1006 contains a large number of existing trees on site although no reference is made in the development considerations to any retention or re-provision of such green infrastructure on site or around the site's boundary.
- 4.70.10.4 Sites BSA1009, BSA1010 and BSA1011 all contain potential tree planting locations, identified by the council as suitable for increasing tree cover in the city. Whilst some of these may not be suitable following development options, the development considerations and design of the site could look to achieve positive green infrastructure outcomes by taking opportunities to plant additional trees, BSA1009 in particular would assist in introducing GI into the street scene of North Street.

#### 4.70.11 *Historic & Townscape*

- 4.70.11.1 BSA1010 is within the Bedminster West Conservation Area. BSA1007 is partially within and directly adjacent, and BSA1012 is within the City Docks Conservation Area. Any development of these sites will need to reflect character and quality issues relating to Conservation Areas to avoid negative effects on either townscape, historic or cultural assets. BSA1007 and BSA1012 contains a development consideration highlight this issue which should result in positive effect on both townscape and historic assets relating to the Conservation area. BSA1010 however does not contain such a provision, or refer actual cinema building onsite, which although not a listed or designated asset is recognised as a local heritage asset.

#### 4.70.12 *Flood risk*

- 4.70.12.1 BSA1006, BSA1008, BSA1009 and BSA1010 are not adjacent or within any Flood Risk zones, or subject to any Flood risk hazard rating. Given the relatively higher proportion of the



partnership which is subject to flood risk and flood risk hazard, options for housing on these sites is currently considered to have a positive effect on reducing vulnerability to flood risk.

- 4.70.12.2 BSA1007 and BSA1012 are also not directly within any flood risk zone, options for housing are therefore considered to have a positive effect on reduce vulnerability to flood risk. However both sites are near to the Avon Cut, and its surround which are subject to a number of flood risk zones and high hazard rating. Therefore the sites might need to ensure runoff from the development of the sites would not indirectly increase flood risk in and around the site
- 4.70.12.3 BSA01001 is partially within Flood Risk Zone 2, associated with Colliers Brook. Option A for housing could lead to increased flood risk, although the development considerations require an FRA (Flood Risk Assessment), which could assist siting and designing the site to minimise final extent of negative effect on flood risk. There is potential that open space required on site, could be placed in the flood risk areas and designed to provide a multifunctional SUDS/open space asset.
- 4.70.12.4 BSA01002 is almost entirely within Flood Risk Zone 2, associated with the Malago. Option A includes a housing element, and given overall flood risk on site, this could lead to a negative effect on reducing flood risk. The development considerations require an FRA (Flood Risk Assessment), which could assist siting and designing the site to minimise final extent of negative effect on flood risk.
- 4.70.12.5 BSA01004 is partially within Flood Risk Zone 2, and also contains areas of Flood Zone 3a, and a hazard rating with a climate change scenario. Option A for housing could lead to increased flood risk due to these issues. Option B for nature conservation could assist in managing the flood risk and create a multifunctional ecological and green infrastructure asset.
- 4.70.12.6 BSA01005 contains a smaller area of Flood Risk Zone 2 around its eastern edge, and also contains areas of Flood Zone 2b, with a hazard rating in and adjacent to the northern area of the site. Option A for the site includes a housing element which is considered to create potential for negative effects on the site. The development considerations require an FRA (Flood Risk Assessment), which could assist siting and designing the site to minimise final extent of negative effect on flood risk.
- 4.70.12.7 BSA1011, is also not directly within a Flood Risk Zone but in very close proximity to an area considered to be Flood Zone 2 with a hazard rating, associated with the Malago, given the close proximity to the Flood Zone 2 and given the hazard rating, Option A for housing might both be effected by any flooding and indirectly contribute to runoff and flooding in the adjacent flood risk zone. The development considerations require an FRA (Flood Risk Assessment), which could assist siting and designing the site to minimise final extent of negative effect on flood risk.



## 4.71 Greater Bedminster: Options Effect Matrix

Objective	BSA1001		BSA1002		BSA1004		BSA1005		BSA1006	
	Option A	Option B	Option A	Option B	Option A	Option B	Option A	Option B	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	+		I -		-		I -		+	
Improve Health Lifestyles - Eating/Open Space	+		+		+ I		+		+	
Housing Provision	+		+		+		+		+	
Provide Learning/Training/Skills										
Reduce Crime			+		+	-	+			
Provide Employment Floorspace			+				+		+	
Address Income/Employment Deprivation							+ I			
Increase, walking, cycling, public transport	+		+ I		+		+ I		+ I	
Provide, easy, safe and cheap access to key services	-		+		+ -		+		+	
Protect and Enhance local ecology	- I		I		-	+				
Conservation and wise use of land	+	-	+	-	+	I	+	-	+	-
Protect and Enhance Green Infrastructure	+ -		I				I		I	
Protect and Enhance Townscape										
Protect Protect Cultural and Historic assets assets										
Reduce vulnerability to Flood Risk	I -		I -		I -	+	I		+ I	



	BSA1010			BSA1011			BSA1012	
	Option A	Option B	Option C	Option A	Option B	Option C	Option A	Option B
Improve Broad Determinants of Health – Air/Noise		-		-			-	
Improve Health Lifestyles - Eating/Open Space	+	+		+	+		+	
Housing Provision		+		+			+	
Provide Learning/Training/Skills								
Reduce Crime	I	+		+	I -			
Employment floor space and job opportunities	+	+			+			
Address Income/Employment Deprivation					+	I		
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	I	I		I	I			
Protect and Enhance Townscape	I	I					+	
Protect Protect Cultural and Historic assets	I	I					+	
Reduce vulnerability to Flood Risk	+	+		I	I		I	



#### 4.72 Greater Bedminster: Rationale for Preferred Approach Site Option

Site	Preferred Approach (Option from Previous Stage or New)	Summary Sustainability Rationale for Preferred Approach Chosen
BSA1001	<b>A - Housing</b>	Positive effect on; Improve Health, Healthy Lifestyles, Housing Provision, Increase cycling and walking and Public Transport, Conservation and Wise Use of Land
BSA1002	<b>A – Housing and Light Industry</b>  <b>Site size increased</b>	Any new significant effects set out in Preferred Approach Effects section.  Positive effect on; Healthy Lifestyles, Housing Provision, Reduce Crime, Employment floorspace and job opportunities, Address Income/Employment Deprivation, Easy Safe and Cheap Access to Key Services, Conservation and Wise Use of Land
BSA1004	<b>New – Do Not Allocate</b>	The site has vehicle access constraints and there is currently no evidence which demonstrates that satisfactory access and egress can be achieved. Therefore it is not considered appropriate to allocate the site for housing. However, the site possesses a number of characteristics which suggests it has strong potential in the future to be suitable for housing if access matters can be resolved. For example, it is an underused brownfield site in a sustainable location close to the city centre with excellent links to the bus, cycle and pedestrian network. Therefore the option to designate the site for Nature Conservation purposes is not being taken forward. Development proposals that do come forward will, however, be expected to address the site's nature conservation value and mitigate any harmful impact.
BSA1005	<b>A – Housing, Office and Retail</b>	Positive effects on; Healthy Lifestyles, Housing Provision, Reduce Crime, Employment floorspace and job opportunities, Address Income/Employment Deprivation, Easy Safe and Cheap Access to Key Services, Conservation and Wise Use of Land
BSA1006	<b>A – Housing, office and community use</b>	Positive effects on; Improve Health, Healthy Lifestyles, Housing Provision, Employment floorspace and job opportunities, Easy Safe and Cheap Access to Key Services, Conservation and Wise Use of Land
BSA1007	<b>B – Housing and Business</b>	Positive effects on; Healthy lifestyles, Housing Provision, Reducing Crime, Employment floorspace and job opportunities, Address Income/Employment Deprivation, Increase cycling and walking and Public Transport, Easy Safe and Cheap Access to Key Services, Conservation and Wise Use of Land, Protect and Enhance Townscape Quality, Historic Assets.
BSA1008	<b>A – Housing</b>	Positive effects on; Healthy Lifestyles, Housing Provision, Reduce Crime, Increase Cycling Walking and Public Transport, Easy Safe and Cheap Access to Key Services, Conservation and Wise Use of Land.



BSA1009	<b>New - Combination of Option A and B Housing, office and retail</b>	Any new significant effects set out in Preferred Approach Effects section. Combination of Options A and B, Positive effects on; Healthy Lifestyles, Housing Provision, Employment floorspace and job opportunities, Address Income/Employment Deprivation, Increase cycling and walking and Public Transport, Easy Safe and Cheap Access to Key Services, Conservation and Wise Use of Land, Reduce Flood risk
BSA1010	<b>New - Combination of Option A and B Housing, office and retail</b>	Any new significant effects set out in Preferred Approach Effects section. Combination of Options A and B, Positive effects on; Healthy Lifestyles, Housing Provision, Reducing Crime, Employment floorspace and job opportunities, Address Income/Employment Deprivation, Increase cycling and walking and Public Transport, Conservation and Wise Use of Land, Protect and Enhance Townscape Quality, Protect historic assets.
BSA1011	<b>A – Housing</b>	Positive effects on; Healthy Lifestyles, Housing Provision, Increase Cycling Walking and Public Transport, Conservation and Wise Use of Land.
BSA1012	<b>A – Housing</b>	Positive effects on; Healthy Lifestyles, Housing Provision, Reduce Crime, Increase Cycling Walking and Public Transport, Conservation and Wise Use of Land, Protect and Enhance Townscape Quality, Protect Historic Assets



#### 4.73 Greater Bedminster: Preferred Approach Matrix

Objective	BSA1001	BSA1002	BSA1005	BSA1006	BSA1007	BSA1008	BSA1009
Improve Broad Determinants of Health – Air/Noise	+	I -	I -	+	I -	-	-
Improve Health Lifestyles - Eating/Open Space	+	+	+	+	+	+	+
Housing Provision	+	+	+	+		+	+
Provide Learning/Training/Skills							
Reduce Crime		+	+		+	+	
Employment floorspace and job opportunities		+	+	+	+	I	+
Address Income/Employment Deprivation			+	I	+	I	+
Increase, walking, cycling, public transport	+	+	I	+	I	+	+
Provide, easy, safe and cheap access to key services	-	+	+	+	+	+	+
Protect and Enhance local ecology	I -	I					
Conservation and wise use of land	+	+	+	+	+	+	+
Protect and Enhance Green Infrastructure	+	-	I	I	I		I
Protect and Enhance Townscape Quality					+		
Protect Cultural and Historic assets					+		
Reduce vulnerability to Flood Risk	I -	I -	I	+	I	+	+



Objective	BSA1010	BSA1011	BSA1012
Improve Broad Determinants of Health – Air/Noise	-	-	I -
Improve Health Lifestyles - Eating/Open Space	+	+	+
Housing Provision	+	+	+
Provide Learning/Training/Skills			
Reduce Crime	+	+	
Employment floorspace and job opportunities	+		
Address Income/Employment Deprivation	+ I		
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	I	I	
Protect and Enhance Townscape Quality	I		+
Protect Cultural and Historic assets	I		+
Reduce vulnerability to Flood Risk	+	I	I



#### 4.74 Greater Bedminster: Preferred Approach Site Changes

Site	Change between Preferred Approach and Publication	Change and rationale:
BSA1005	Site Deleted	This site was no longer considered appropriate to be allocated because of uncertainty regarding the likelihood of delivery as its redevelopment is no longer being actively pursued by a developer.
BSA1006	Housing & mixed use to School	The allocation of the site has been changed from mixed-use (housing, office and community use) to community use (school) to reflect the proposed educational use of the site.
BSA1009	Site Deleted	This site was no longer considered appropriate to be allocated because of uncertainty regarding the likelihood of delivery as a significant part of the site is now occupied by a supermarket.

#### 4.75 Greater Bedminster: Publication Effects

##### 4.75.1 *Provide Learning/Training/Skills*

4.75.1.1 The change of use to a school on site BSA1006 is considered to increase facilities and access to them within the area, creating potential positive effects on learning in the partnership area and vicinity of the development site.

##### 4.75.2 *Local Ecology*

4.75.2.1 Site BSA1001 is appraised as implementation dependent as any negative effects on this objective could be mitigated by the proposed development consideration. This will ensure that new development will be expected to 'maintain or strengthen the integrity and connectivity of the Wildlife Network'.

##### 4.75.3 *Green Infrastructure*

4.75.3.1 Site BSA1001 is appraised as positive and implementation dependent. It is positive because the development consideration seeks to ensure that development makes provision for public open space on the site. It is also implementation dependent as any negative effects on this objective could be mitigated by the proposed development consideration which will ensure that new development will be expected to 'maintain or strengthen the integrity and connectivity of the Wildlife Network', which can be regarded as green infrastructure.

##### 4.75.4 *Reduce Vulnerability to Flood Risk*

4.75.4.1 The CAFRA study indicates that 27.7% of site BSA1001 is Flood zone 2 and only a very marginal part of the site (2.4%) is in Flood 3. The climate change models in the CAFRA study suggest that 28.7% will be in flood 3 in 2110. The area modelled as having a greater probability of flooding is located along the north-western boundary of the site adjacent to the Colliter's Brook watercourse. The development considerations which require open space to be provided on the site and an 8 metre wide wildlife corridor to be provided between Colliter's Brook and the



housing should assist in avoiding any sensitive uses being subject to flood risk. The final effect therefore on this site is considered to be dependent on implementation of the development consideration.

- 4.75.4.2 BSA1002 is appraised as having a negative effect. The CAFRA study indicates that the site is currently entirely within Flood Zone 2, with none of it in Flood Zone 3. The climate change modelling does not suggest that the site will be within Flood Zone 3 by 2060, however, it does suggest that 93.2% of the site will be in Flood Zone 3 by 2110.
- 4.75.4.3 BSA1011 is the CAFRA study is shown to be 28.4% of the site is within flood zone 2. Climate change modelling does not suggest that any of the site would be within Flood Zone 3 by 2010. Development consideration require an SFRA which is considered to assist in reducing extent of negative effect by directing the location of most sensitive uses and other measures. However, overall effect is considered to be negative and implementation dependent.



## 4.76 Greater Bedminster: Publication Matrix

Objective	BSA1001	BSA1002	BSA1006	BSA1007	BSA1008
Improve Broad Determinants of Health – Air/Noise	+	I -	+	I -	-
Improve Health Lifestyles - Eating/Open Space	+	+	+	+	+
Housing Provision	+	+			+
Provide Learning/Training/Skills			+		
Reduce Crime		+		+	+
Employment floorspace and job opportunities		+		+	I
Address Income/Employment Deprivation				+	I
Increase, walking, cycling, public transport	+	+	I	+	+
Provide, easy, safe and cheap access to key services	-	+	+	+	+
Protect and Enhance local ecology	I	I			
Conservation and wise use of land	+	+	+	+	+
Protect and Enhance Green Infrastructure	+	I	I	I	
Townscape Quality				+	
Protect Cultural and Historic assets				+	
Reduce vulnerability to Flood Risk	I	-	+	I	+

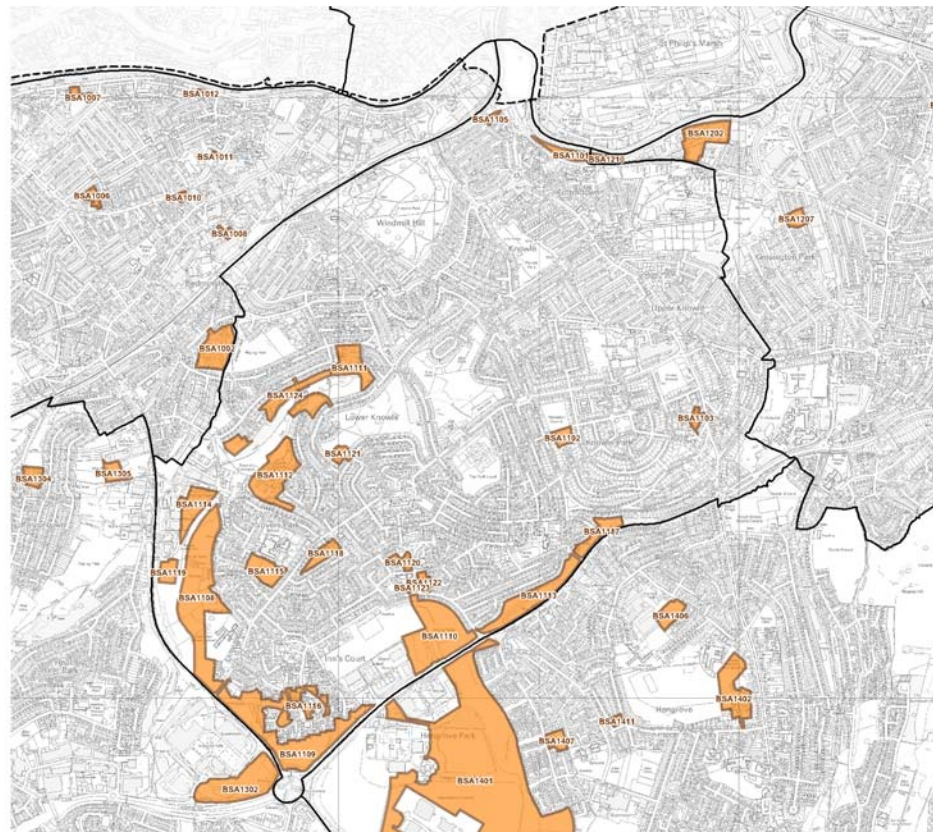
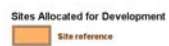
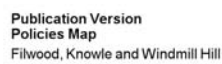


Objective	BSA1010	BSA1011	BSA1012
Improve Broad Determinants of Health – Air/Noise	-	-	I -
Improve Health Lifestyles - Eating/Open Space	+	+	+
Housing Provision	+	+	+
Provide Learning/Training/Skills			
Reduce Crime	+	+	
Employment floorspace and job opportunities	+		
Address Income/Employment Deprivation	+ I		
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	I	I	
Townscape Quality	I		+
Protect Cultural and Historic assets	I		+
Reduce vulnerability to Flood Risk	+	I -	I



#### 4.77 Filwood, Knowle and Windmill Hill: Sustainability Appraisal

Neighbourhood: <b>Filwood, Knowle and Windmill Hill</b>	<i>Allocation Sites: <b>21</b></i>	<i>Housing: <b>13</b></i>
	<i>Super Major Allocations: 5</i> BSA1108 (Novers Hill) BSA1109 (Inns Court) BSA1110 (Hangar Site & Filwood Park) BSA1113 (Adj Airport Road) BSA1124 (Kingswear and Torpoint Roads)	<i>Industry and Warehousing: <b>1</b></i> <i>Housing and Business: <b>1</b></i> <i>Housing, Open Space, Community Use and business: <b>1</b></i> <i>Business, Retail and Housing: <b>1</b></i> <i>Temple Quarter Enterprise Zone Opportunity Site: <b>1</b></i> <i>Community Use (including school) and housing with business: <b>1</b></i>



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#### 4.78 Filwood, Knowle and Windmill Hill: Options

<b>Filwood, Knowle and Windmill Hill</b>		
BSA1103	Red Lion Works, Greenleaze Road / Wells Road, Knowle Park	Option A: Housing Option B: Do not allocate for development
BSA1104	Retail shops and car parking, Wells Road and Oxford Street, Totterdown	Option A: Mixed-use (Housing and retail) Option B: Mixed-use (Offices and retail) Option C: Do not allocate for development
BSA1105	Former Allotments, Bellevue Terrace, Totterdown	Option A: Housing Option B: Do not allocate for development
BSA1106	Jubilee Pool, Jubilee Road	Option A: Housing Option B: Do not allocate for development



## 4.79 Filwood, Knowle and Windmill Hill: Options Effects

### 4.79.1 *Improve Broad Determinants of Health – Air/Noise*

4.79.1.1 BSA1103, BSA1104 and BSA1105 are within an Air Quality Management Area, adjacent a zone of known NO<sub>2</sub> exceedance and contain areas on site which are above the 55db acceptable noise pollution level. Both Air and Noise pollution issues are considered to create potential for a negative effect on human health, under Options for housing on the sites.

4.79.1.2 BSA1106 is outside of the Air Quality Management Zone, not adjacent any known NO<sub>2</sub> exceedance zones and has recorded noises levels on site below 55db. The option for housing is therefore considered to have positive effects on the broad determinants of health.

### 4.79.2 *Healthy lifestyles - Open Space and access to local food*

4.79.2.1 All sites are considered to be within suitable distance of public open spaces and have access to a range of shops, including Lidl, Tesco and local green grocers that sell fresh fruit and vegetables, in addition to numerous grocers. Options for both housing and business on the sites are therefore considered to facilitate opportunities for healthy lifestyles.

### 4.79.3 *Crime*

4.79.3.1 The surveillance and overlooking offered by housing element in BSA1103, BSA1104(option A, BSA1105 and BSA1106 are considered to create potential for a positive effect on reducing crime, which is important in this partnership given that much of the area suffers from crime deprivation (within worst 10% of LSOA's nationally for crime deprivation).

### 4.79.4 *Housing Provision*

4.79.4.1 BSA1103 is thought to be able to provide upto 22 dwellings, Option A on BSA1104 19 dwellings, BSA1105 10 dwellings and BSA1106 7 dwellings. All sites are considered therefore to have potential for slight positive effects on housing provision.

### 4.79.5 *Employment Floorspace*

4.79.5.1 Site BSA1103 currently contains a collection of smaller employment generating uses in the form of workshops and industrial uses. However Option A on the site proposes only housing, this is considered to lead to a small net loss in employment opportunities on this site, although the degree of negative effect would be dependent on the number of units currently vacant and extent the current site is in active employment use and loss of potential job opportunities.

4.79.5.2 Site BSA1104 proposes retaining a retail element as part of Option A, which could assist in replacing the retail element currently available on site. Option B on the site proposes both retail and office uses, which is considered to lead to a larger degree of positive effect than Option A, as a net gain in employment floorspace and subsequently job opportunities would be created.

### 4.79.6 *Address Income/Employment Deprivation*

4.79.6.1 BSA1104 is adjacent an LSOA which suffers from income and employment deprivation. Option A for the sites contains an element of employment floorspace, which could assist in addressing nearby deprivation.



- 4.79.6.2 The employment opportunities offered by the site, in particular Option B could also have a positive effect on any underlying income and employment deprivation in the partnership. However, any positive effect would be dependent upon jobs created by taken up by those in need locally or suitable skills and job training being offered to benefit those in need locally.
- 4.79.7 *Increase walking Cycling and Public Transport*
- 4.79.7.1 All sites are within reasonable walking distance (400m) of a wide range of bus stops that could facilitate travel by public transport. BSA1103, BSA1104, BSA1105 are directly adjacent cycle routes on the A38, BSA1106 is also considered to within reasonable distance of this route. The route connects to the city centre and through public rights of way to the Whitchurch Railway Path. Along with the good public transport stop access, development of the sites is therefore considered to have potential for positive effects on increasing walking, cycling and public transport use.
- 4.79.8 *Provide, easy, safe and cheap access to key services*
- 4.79.8.1 BSA1103 has good access to retail facilities, with Broadwalk Shopping Centre, Primary Shopping Area and Wells Road, Town Centre within 600 metres of the site. The site also has good access to health facilities in form of nearby GP's and Pharmacy's and also reasonable access to community facilities. This is considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities.
- 4.79.8.2 BSA1104 has good access to health facilities in form of nearby GP's and Pharmacy's. The site has access to Totterdown Local centres, whilst this can assist in meeting very basic needs, the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. However, both options contain proposals for additional retail units, whilst this has potential for positive effects on local access to retail the extent and type of retail is unknown so uncertain and implementation dependent effects are still considered to apply. The good access to health and communities facilities and uncertain retail effects is considered to create potential for positive and implementation dependent effects.
- 4.79.8.3 BSA1105 has no suitable (800 metres GP, 600 metres Pharmacy) access to health facilities, the nearest being roughly 1km from the site. This is considered to create potential for a negative effect on cheap, easy and safe access to key services. The site access reasonable access to community facilities but is just outside suitable distance to youth facilities. The site has access to Totterdown Local centres, whilst this can assist in meeting very basic needs, the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. The poor access to health facilities and uncertain retail effects is considered to create potential for negative and implementation dependent effects.
- 4.79.8.4 BSA1106 has good access to retail facilities, with Broadwalk Shopping Centre, Primary Shopping Area and Wells Road, Town Centre within 600 metres of the site. The site has good access to health facilities in form of nearby GP's and Pharmacy's and also reasonable access to community facilities. This is considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities.



#### 4.79.9 *Local Ecology*

- 4.79.9.1 Site BSA1105 is part of a wildlife corridor in the Bristol Wildlife Network, which primarily is formed by the adjacent railway line and embankment. Development of the site for housing, would not effect the overall integrity and connectivity of the network. However, a development consideration should require appropriate survey and assessment of impacts and potentially mitigation for any habits or species displaced by development. A positive effect might be achieved by requiring creation of habitats or features to cater for species and biodiversity that utilise the adjacent wildlife corridor.

#### 4.79.10 *Conservation and Wise Use of Land*

- 4.79.10.1 BSA1103 and BSA1104 are both considered to be underused sites, BSA1105 is a vacant site and not considered suitable for use as its former use for food growing, and BSA1106 is expected to become a redundant swimming pool when new facilities open nearby.

#### 4.79.11 *Green Infrastructure*

- 4.79.11.1 BSA1105 contains and is adjacent to a link in the Strategic Green Infrastructure Network, formed by the wildlife corridor associated with the railway embankment and railway. Development of the site for housing, would not affect the overall integrity and connectivity of the network. The site is adjacent areas of landscape value, the Prominent Green Hillside, formed by the railway embankment. A development consideration is included requiring landscape character of the area is respected in any future development this is considered to assist in avoiding negative effects, although the final effect on this site is considered to dependent upon implementation.

#### 4.79.12 *Historic & Townscape*

- 4.79.12.1 BSA1106 is adjacent a listed building, new development on site might effect the setting and character of the area a development consideration is included requiring the adjacent listed building and reservoir is respected in any future development, this is considered to assist in avoiding negative effects, although the final effect on this site is considered to dependent upon implementation. Option B to not allocate would ensure the adjacent listed building and reservoir would have their setting and character maintained which is considered to lead to a positive effect on historic and townscapes objectives.



#### 4.80 Filwood, Knowle and Windmill Hill: Options Effects Matrix

	BSA1103		BSA1104			BSA1105		BSA1106	
Objective	Option A	Option B	Option A	Option B	Option C	Option A	Option B	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	-		-			-		+	
Improve Health Lifestyles - Eating/Open Space	+		+			+		+	
Housing Provision	+		+			+		+	
Provide Learning/Training/Skills									
Reduce Crime	+		+			+		+	
Provide Employment Floorspace	I -		+	I +					
Address Income/Employment Deprivation	I -		+	I +					
Increase, walking, cycling, public transport	+		+	+		+		+	
Provide, easy, safe and cheap access to key services	+		+	I		I -		+	
Protect and Enhance local ecology									
Conservation and wise use of land	+	-	+	+	-	+	-	+	-
Protect and Enhance Green Infrastructure						I			
Protect and Enhance Townscape								I	+
Protect Protect Cultural and Historic assets assets								I	+
Reduce vulnerability to Flood Risk									



#### 4.81 Filwood, Knowle and Windmill Hill: Rationale for Preferred Approach Site Option

Site	Preferred Approach (Option from Previous Stage or New)	Sustainability Rationale for Preferred Approach Chosen
1103	<b>A – Housing</b>	Positive effect on; ; Healthy Lifestyles, Housing Provision, Reduce Crime, Increase Walking Cycling and Public Transport, Provide easy safe and cheap access to key services, Conservation and Wise Use of Land.
1104	<b>New – Combination of Option A and B</b>	Any new significant effects set out in Preferred Approach Effects section. Combination of Options A and B, Positive effect on; Healthy Lifestyles, housing provision, employment floorspace and job opportunities cycling and walking, and Conservation and Wise Use of Land.
1105	<b>A – Housing</b>	Positive effect on; Healthy Lifestyles, Housing Provision, Reduce Crime, Increase Walking Cycling and Public Transport, Conservation and Wise Use of Land.
1106	<b>B – Do Not Allocate</b>	The decision was taken to retain the site for use as a swimming pool. The site is removed from the appraisal of the Preferred Approach
BSA1108	<b>NEW SITE – Housing</b>	
BSA1109	<b>NEW SITE – Housing</b>	
BSA1110	<b>NEW SITE – Housing, Open Space and Business</b>	
BSA1111	<b>NEW SITE – Housing, Open Space, Community Use and Business</b>	



BSA1112	<b>NEW SITE - Community Use, Open Space, Business and Housing</b>	
BSA1113	<b>NEW SITE - Housing</b>	
BSA1114	<b>NEW SITE - Housing and Light Industry</b>	
BSA1115	<b>NEW SITE - Housing</b>	
BSA1116	<b>NEW SITE - Housing</b>	
BSA1117	<b>NEW SITE - Housing</b>	
BSA1118	<b>NEW SITE - Housing</b>	
BSA1119	<b>NEW SITE - Industry and Warehousing</b>	
BSA1120	<b>NEW SITE - Retail, Business and Housing</b>	



BSA1121	<b>NEW SITE - Housing</b>	
BSA1122	<b>NEW SITE - Business, Retail and Housing</b>	
BSA1123	<b>NEW SITE - Business, Retail and Housing</b>	



## 4.82 Filwood, Knowle and Windmill Hill: Preferred Approach Effects

### 4.82.1 *Improve Broad Determinants of Health – Air/Noise*

- 4.82.1.1 All sites in the partnership are outside of the Air Quality Management Area and are not adjacent known areas of NO<sub>2</sub> exceedance, which at this stage assist in removing any negative effect from air pollution.
- 4.82.1.2 Sites BSA1111, BSA1112, BSA1114, BSA1115, BSA1116 and BSA1118, BSA1120, BSA1121 do not contain any records of noise levels above 55db on site, which along with the lack of known air pollution issues could assist in creating positive effects on the broad determinates of health.
- 4.82.1.3 BSA1108, BSA1109, are adjacent Hartcliffe and Hengrove Way and areas on the site contain recorded noise levels approaching the 70db mark on areas of the site nearest the road network. BSA1110 north of Hengrove Way and BSA1113, BSA1117 adjacent Airport Road, also suffer from noise pollution well above the acceptable 55db level, on many areas of the site adjacent the road network. BSA1122 and BSA1123 adjacent Filwood Broadway are small sites adjacent the highway that suffer form similar noise pollution issues. It is considered that the noise pollution levels create potential for a negative effect on health on these sites, the extent of negative effect is also dependent upon where the housing element is located on these sites.

### 4.82.2 *Healthy lifestyles - Open Space*

- 4.82.2.1 All sites introduced at the Preferred Approach stage have access to only a range of grocers. On sites with only access to grocers there is considered to be potential for implementation dependent effects on healthy eating, as grocers are considered to not offer the certainty of stocking a range of fresh fruit and vegetables that may be on offer at a supermarket or green grocers. All of the sites in the partnerships however are considered to have access to a range of public open spaces. Overall on all sites the combination of good access to open space but uncertain access to fresh fruit and vegetables selling shops is considered to create potential for positive and implementation dependent effects.
- 4.82.2.2 BSA1110, BSA1111, BSA1112 all propose to retain or introduce new public open space as part of development this is considered to enhance the nature of positive effect on access to open space, on these sites.

### 4.82.3 *Housing Provision*

- 4.82.3.1 Site BSA1108 is considered to have a significant positive effect on housing provision, with the site thought to be able to provide upto 440 homes, over 1% of the Core Strategy requirement.
- 4.82.3.2 BSA1109 is considered to have a significant positive effect on housing provision, thought to be able to provide upto 430 homes, over 1% of the Core Strategy requirement.
- 4.82.3.3 Site BSA1111, could supply a large number of new homes (220 net gain) nearly 1% of the Core Strategy requirement, whilst still a very positive effect the number of homes estimated to be provided is not quite considered to have significant positive effects.



- 4.82.3.4 Site BSA1104 is considered to have a positive effect on housing, although slightly reduced from Option A, set out in the Options appraisal, as the proposal now includes a greater range of employment floorspace.
- 4.82.3.5 Sites BSA1110, BSA1112, BSA1113, BSA1115, BSA1116, BSA1117, BSA1120, BSA1121, BSA1122 and BSA1123 are all considered to have positive effects on housing provision. The extent of positive effect ranges, as the sites could supply between 135 and 10 new homes.
- 4.82.4 *Reduce Crime*
- 4.82.4.1 The surveillance and overlooking offered by housing element in BSA1103, BSA1104, BSA1105, BSA1108, BSA1109, BSA1110, BSA1111, BSA1112, BSA1113, BSA1114, BSA1115, BSA1116, BSA1117, BSA1118, BSA1120, BSA1121, BSA1122 and BSA1123 are considered to create potential for a positive effect on reducing crime. The effect is considered to be important and most development sites to require some element of surveillance and overlooking to achieve positive effects, as the majority of the partnership and many of the sites are within an area of crime deprivation (within worst 10% of LSOA's nationally for crime deprivation).
- 4.82.5 *Employment Floorspace*
- 4.82.5.1 BSA1110 is considered to have potential for significant positive effects on employment and job opportunities by creating 6000m<sup>2</sup> of new business floorspace.
- 4.82.5.2 BSA1111 and BSA1112 are also considered to have potential for positive effects, although the extent at this stage is unknown.
- 4.82.5.3 BSA1114 and BSA1119 are considered to have potential positive effects as they will assist in meeting the city's requirement for industrial and warehousing floorspace, with BSA1114 having currently implementation dependent positive effects due to the mixture of housing and employment on site.
- 4.82.6 *Address Income/Employment Deprivation*
- 4.82.6.1 BSA1110, BSA1111, BSA1112, BSA1114, BSA1119, BSA1120, BSA1122 and BSA1123 all contain either proposals for employment related uses or an element of employment uses. The majority of the partnership contains LSOA's which suffers from income and employment deprivation. Sites containing an element of employment floorspace, which could assist in addressing nearby deprivation have a positive effect. In particular BSA1110 and BSA1119 are considered to have degree of certainty for positive effect given the size of the sites.
- 4.82.6.2 On the majority of sites however, any positive effect would be dependent upon jobs created by taken up by those in need locally or suitable skills and job training being offered to benefit those in need locally.
- 4.82.7 *Increase walking Cycling and Public Transport*
- 4.82.7.1 All sites are within reasonable walking distance (400m) of a wide range of bus stops that could facilitate travel by public transport. Sites BSA1108, BSA1109, BSA1115 and BSA1118 are adjacent or near to Leinster Avenue cycle route that connects to the Bristol Cycle Network. BSA1111 and BSA1112 are adjacent the cycle network on Marksbury Road and connect into through public rights of way. BSA1108, BSA1109 and BSA1119 are adjacent and near the Malago Greenway cycle route that connects to South Bristol and the city centre. On all these sites the good public transport access and nearby cycle and public rights of way infrastructure



is considered to create potential for a positive effect on walking, cycling and public transport use.

- 4.82.7.2 On sites BSA1110, BSA113, BSA114, BSA116, BSA117, BSA1120, BSA1121, BSA1122 and BSA1123 there is no proximity to the cycle network or connections to the public rights of way network. On these sites there is good access to public transport but the apparent lack of connectivity to cycle and walking infrastructure is considered to create an overall potential for both negative and positive effects.
- 4.82.8 *Provide, Easy, Safe and Cheap Access to Key Services.*
- 4.82.8.1 BSA1108 has reasonable access to community facilities, although no youth facilities within suitable distance. However, the site has no direct access to retail facilities within 600 metres. The lack of suitable access to retail facilities is considered to create potential for negative effects on easy, cheap and safe access to key services, although local cycle infrastructure and public transport connect the site to nearby facilities, and Filwood Broadway PSA is in relatively close proximity (350m) reducing the extent of negative effect. The site has mixed access to health facilities with approximately 2/3 of the site having good access to GP and Pharmacies, although the southern section is outside suitable access distance considered to facilitate a positive effect. Overall the mixed access to community and health facilities is considered to create implementation dependent effects and the lack of retail facilities potential for negative effects.
- 4.82.8.2 BSA1109 has relatively poor access to key services, with access to a youth facility and pharmacy but otherwise no suitable health or community facilities with distance. The site has no direct access to retail facilities within 600 metres. The lack of suitable access to retail facilities is considered to create potential for negative effects on easy, cheap and safe access to key services, although local cycle infrastructure and public transport connect the site to nearby facilities, and Filwood Broadway PSA and local centre, in relatively close proximity, with some parts adjacent and some further (350m) reducing the extent of negative effect. Overall the site is considered to have potential for negative effects on key services and facilities.
- 4.82.8.3 BSA1110 also has reasonable access to retail facilities, with Filwood Broadway Local and Primary Shopping areas within 600 metres of the site. This is considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities. The site has good access to community facilities, but has no GP within suitable distance. Overall the site is considered to have potential for both positive and negative effects.
- 4.82.8.4 BSA1111 has access to a range of health facilities and community facilities. However, the site has no direct access to retail facilities within 600 metres. The lack of suitable access to retail facilities is considered to create potential for negative effects on easy, cheap and safe access to key services, although local cycle infrastructure and public transport connect the site to nearby facilities, and Filwood Broadway PSA is in relatively close proximity (350m) reducing the extent of negative effect. The site also proposes additional community uses which could have a positive effect depending on the type of facility offered. Overall the site is considered to have potential for both positive and negative effects.
- 4.82.8.5 BSA1112 has access to a range of health facilities and community facilities however, it has no direct access to retail facilities within 600 metres. The lack of suitable access to retail facilities



is considered to create potential for negative effects on easy, cheap and safe access to key services, although local cycle infrastructure and public transport connect the site to nearby facilities, and Filwood Broadway PSA is in relatively close proximity (100m) reducing the extent of negative effect. The site also proposes additional community uses which could have a positive effect depending on the type of facility offered. Overall the site is considered to have potential for both positive and negative effects.

- 4.82.8.6 BSA1113 has access to a range of community facilities, but no GP within 800 metres. This is considered to create potential for negative effects on this aspect of cheap, easy and safe access to key services. The site does however, have reasonable access to retail facilities, with Filwood Broadway Local and Primary Shopping areas within 600 metres of the site. This is considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities. Overall there is considered to be potential for both positive and negative effects on this objective.
- 4.82.8.7 BSA1114 has good access to a range of health and community facilities within suitable distance. However, the site has no direct access to retail facilities within 600 metres. The lack of suitable access to retail facilities is considered to create potential for negative effects on easy, cheap and safe access to key services, although local cycle infrastructure and public transport connect the site to nearby facilities, and Filwood Broadway PSA is within 400 metres, which is considered to avoid the potential for significant negative effects. Overall there is considered to be potential for both positive and negative effects on this objective.
- 4.82.8.8 BSA1115 has good access to a range of health and community facilities within suitable distance. However, the site has no direct access to retail facilities within 600 metres. The lack of suitable access to retail facilities is considered to create potential for negative effects on easy, cheap and safe access to key services, although local cycle infrastructure and public transport connect the site to nearby facilities, and Filwood Broadway PSA is adjacent the site reducing the extent of negative effect. Overall there is considered to be potential for both positive and negative effects on this objective.
- 4.82.8.9 BSA1116 has access to some health and community facilities within suitable distance but no access to a GP within 800 metres, this is considered to create potential for negative effect and positive effects. The site also has no direct access to retail facilities within 600 metres. The lack of suitable access to retail facilities is considered to create potential for negative effects on easy, cheap and safe access to key services, although local cycle infrastructure and public transport connect the site to nearby facilities, and Filwood Broadway PSA is in relatively close proximity (100m) reducing the extent of negative effect. Overall there is considered to be potential for both positive and negative effects on this objective.
- 4.82.8.10 BSA1117 has good access to a range of health and community facilities within suitable distance. However, the site has no direct access to retail facilities within 600 metres. The lack of suitable access to retail facilities is considered to create potential for negative effects on easy, cheap and safe access to key services, although local cycle infrastructure and public transport connect the site to nearby facilities, and Filwood Broadway PSA is adjacent the site reducing the extent of negative effect. Overall there is considered to be potential for both positive and negative effects on this objective. Overall there is considered to be potential for both positive and negative effects on this objective.



- 4.82.8.11 BSA1118 has access to a good range of health and community facilities within suitable distance. The site also has reasonable access to retail facilities, with Filwood Broadway Local and Primary Shopping areas within 600 metres of the site. This is considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities.
- 4.82.8.12 BSA1120 has access to a good range of health and community facilities within suitable distance. The site has reasonable access to retail facilities, with Filwood Broadway Local and Primary Shopping areas within 600 metres of the site. This is considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities.
- 4.82.8.13 BSA1121 has access to a good range of health and community facilities within suitable distance. The site also has reasonable access to retail facilities, with Filwood Broadway Local and Primary Shopping areas within 600 metres of the site. This is considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities.
- 4.82.8.14 BSA1122 has access to some health and community facilities within suitable distance but no access to a GP within 800 metres, this is considered to create potential for negative effect and positive effects. The site also has reasonable access to retail facilities, with Filwood Broadway Local and Primary Shopping areas within 600 metres of the site. This is considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities.
- 4.82.8.15 BSA1123 has access to some health and community facilities within suitable distance but no access to a GP within 800 metres, this is considered to create potential for negative effect and positive effects. The site also has reasonable access to retail facilities, with Filwood Broadway Local and Primary Shopping areas within 600 metres of the site. This is considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities.

#### 4.82.9 *Local Ecology*

- 4.82.9.1 On site BSAB1108 the SNCI element of the site contains a number of Principle Habitats and Species, which might be lost or harmed by development. However loss of the SNCI would reduce the overall area of local ecological sites in the city is considered to lead to a negative effect on local ecology. BSA1108 contains Pigeon House Stream and adjacent Meadows SNCI, an important local ecological site that connects Wildlife Corridor sites from the northern sections of the Partnership following the path of the Malago, to Hengrove Park SNCI to the south. Development of this site could severe the connectivity of the site and this section of the Wildlife Network, this could lead to significant negative effects on local ecology
- 4.82.9.2 Site BSA1109 contains the entire area of an important Wildlife Corridor, 'Inns Court'. This has a central role in the Bristol Wildlife Network. The site connects Pigeon House Stream and adjacent Meadows SNCI, and associated Wildlife Corridors from the northern sections of the Partnership following the path of the Malago, to Hengrove Park SNCI to the South, and east to Wildlife Corridors which start with 'Dundary View' Wildlife Corridor, that eventually links to the green belt. The site is also the nearest Wildlife Corridor to Airport Road SNCI, which join with other Wildlife Corridors to the east of the site, that eventually connect to Brislington. Development of this site could severe the connectivity of a number of links in the Wildlife Network in Southern Bristol, this could lead to significant negative effects on local ecology
- 4.82.9.3 Site BSA1110 has an important role in the Bristol Wildlife Network, connecting Airport Road SNCI, to a number of Wildlife Corridor sites that connect the SNCI eventually to Brislington,



and south to Hengrove. Development of this site could sever the connectivity of the site and this section of the Wildlife Network, this could lead to significant negative effects on local ecology. The SNCI element of the site contains a number of Principle Habitats and Species.

- 4.82.9.4 Site BSA1111 proposes development on a section of the Novers Common SNCI, and Novers Common Wildlife Corridor, which link the large local site, at the mid point of the site, this would sever the connectivity of the site and this section of the Wildlife Network, this could lead to significant negative effects on local ecology. However loss of the SNCI would reduce the overall area of local ecological sites in the city is considered to lead to a negative effect on local ecology. The SNCI element of the site contains a number of Principle Habitats and Species, which might be lost or harmed by development, this could lead to negative effects on local ecology.
- 4.82.9.5 BSA1112 forms part of a Wildlife Corridor, associated with Novers Common SNCI, that connects south and central Bristol in the Wildlife Network. Development of the site for housing, would not affect the overall integrity and connectivity of the Wildlife Network.
- 4.82.9.6 Site BSA1113 is one of a number of Wildlife Corridor sites that connect Airport Road SNCI to Brislington. Development of this site could sever the connectivity of the site and this section of the Wildlife Network, this could lead to significant negative effects on local ecology.
- 4.82.9.7 Site BSA1114 contains Pigeon House Stream and adjacent Meadows SNCI, an important local ecological site that connects Wildlife Corridor sites from the northern sections of the Partnership following the path of the Malago, to Hengrove Park SNCI to the south. Development of this particular area of the SNCI would not sever the connectivity of the site and this section of the Wildlife Network. However loss of the SNCI would reduce the overall area of local ecological sites in the city is considered to lead to a negative effect on local ecology. The SNCI element of the site contains a number of Principle Habitats and Species, which might be lost or harmed, dependent upon any mitigation implemented as part of development.
- 4.82.9.8 BSA1117 is one of a number of Wildlife Corridor sites that connect Airport Road SNCI to Brislington. Development of this site could sever the connectivity of the site and this section of the Wildlife Network, this could lead to significant negative effects on local ecology.
- 4.82.9.9 BSA1119 contains Pigeon House Stream and adjacent Meadows SNCI, an important local ecological site that connects Wildlife Corridor sites from the northern sections of the Partnership following the path of the Malago, to Hengrove Park SNCI to the south. Development of this particular area of the SNCI would not sever the connectivity of the site and this section of the Wildlife Network. However loss of the SNCI would reduce the overall area of local ecological sites in the city is considered to lead to a negative effect on local ecology. The SNCI element of the site contains a number of Principle Habitats and Species, which might be lost or harmed by development, dependent upon any mitigation implemented as part of development.
- 4.82.10 *Green Infrastructure*
- 4.82.10.1 BSA1108 contains an important link in the Strategic Green Infrastructure Network. Within the site the green link is primarily created by wildlife linkages and through landscape features, connecting areas of green to the north of the site with Inns Court Open Space to the south,



which then connects to the rest of South Bristol. The site is also a Prominent Green Hillside, the development footprint would lead to loss of around half of the landscape feature of value, this is considered to create negative effects on green infrastructure.

- 4.82.10.2 BSA1109 forms a vital linkage site in the Strategic Green Infrastructure Network. Primarily the sites role is linking Wildlife Corridors, it also contains cycle routes connecting green assets in South Bristol. Loss of connectivity on this would be considered to create potential negative effects on the function and connectivity of the strategic green infrastructure network. The site also contains existing trees. Their importance and health is unknown, if valuable their loss could be considered to lead to negative effects on green infrastructure. A development consideration requiring integration or replacement of existing trees could assist in avoiding any loss of valuable GI assets.
- 4.82.10.3 BSA1110, BSA1113 along with Site BSA1117 form part of the strategic green infrastructure Network. The link connects Airport Road SNCI to Brislington, via wildlife corridors, the Brislington Brook Stream and tree corridors. Development of these sites, in particular BSA1113 and BSA1117, could sever the connectivity and integrity of the Strategic Green Infrastructure Network along this link. This is considered to have significant negative effects on green infrastructure.
- 4.82.10.4 BSA1111 is an important link in the Strategic Green Infrastructure Network. Within the site the green link is primarily created by wildlife linkages, public rights of way and through landscape features that connect Novers Common. The development footprint contains public rights of way, areas of landscape value (Prominent Green Hillside) and Wildlife Corridors, which if lost could lead to a lack of connectivity and function in the Strategic Green Infrastructure Network.
- 4.82.10.5 As the site is also a Prominent Green Hillside, the development footprint would lead to loss of some areas of a valuable landscape feature, this is also considered to create negative effects on this aspect of green infrastructure.
- 4.82.10.6 BSA1114 contains areas of a valuable landscape feature, Prominent Green Hillside. The development footprint would lead to loss of an entire area of Prominent Green Hillside, this is also considered to create negative effects on this aspect of green infrastructure.
- 4.82.10.7 BSA1115 contains a number of existing trees. Their importance and health is unknown, if valuable their loss could be considered to lead to negative effects on green infrastructure. A development consideration requiring integration or replacement of existing trees could assist in avoiding any loss of valuable GI assets.
- 4.82.10.8 BSA1116 contains a number of existing trees. Their importance and health is unknown, if valuable their loss could be considered to lead to negative effects on green infrastructure. A development consideration requiring integration or replacement of existing trees could assist in avoiding any loss of valuable GI assets.
- 4.82.10.9 BSA1119 contains areas of a valuable landscape feature, Prominent Green Hillside. The development footprint would lead to loss of an entire area of Prominent Green Hillside, this is considered to create negative effects on this aspect of green infrastructure.



#### 4.82.11 *Townscape*

- 4.82.11.1 BSA1111 is a Prominent Green Hillside, on Novers Common, which contributes key vista, views and landmarks viewable from South and Central Bristol. The development footprint would lead to loss of some areas of a valuable landscape feature; this could create negative effects on townscape, dependent upon how development on site was implemented.
- 4.82.11.2 BSA1108, BSA1114 and BSA1119 contains areas of a valuable landscape feature, Prominent Green Hillside on Novas Hill. The development footprint would lead to loss of an entire area of Prominent Green Hillside, this could create potential negative effects on townscape quality within South Bristol, dependent upon how development on site was implemented.

#### 4.82.12 *Historic*

- 4.82.12.1 No effects identified at this stage.

#### 4.82.13 *Flood risk*

- 4.82.13.1 Sites BSA1108 although not in any known Floodrisk zones is adjacent Pigeon House Stream corridor which has associated flood Risk zone 2 and 3 areas. Development on the sites might lead to increased run off or permeability issues that might impact the adjacent flood risk zones.
- 4.82.13.2 BSA1113 contains an area of Flood Risk Area Zones 2 associated with Brisling Brook. Given the overall flood risk on site the option for housing is considered to create potential for potential negative effects on reducing flood risk. This could be reduced, by including a development consideration requiring an FRA (Flood Risk Assessment) and could also require placement of vulnerable to flooding (housing) to be directed towards the areas of the sites least at risk of flooding.
- 4.82.13.3 Site BSA1117 is partially within Flood Risk Area Zones 2 and 3 associated with Brislington Brook. Given the overall flood risk on site the option for housing is considered to create potential for potential negative effects on reducing flood risk. This could be reduced, by including a development consideration requiring an FRA (Flood Risk Assessment) and could also require placement of vulnerable to flooding (housing) to be directed towards the areas of the sites least at risk of flooding.
- 4.82.13.4 BSA1119 contains a small area of Flood Risk Area, Zones 2 and 3 associated with the Pigeon House Stream. However the preferred approach is for a less vulnerable use, so proposed development on the site is not considered to create a potential for negative effect, and the development considerations require an FRA, which should assist in minimising the potential for negative effects, although the final effect will be dependent upon implementation



Objective	Filwood, Knowle and Windmill Hill							
	BSA1103	BSA1104	BSA1105	BSA1108	BSA1109	BSA1110	BSA1111	BSA1112
Improve Broad Determinants of Health – Air/Noise	-	-	-	I -	I -	I -	+	+
Improve Health Lifestyles - Eating/Open Space				+ I	+ I	+ I	+ I	+ I
Housing Provision	+	+	+	++	++	+	+	+
Provide Learning/Training/Skills								
Reduce Crime	+	+	+	+	+	+	+	+
Employment Floorspace		+				+	+	+
Address Income/Employment Deprivation		+ I				++	+	+
Increase, walking, cycling, public transport	+	+	+	+	+	+ -	+	+
Provide, easy, safe and cheap access to key services	+	+ I	I -	I -	-	+ -	+ -	+ -
Protect and Enhance local ecology			--		--	--	--	
Conservation and wise use of land	+	+	+					
Protect and Enhance Green Infrastructure				-	I -	I -	I -	
Protect and Enhance Townscape Quality				I -			I -	
Protect Cultural and Historic assets								
Reduce vulnerability to Flood Risk				I				



Objective	Filwood, Knowle and Windmill Hill															
	BSA1113		BSA1114		BSA1115		BSA1116		BSA1117		BSA1118		BSA1119		BSA1120	
Improve Broad Determinants of Health – Air/Noise	I	-	+		+		+		I	-	+				+	
Improve Health Lifestyles - Eating/Open Space	+	I	+	I	+	I	+	I	+	I	+	I			+	I
Housing Provision	+				+		+		+		+				+	
Provide Learning/Training/Skills																
Reduce Crime	+		+		+		+		+		+		+		+	
Employment Floorspace			+	I									+		+	
Address Income/Employment Deprivation			+	I									+		+	I
Increase, walking, cycling, public transport	+	-	+	-	+		+	-	+	-	+		+		+	-
Provide, easy, safe and cheap access to key services	+	-	+	-	+	-	+	-	+	-	+				+	
Protect and Enhance local ecology	--		I	-					--				I	-		
Conservation and wise use of land																
Protect and Enhance Green Infrastructure	I	--		-	I		I		I	--				-		
Protect and Enhance Townscape			I	-									I	-		
Protect Protect Cultural and Historic assets assets																
Reduce vulnerability to Flood Risk	I	-							I	-			I			



	BSA1121	BSA1122	BSA1123
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			
Protect and Enhance Townscape			
Protect Protect Cultural and Historic assets assets			
Reduce vulnerability to Flood Risk			



#### 4.83 Filwood, Knowle and Windmill Hill: Preferred Approach Site Changes

Site	Change between Preferred Approach and Publication	Change and rationale:
BSA1101	New Site - Temple Quarter Enterprise Zone Opportunity Site Housing	This site was considered as surplus by the Area Green Space Plan process and the Neighbourhood Committee decided should be disposed of for development.
BSA1102	New Site - Housing	This site was considered as surplus by the Area Green Space Plan process and the Neighbourhood Committee decided should be disposed of for development.
BSA1104	Site Deleted	This site was no longer considered appropriate to be allocated because of concerns expressed about potential negative impacts and the site's small size, an allocation is not considered necessary.
BSA1111	Housing	This site has been subdivided into BSA1111 and BSA1124 reflect the separate delivery programmes on the different parts of the original site.
BSA1124	Housing	This site has been subdivided into BSA1111 and BSA1124 reflect the separate delivery programmes on the different parts of the original site.

#### 4.84 Filwood, Knowle and Windmill Hill: Publication Effects

##### 4.84.1 *Healthy lifestyles – Air / noise.*

4.84.1.1 Site BSA1101 is within and adjacent the Air Quality Management area for Bristol. Therefore any housing on this sites is considered to create the potential negative effects on health due to air pollution and quality. The site is also within or adjacent areas of known of NO2 exceedance, associated with the Bath Road. On these sites there is considered to be additional potential for negative effects on health due to air pollution. In addition noise pollution levels rise, in places, is well above the 55db level. Sections of the site which front onto Bath Road Sites (BSA1101) often have recorded noise levels in the high 60s and low 70. The development consideration for the site do require that development address noise and pollution issues from nearby industrial and waste uses and Bath Road (A4), which might reduce the extent of negative effect.

##### 4.84.2 *Healthy lifestyles - Open Space and access to local food*

4.84.2.1 BSA1101 has been appraised as having implementation dependent effects. This is because the site is allocated as a 'Temple Quarter Enterprise Zone Opportunity Site'. No specific land use is allocated for this site; instead, its development will be considered as part of the Enterprise Zone process for a mixture of uses.



- 4.84.2.2 BSA1102 has very good access to shops selling fresh fruit and vegetables and open space, with a range of opportunities for both within reasonable distance of the site.
- 4.84.3 *Housing Provision*
- 4.84.3.1 BSA1101 has been appraised as having implementation dependent effects. This is because the site is allocated as a 'Temple Quarter Enterprise Zone Opportunity Site'. No specific land use is allocated for this site; instead, its development will be considered as part of the Enterprise Zone process for a mixture of uses.
- 4.84.3.2 BSA1102 will assist in meeting the Core Strategy housing provision target for the city by supply approximately 30 dwellings, this is considered to create potential for a positive effect on this objective.
- 4.84.4 *Reduce Crime*
- 4.84.4.1 The surveillance and overlooking offered by housing element in BSA1102 is considered to create potential for a positive effect on reducing crime. The effect is considered to be important as the majority of the partnership is within an area of crime deprivation (within worst 10% of LSOA's nationally for crime deprivation).
- 4.84.5 *Address Income/Employment Deprivation*
- 4.84.5.1 BSA1101 has been appraised as having implementation dependent effects. This is because the site is allocated as a 'Temple Quarter Enterprise Zone Opportunity Site'. No specific land use is allocated for this site; instead, its development will be considered as part of the Enterprise Zone process for a mixture of uses.
- 4.84.6 *Provide, easy, safe and cheap access to key services*
- 4.84.6.1 BSA1101 has been appraised as having implementation dependent effects. This is because the site is allocated as a 'Temple Quarter Enterprise Zone Opportunity Site'. No specific land use is allocated for this site; instead, its development will be considered as part of the Enterprise Zone process for a mixture of uses. The site has good access to the full range of retail, health and community facilities.
- 4.84.6.2 BSA1102 is within close proximity to Broadwalk primary shopping area, a range of community facilities and relatively good access to health care facilities within reasonable distance. This is considered to create potential for a positive effect on the objective.
- 4.84.7 *Increase Walking, Cycling and Public Transport*
- 4.84.7.1 Site BSA1101 is directly adjacent or in close proximity to cycle routes along the A37, along with good access to public transport development options on these sites are considered to have potential for positive effects on increased walking and cycling. The site the development considerations should enhance the potential for walking and cycling seek to provide a pedestrian and cycle route adjacent to the riverside, which is considered to create potential for positive effects on walking and cycling.
- 4.84.7.2 BSA1102 is within reasonable walking distance of public transport, but has relatively to other sites very poor access to cycling infrastructure. Therefore a positive and negative effect is appraised on this objective.



- 4.84.7.3 Site BSA1108 contains three development considerations which seek to ensure development provides new pedestrian and cycling infrastructure in the area in the form of new links with adjoining sites. This is considered to lead to potentially positive effects on the walking and cycling parts of this objective.
- 4.84.7.4 Site BSA1115 contains a development consideration which will ensure new development provides a well-surveilled cycle route and public footpath from Novers Road to Leinster Avenue. This is considered to lead to potentially positive effects on the walking and cycling parts of this objective.
- 4.84.7.5 Site BSA1116 contains a development consideration which will ensure new development retains good cycle and pedestrian links to the neighbourhood. This is considered to lead to potentially positive effects on the walking and cycling parts of this objective.
- 4.84.8 *Local Ecology*
- 4.84.8.1 The development considerations on site BSA1101 include; seek to retain a green infrastructure link from east to west adjacent to the river; The development considerations are considered to reduce any potential for negative effects but the overall effect is dependent on implementation at the site.
- 4.84.8.2 For site BSA1108 a negative impact on this objective is appraised due to the likely loss of locally important ecology. However, it is also considered that the effect will depend on implementation as two development considerations are proposed which have the potential to reduce this negative effect. The first will ensure that new development is informed by an ecological survey and makes provision for compensation and mitigation measures for the loss of any locally valuable ecological habitats. The second development consideration will ensure that new development will be expected to maintain or strengthen the integrity and connectivity of the Wildlife Network.
- 4.84.8.3 For sites BSA1109 and BSA1111, two development considerations are proposed. These will ensure that new development will be expected to be informed by an ecological survey and, where appropriate, provide mitigation measures. In addition, development will be expected to maintain or strengthen the integrity and connectivity of the Wildlife Network. It is considered that the effect of these allocations will depend on implementation as these development considerations have the potential to mitigate any negative effect.
- 4.84.8.4 For sites BSA1110, BSA1113 and BSA1117, two development considerations are proposed. These will ensure that new development will be expected to be informed by an ecological survey and provide compensation and mitigation measures for any loss of locally important ecological habitats. In addition, development will be expected to maintain or strengthen the integrity and connectivity of the Wildlife Network. It is considered that the effect of these allocations will depend on implementation as these development considerations have the potential to mitigate any negative effect.
- 4.84.8.5 For sites BSA1114 and BSA1119 a negative impact on this objective is appraised due to the likely loss of locally important ecology. However, it is also considered that the effects will depend on implementation as a development consideration is proposed which will ensure that new development is informed by an ecological survey and makes provision for compensation and mitigation measures for the loss of any locally valuable ecological habitats.



- 4.84.8.6 For site BSA1124, a negative impact on this objective is appraised due to the likely loss of locally important ecology. However, it is also considered that the effect will depend on implementation as two development considerations are proposed which have the potential to reduce this negative effect. The first will ensure that new development is informed by an ecological survey and makes provision for compensation and mitigation measures for the loss of any locally valuable ecological habitats. The second development consideration will ensure that new development will be expected to maintain the integrity and connectivity of the Wildlife Network.
- 4.84.9 *Conservation and Wise Use of Land*
- 4.84.9.1 Site BSA1101 is currently a green space, the proposal to develop it is considered to create potential for a negative effect on the objective. In March 2012 however, the Knowle, Filwood and Windmill Hill Neighbourhood Partnership declared the site as surplus to the open space requirements of the Neighbourhood Partnership Area. Therefore the extent of negative effect is not considered to be significant or have implications for accessing open space required for recreation.
- 4.84.9.2 In March 2012 the Knowle, Filwood and Windmill Hill Neighbourhood Partnership declared site BSA1102 as surplus to the open space requirements of the Neighbourhood Partnership Area, so whilst it is considered to be a loss of green land and a negative effect on the objective, it is not considered to be significant or have implications for open space access.
- 4.84.10 *Green Infrastructure*
- 4.84.10.1 Site BSA1101 has a development consideration which requires it to be designed to respect the landscape character of the area, taking account of the prominence of the site when viewed from the north, this is considered to assist in mitigating any potential negative effects on urban landscapes of value, although the final effect will be dependent on implementation.
- 4.84.10.2 For site BSA1108, BSA1114 and BSA1119 a negative impact on this objective is appraised due to the overall potential loss of locally important green infrastructure, including landscape features. However, it is also considered that the effect will depend on implementation as a development consideration is proposed to ensure that green infrastructure links are maintained to the surrounding area. This may help to mitigate the negative effect. In addition, for sites BSA1108 and BSA1114 a development consideration expects development to be designed to respect the sloping nature of the site having regard to its prominence.
- 4.84.10.3 For site BSA1109, it is considered that the effect of this allocation on this objective will depend on implementation as a development consideration is proposed which has the potential to mitigate any negative effect. The development consideration will expect development to maintain or strengthen the integrity and connectivity of the Wildlife Network, which can be regarded as green infrastructure.
- 4.84.10.4 For sites BSA1110, BSA1113 and BSA1117, it is considered that the effects of these allocations on this objective will depend on implementation as a development consideration is proposed which has the potential to mitigate any negative effect. The development consideration will expect development to maintain or strengthen the integrity and connectivity of the Wildlife Network, which can be regarded as green infrastructure.



- 4.84.10.5 For site BSA1111, it is considered that the effect on this objective will depend on implementation as development considerations are proposed which have the potential to mitigate any negative effect. Firstly, a development consideration will expect development to maintain or strengthen the integrity and connectivity of the Wildlife Network, which can be regarded as green infrastructure. Secondly development will be expected to be designed to respect the sloping nature of the site having regard to its prominence.
- 4.84.10.6 For sites BSA1115 and BSA1116, a development consideration is proposed which will ensure that development is informed by an ecological survey and, where appropriate, provides mitigation measures. This will help to ensure, for example, that existing trees on these sites are considered in the preparation of development proposals. It is considered that this has the potential for positive effects on this objective although the extent of these effects will depend on implementation.
- 4.84.10.7 For site BSA1124, it is considered that the effects of this allocation on this objective will depend on implementation as development considerations are proposed which have the potential to mitigate any negative effect. Firstly, development will be expected to maintain or strengthen the integrity and connectivity of the Wildlife Network, which can be regarded as green infrastructure. Secondly, development will also be expected to be designed to respect the sloping nature of the site having regard to its prominence. Thirdly, development will be expected to provide for improvements to the adjacent areas of open space. This will include provided a continuous green corridor along the east-west axis of the site and a network of paths located sensitively regarding the site's topography.
- 4.84.11 ***Protect and Enhance Townscape***
- 4.84.11.1 BSA1102 contains a development consideration that requires development to face onto the park, this is considered to contribute to improved enclosure and townscape quality.
- 4.84.11.2 For sites BSA1108, BSA1111, BSA1114 and BSA1119 a negative impact on this objective is appraised due to the overall potential loss of locally important townscape, specifically Prominent Green Hillsides. However, for sites BSA1108, BSA1111 and BSA1114 it is also considered that the effect will depend on implementation as a development consideration is proposed which has potential to mitigate any negative effect. The development consideration will ensure that development is designed to respect the sloping nature of the site having regard to its prominence.
- 4.84.12 ***Reduce Vulnerability to Flood Risk***
- 4.84.12.1 For sites BSA1108, BSA1113 and BSA1117, an implementation dependent effect is appraised. A development consideration requiring development to be informed a flood risk assessment is proposed but the final effects will be dependent on the development proposals submitted.
- 4.84.12.2 For site BSA1119 an implementation dependent effect is appraised. Only a small element (<6%) of the site is within Flood Zone 2. It is considered that any effects could be mitigated by Core Strategy policy BCS16. This ensures that development in areas of flood risk will be expected to be resilient to flooding through design and layout and incorporate sensitively designed mitigation measures.



#### 4.85 Filwood, Knowle and Windmill Hill: Publication Matrix

Objective	BSA1103	BSA1105	BSA1108		BSA1109		BSA1110		BSA1111		BSA1112	
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												



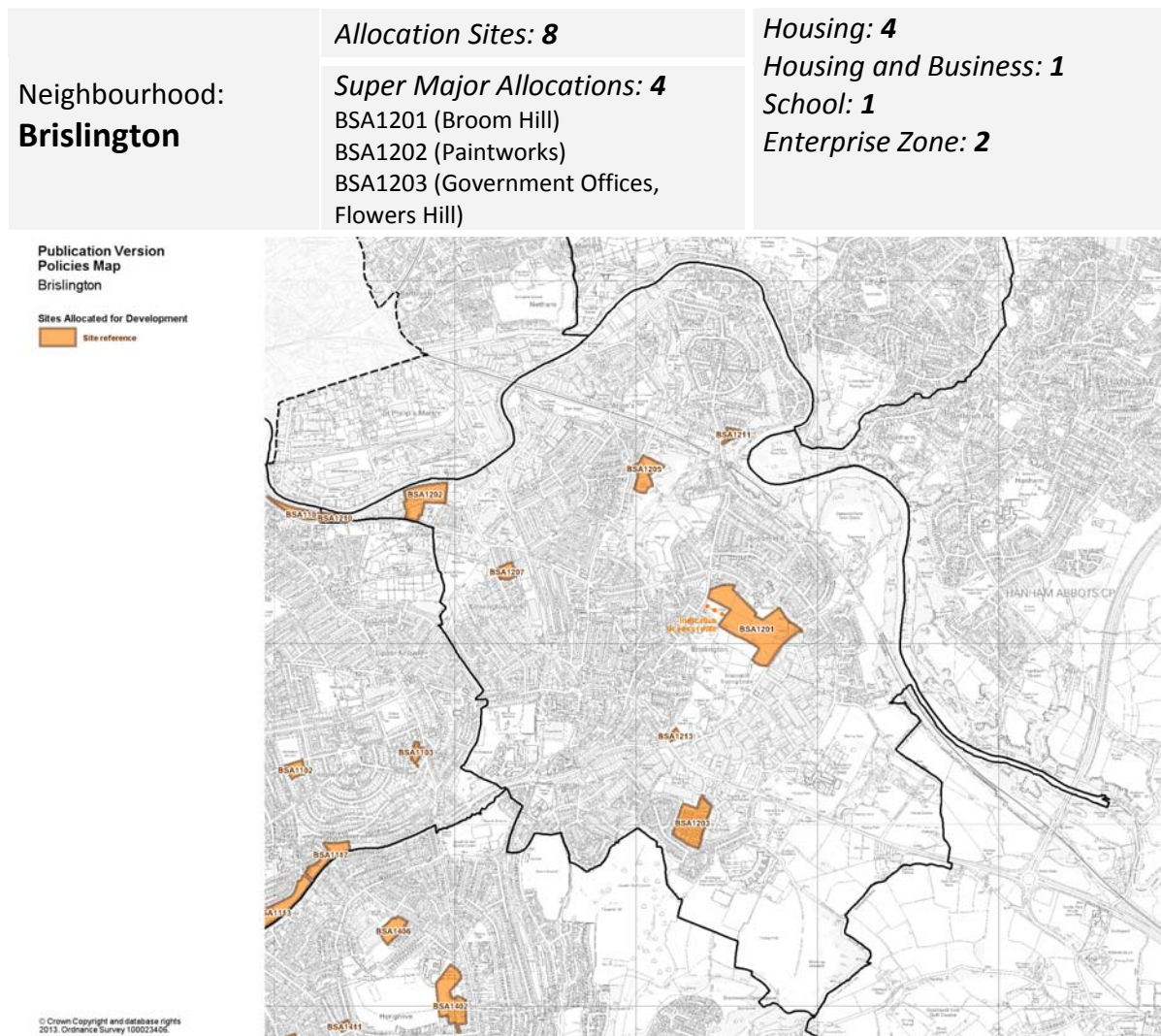
Objective	Filwood, Knowle and Windmill Hill							
	BSA1113	BSA1114	BSA1115	BSA1116	BSA1117	BSA1118	BSA1119	BSA1120
Improve Broad Determinants of Health – Air/Noise	I -	+	+	+	I -	+		+
Improve Health Lifestyles - Eating/Open Space	+ I	+ I	+ I	+ I	+ I	+ I		+ I
Housing Provision	+		+	+	+	+		+
Provide Learning/Training/Skills								
Reduce Crime	+	+	+	+	+	+	+	+
Employment Floorspace		+ I					+	+
Address Income/Employment Deprivation		+ I					+	+ I
Increase, walking, cycling, public transport	+ -	+ -	+	+	+ -	+	+	+ -
Provide, easy, safe and cheap access to key services	+ -	+ -	+ -	+ -	+ -	+		+
Protect and Enhance local ecology	I	I -			I		I -	
Conservation and wise use of land								
Protect and Enhance Green Infrastructure	I	I -	I +	I +	I		I -	
Protect and Enhance Townscape		I -					-	
Protect Cultural and Historic assets								
Reduce vulnerability to Flood Risk	I				I		I	



Objective	BSA1121	BSA1122	BSA1123
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			
Protect and Enhance Townscape			
Protect Cultural and Historic assets			
Reduce vulnerability to Flood Risk			



## 4.86 Brislington: Sustainability Appraisal



## 4.87 Brislington: Options

<b>Brislington</b>		
BSA1201	Land at Broom Hill, Brislington	Option A: Housing Option B: Industry and warehousing Option C: Do not allocate for development
BSA1202	Paintworks Phase 3 and adjacent land, Arno's Vale	Option A: Mixed-use (Housing and business) Option B: Do not allocate for development
BSA1203	Government Offices, Flowers Hill, Brislington	Option A: Mixed-use (Housing and business) Option B: Industry and Warehousing Option C: Do not allocate for development
BSA1204	Tramway Road Retail Park, Kensington Park, nr Arno's Vale	Option A: Housing Option B: Do not allocate for development
BSA1205	Wicklea and adjacent land, St Anne's / Broom Hill, nr Brislington	Option A: Community use Option B: Do not allocate for development
BSA1206	Former Rock Allotments, Allison Road Brislington	Option A: Housing Option B: Do not allocate for development
BSA1207	493-499 Bath Road, Kensington Park, nr Arno's Vale	Option A: Housing Option B: Do not allocate for development
BSA1208	Land to South of Tramway Road Retail Park, Kensington Hill, nr Brislington	Option A: Housing Option B: Do not allocate for development
BSA1209	St. Anne's Park	Option A: Housing Option B: Do not allocate for development
BSA1210	Former Petrol Filling Station, Bath Road, Arnos Vale / Totterdown	Option A: Mixed-use (Housing and business) Option B: Housing Option C: Do not allocate for development
BSA1211	Birchwood Elderly Persons' Home, Birchwood Road, St Anne's Park	Option A: Housing Option B: Do not allocate for development
BSA1213	801 Bath Road, Brislington	Option A: Housing Option B: Do not allocate for development



## 4.88 Brislington: Options Effects

### 4.88.1 *Improve Broad Determinants of Health – Air/Noise*

4.88.1.1 Only sites BSA1203 and BSA1206 have no recorded noise pollution issues, on these sites there is considered to be potential for positive effects on health due to reduced levels of noise pollution.

4.88.1.2 Unfortunately on all the remaining sites in the partnership noise pollution levels rise, in places, is well above the 55db level. Sections of sites which front onto Bath Road Sites (BSA1202, BSA1204, BSA1207, BSA1208, BSA1210 and BSA12013) often have recorded noise levels in the high 60s and low 70. The far western side of BSA1201 has areas which suffer from noise pollution associated with School Road, at around 60 – 65db. The proposals for housing on the site under Option A, dependent upon location on-site might have potential for negative effects on health. This is in addition to existing noise or other pollution from industrial uses to the western side of the site, which might impact housing proposed under option A. BSA1205 also has noise pollution issues, with db levels in the mid 60s on the western side of the site, adjacent Langton Road. The noise pollution on many of the sites is considered to create potential for a negative effect where options for housing are proposed. The placement and design of housing on the site might assist in reducing the extent of pollution.

4.88.1.3 Option B for industry and warehousing on BSA1201 might also create noise or other pollution issues for residential properties to the north and west of the site, although degree and nature of any effect would be dependent on the location of development on the site, a development consideration for Option B requires any potential pollution issues to be addressed, this should assist in avoiding any negative effects on health due to creation of pollution.

4.88.1.4 Sites BSA1201 and BSA1203, BSA1205, BSA1206 and BSA1211 are outside the Air Quality Management Area for Bristol and not adjacent known NO<sub>2</sub> exceedance areas. Therefore Options for housing and potential sensitive community use on BSA1205 are considered to create potential for positive effects on broad determinants of health due to relatively good air quality.

4.88.1.5 Sites BSA1202, BSA1204, BSA1207, BSA1208, BSA1210 and BSA1213 are all within and adjacent the Air Quality Management area for Bristol. Therefore options for housing on these sites are considered to create the potential negative effects on health due to air pollution and quality. Of these sites BSA1202, BSA1207, BSA1208, BSA1210 and BSA1213 are also within or adjacent areas of known of NO<sub>2</sub> exceedance, associated with the Bath Road. On these sites there is considered to be additional potential for negative effects on health due to air pollution.

### 4.88.2 *Healthy lifestyles - Open Space and access to local food*

4.88.2.1 All sites in the partnership have good access to public open space, within a suitable distance. This should facilitate a positive effect on healthy lifestyles through development of the sites. The development of the Super major sites, given the potential number of dwellings proposed, might require improvements to open spaces to provide additional functionality and capacity, BSA1201 might have particular impact and the development consideration highlighting the



potential requirement to make improvements to Victory Park should assist in bringing about positive effects on suitable access to open space.

- 4.88.2.2 The majority of the sites have suitable access to at least one supermarket or specialist green grocer, which is considered to enable a positive effect on healthy lifestyles through accessing shops selling fresh fruit and vegetables. However, sites BSA1205, BSA1206 and BSA1211 only have access to grocers. BSA1201 as a Super Major site with an option A for a significant number of new dwellings, but is considered to have only partial access to shops selling fresh fruit and vegetables with the southern section of the site being within 600metres of Lidl, but the majority of the sites having access to only one grocer within suitable walking or cycling distance. On BSA1201 and the other sites with only access to grocers there is considered to be potential for uncertain effects on healthy eating, as grocers are considered to not offer the certainty of stocking a range of fresh fruit and vegetables that may be on offer at a supermarket or green grocers.

#### 4.88.3 *Housing Provision*

- 4.88.3.1 Super major site BSA1201, Option A is considered to have potential for significant positive effects, as the site is thought to be able to provide up to 926 new dwellings, over 3% of the Core Strategy housing requirement.
- 4.88.3.2 BSA1202 is considered to have very positive effects on housing provision, although not quite significant as Option A for the site is thought to be able to provide up to supply 197 new dwellings. BSA1203 Option A is also considered to have positive effects, as it would equate to 172 dwellings.
- 4.88.3.3 BSA1204 = is thought to be able to provide up to 114, BSA1206 40, BSA1207 36, BSA1208 33, BSA1210 24, BSA1211 20 and BSA1213 11 new dwellings. Therefore are these sites all considered to have potential for a varying extent of positive effect on housing provision.

#### 4.88.4 *Crime*

- 4.88.4.1 The surveillance and overlooking offered by housing element in BSA1201, BSA1202, BSA1203 Option A, BSA1204, BSA1206. BSA1207, BSA1208, BSA1210, BSA1211 and BSA1213 are considered to create potential for a positive effect on reducing crime. BSA1202 and BSA1210 in particular are considered to require some element of surveillance and overlooking to achieve positive effects, as they are adjacent to an area suffering from crime deprivation (within worst 10% of LSOA's nationally for crime deprivation).
- 4.88.4.2 BSA1206 has a development consideration to provide overlooking onto adjacent woodland, this is considered to increase potential positive effects on crime reduction on this site.

#### 4.88.5 *Employment Floor space and Job Creation*

- 4.88.5.1 Option B on site BSA1201 would create a potentially significant amount of employment land and potentially job opportunities, which could also assist in addressing local deprivation issues.
- 4.88.5.2 Option A on BSA1202 could potentially supply additional employment land and subsequent job opportunities but the extent of positive effect is considered dependent on the mixture of housing and employment land on the site.



- 4.88.5.3 Both options on BSA1203 could have a positive effect on employment and job opportunities. The site contains existing employment use so an element in Option A would assist in avoiding negative effects through net loss of valuable employment floorspace, the extent of Option A would depend upon the mixture of housing to employment land. Whilst Option B exclusively for employment could have very positive effects given the relatively large size of the site and need for industrial and warehousing land in the city.
- 4.88.5.4 BSA1202 and BSA1210 are adjacent two LSOA's which suffer from income and employment deprivation. Option A for the sites contains an element of employment floorspace, which could assist in addressing nearby deprivation.
- 4.88.5.5 Collectively the employment opportunities offered by these sites, including Option B on BSA1201, could also have a positive effect on any underlying income and employment deprivation in the partnership. However, any positive effect would be dependent upon jobs created by taken up by those in need locally or suitable skills and job training being offered to benefit those in need locally.
- 4.88.6 *Increase Walking Cycling and Public Transport*
- 4.88.6.1 All sites are within reasonable walking distance (400m) of a wide range of bus stops that could facilitate travel by public transport.
- 4.88.6.2 On super major site BSA1201 existing public rights for way run through the site and link it to the cycle network on Sandy Park Road. However, there are no dedicated cycle routes in out or through the site. A development consideration requiring retained and improved public rights of way and cycle links could assist in bringing about a positive effect on walking and cycling, although a positive effect from cycling is not considered to be certain at this stage. Therefore on this large development site effects are considered to be both positive and implementation dependent.
- 4.88.6.3 Sites BSA1202, BSA1203, BSA1204, BSA1207, BSA1208, BSA1210 and BSA1213 are all directly adjacent or in close proximity to cycle routes along the A37, along with good access to public transport development options on these sites are considered to have potential for positive effects on increased walking and cycling.
- 4.88.6.4 BSA1211 is not adjacent cycle links but is near to the public rights of way network, although this does not directly connect to the remainder of the partnership and nearby facilities. The effect of option A for housing on this site is therefore considered to have both positive (from good public transport) and negative effects, due to poor cycle network access.
- 4.88.6.5 BSA1205, BSA1206 are the only sites with relatively poor access to the cycling and walking network, which is considered to place a greater reliance on public transport and uncertain effects on increasing walking and cycling. The development of the sites therefore is considered to create potential for both positive and negative effects on the sustainability objective.
- 4.88.7 *Provide, easy, safe and cheap access to key services*
- 4.88.7.1 BSA1205 option A would assist in improving access to community facilities within the partnership and is therefore considered to have a positive effect on the objective.



- 4.88.7.2 Super Major Site BSA1201 is just outside suitable access to a GP on the northern edge of the site. Given the size and of the site, and potential number of dwellings being created this is considered to create potential for negative and uncertain effects on cheap easy access to this important type of health facility. A public right of way which connects to nearby cycle routes (Sandy Park Way) and public transport stops accessible from the site should assist in reducing potential negative effects, of the lack of suitable access to a GP. This site is however, relatively well served by local retail facilities, the section of the site is within 600 metres of Broomhill Road local centres and the majority of the site within 600 metres of a range of retail facilities in Brislington Primary Shopping Centre. BSA1201 has access to meeting rooms and is relatively close to some youth facilities, although slightly outside the 300 metre suitable access standard. Given the level of additional demand that is likely to be created by Option A for housing, there might be a need for improved access to community facilities within close proximity to the site.
- 4.88.7.3 BSA1202 is considered to have good access to a range of health facilities however, the site is just outside suitable access to community facilities with meeting rooms and youth facilities approximately a hundred metres further west along Bath Road. Although just outside suitable access the close proximity and access via dedicated cycle route is considered to avoid negative effects. BSA1202 has suitable walking and cycling access (600metres) to just Totterdown local centre. Whilst this can assist in meeting very basic needs, the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. However, as Knowle and Broadwalk Primary shopping area is within approximately 800metres, the potential for negative effects on accessing retail cheap and easily is considered to be negated.
- 4.88.7.4 BSA1203 has good access to retail and community facilities but is some way from the nearest GP. Therefore options for development are considered to create potential for both positive and negative effects on cheap, easy and safe access to key services.
- 4.88.7.5 Housing only options on Site BSA1204, BSA1207 and BSA1208 would all have good access to all health and community facilities. Sites BSA1204 and BS1208 are also considered to have a good access to retail facilities and Brislington Primary Shopping Area and Sandy Park Road local centre are within 600 metres. On BSA1204 and BSA1208 therefore there is considered to be potential for positive effects on cheap and easy access to local services. BSA1207 has access to only Sandy Park Road local centre, whilst this can assist in meeting very basic needs, the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. However, as both Broadwalk and Brislington Primary Shopping areas are within approximately 800metres, the potential for negative effects on accessing retail cheap and easily is considered to be negated.
- 4.88.7.6 BSA1206 is considered to have good access to health and community facilities. The site has access to two local centres, whilst this can assist in meeting very basic needs, the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. However, as Brislington Primary Shopping areas are within approximately 800metres, the potential for negative effects on accessing retail cheap and easily is considered to be negated.
- 4.88.7.7 BSA1210 has good access to health care facilities, a range of community facilities, however the site has suitable walking and cycling access (600metres) to just Totterdown local centre.



Whilst this can assist in meeting very basic needs, the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. However, as Knowle and Broadwalk Primary shopping area is within approximately 800metres, the potential for negative effects on accessing retail cheap and easily is considered to be negated.

4.88.7.8 BSA1211 has good access to health care facilities, a range of community facilities but is outside suitable distance to any retail facilities. The nearest local centre is however only 100 metres away, but only offers local provision, so even if within suitable distance uncertain effects on guaranteeing cheap and easy access to retail services would be considered to occur. Therefore the option A for housing on this site is considered to have potential for both a positive and negative effect on cheap and easy access to services.

4.88.7.9 BSA1213 has good access to a range of retail facilities, reasonably good access to community facilities, but is some way from a local GP surgery. Therefore the option for housing on the site is considered to create potential for positive and negative effects on cheap and easy access to services and facilities.

#### 4.88.8 *Local Ecology*

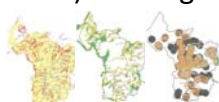
4.88.8.1 BSA1201 contains the large local site, Brislington Meadows SNCI and a number of Wildlife Corridors, Park Allotments, Chalet Garden Allotments and Site Behind Brislington Allotments, that collectively form important areas of the Bristol Wildlife Network. The existing SNCI and Wildlife Corridor behind Brislington Police Station connect wildlife, to the Eastwood Farm SNCI and greenbelt to the east of the City. The site also forms part of the Strategic Green Infrastructure Network due mostly to connectivity role for wildlife. Currently the development considerations do not make reference to the sites role in the Wildlife Network and need to consider wildlife connectivity both across the site and to the east. Therefore Option A and B are considered to have potential for a negative effect on the connectivity and function of the Wildlife Network formed by this particular local site and its corridors.

4.88.8.2 The SNCI is one of the larger in the city contains records of both Species of Principal Importance (Hedgehogs, House Sparrows and Slow Worms) and Habitat of Principal Importance (Lowland meadows). Options A and B are also considered to have potential for negative effects as a large expanse of the existing Brislington Meadows SNCI, approximately half, 15 hectares of the SNCI, would be lost and the associated habitats and species onsite displaced from this area of the city. Collectively the loss of the Wildlife Network connectivity and function and a large expanse of SNCI are considered to have potential for significant negative effects.

4.88.8.3 The majority of BSA1205 and BSA1206 contain part of the St Anne's Valley SNCI's, a locally designated nature conservation site. Development on these sites would likely lead to harm and loss of the sites nature conservation value, so a negative effect on locally ecology would be considered to occur. However BSA1205 sets out that it maybe appropriate to retain part of the site as an SNCI, which makes effects more dependent on implementation. It is assumed however, that on site BSA1206 there would be some loss of nature conservation value from the site, and therefore mitigation might have to occur off site. Both sites also contain Wildlife Corridors in the Wildlife Network linking adjacent SNCI's no reference is made to the sites role or need to retain a Wildlife Corridor on-site.



- 4.88.8.4 Option C on BSA1201, and Option B on BSA1205 and BSA1206, to not allocate is considered to have positive effects on local ecology through protecting the status of the local site and maintaining current connectivity and integrity of the Wildlife Network.
- 4.88.8.5 BSA1204 and BSA1208 are directly adjacent a Wildlife Corridor in the Wildlife Network, the Dismantled Railway near Tramway Road. Options for development might increase the quality of the corridor by including suitable green infrastructure along eastern boundary, to bring about a positive effect. BSA1204 and BSA1207 might also provide an opportunity to increase the connectivity and integrity of the Wildlife Network, as provision of suitable wildlife habitats and features on site could provide a new corridor linking the Railway Tramway corridor to the Arnos Court Park Wildlife Corridor, which then connects to the Arnos Vale Cemetery, a designated Site of Nature Conservation Interest (SNCI). This would however require a future development consideration on both sites to bring about potential positive effects.
- 4.88.8.6 BSA1210, BSA1211 and BSA1213, are all adjacent SNCI's. The development considerations could highlight the adjacent ecological value and require some on site buffering or GI provision to enhance the SNCI, potential for both negative and positive effects are considered to exist, and at this stage are considered to be dependent upon implementation, with a greater likelihood of potential for negative effects due to the lack of development considerations requiring the adjacent SNCI's be taken account of in any development of the site.
- 4.88.9 *Conservation and Wise Use of Land*
- 4.88.9.1 BSA1206 has been identified as no longer required to meet open space needs in the city. As such other more valuable open space can be retained and housing and employment targets within the Core strategy met, which is considered a more wise use of land than not allocating the site.
- 4.88.9.2 BSA1202 and BSA1207 are both industrial sites which are considered to be underused and, BSA1203 an office site which could well become vacant in the short to medium term, BSA1204 also potentially vacant in the future, BSA1208 an underused site with a temporary educational, BSA1210 is an vacant and unused site, BSA1211 an Elderly persons home that is likely to become surplus to requirement in the future and BSA1213 is also considered an underused site and within council ownership. Allocating for either housing or employment related uses on these sites, is considered a more wise and efficient use of land than retaining for its current roles, especially as many sites have been identified as no longer needed, vacant, or likely to be vacant in the future. Allocating on these sites avoids the need to direct development towards more important open space or Green Belt land.
- 4.88.9.3 The exception to the generally positive effect is on BSA1201, as the site contains SNCI land which might be lost to development if it cannot be replaced or recreated elsewhere. While it is considered that Wildlife Corridors can be mitigated and often integrated or re-sited as part of development, if SNCI land is lost and then not replaced leading to a net loss of SNCI land in the city, it could be considered a loss of valuable land. Although the negative effect is not considered to be of the same extent as loss of important open space or green belt land, is it considered that a potential negative effect, depending on implementation could occur. The requirement to re-include allotments within the site boundary assists in avoiding a negative effect by replacing a valuable open space asset. Overall on the site, not allocating would lead to both a positive (retention of SNCI land) and negative effect keeping the less important



areas of open space and Wildlife Corridor, as opposed to meeting either housing or employment need on this less valuable land.

#### 4.88.10 *Green Infrastructure*

- 4.88.10.1 BSA1201 also contains existing allotments, an important type of open space for community use, their loss would be considered to result in negative effects on green infrastructure. However a development consideration requires existing allotments to be re-provided within the boundary of the site, avoiding any negative effects.
- 4.88.10.2 The final effect on green infrastructure on super major site BSA1201 is currently considered to be dependent upon implementation, further development considerations relating to the SGIN link through the site could ensure negative effects would be avoided and potential positive effects created.
- 4.88.10.3 The majority of BSA1205 and BSA1206 contain part of the St Anne's Valley SNCI's, a locally designated nature conservation site, the SNCI also forms part of a Strategic Green Infrastructure Link (Brislington Brook Corridor to Eastwood Farm SNCI), however the development of either site is not considered to effect the connectivity and overall integrity of the network in this location. Therefore no negative effects on green infrastructure are considered to occur at this point. The development considerations for BSA1205 set out that a possible link to St Anne's Valley should be explored, this could also reference green infrastructure to reflect the current role of the site to bring about certain positive effects.
- 4.88.10.4 SA1205 along with BSA1211 are directly adjacent to landscape features, steep sided Valleys, to protect and enhance these green infrastructure assets a suitable development consideration might be needed. Currently without reference to the adjacent landscape features the nature of any effects are dependent upon implementation, but with potential for negative effects to occur.
- 4.88.10.5 BSA1207 is opposite Arnos Court Park, an area of designated landscape value as a Prominent Green Hillside, the development considerations might need to require a suitable consideration to avoid effecting long distance views and the quality of the landscape. Any effect currently is considered to be dependent upon implementation.
- 4.88.10.6 SA1204 and BSA1207 offer an opportunity to connect the Whitchurch Railway Path link 16 (set out in the Core Strategy Diagram 4.9.1) of the SGIN, to the River Avon Corridor, through Arnos Court Park. A suitable connection for wildlife and or cycling or walking would link cycling walking and sections of the Wildlife Network currently separated by sites BSA1204, BSA1207. A suitable development consideration on both sites could bring about very positive effects on the connectivity and function of both the Strategic Green Infrastructure Network and Wildlife Network in South Bristol, increasing access to Arnos Court Park, the River Avon Corridor and green infrastructure in southern parts of Brislington.

#### 4.88.11 *Historic & Townscape*

- 4.88.11.1 Super Major Site BSA1201 is adjacent the Brislington Conservation Area, given the level of development proposed under either option there could be effects on the character, views and distinctiveness of the Conservation Areas. The development considerations require account to be taken, which should assist in avoiding any negative effects, although final effects will be dependent upon the locations of development and design of development on site.



- 4.88.11.2 BSA1202, BSA1207, BSA1211 and BSA1213 are also all directly adjacent Conservation Areas, the Arnos Vale, Avon Valley and Brislington Valley respectively. Sections of the site adjacent the conservation area will need to be designed to take account of need character and quality issues relating to Conservation Areas to avoid negative effects on either townscape, historic or cultural assets.
- 4.88.11.3 BSA1211 and BSA1213 have development considerations highlighting this issue which should result in positive effect on both townscape and historic assets relating to the Conservation area. BSA1202 and BSA1207 however do not contain such a consideration which increases potential for a negative effect to occur. BSA1207 is also in close proximity to the Registered Park and Garden of Arnos Court Park, again the development considerations could highlight this issue to ensure option A for housing is designed and implemented with this in consideration.
- 4.88.11.4 Sites BSA1203 and BSA1208 also contain non-designated Protect Protect Cultural and Historic assets assets, recorded on the local heritage asset database. Site BSA1203 contains an existing 'War Room' relating to the 2nd world war, which has a degree of Protect Cultural and Historic assets merit, the development considerations however do not make reference to this extant structure. BSA1208 contains a war memorial to the south of the site, which might need to be relocated on-site.
- 4.88.12 ***Flood risk***
- 4.88.12.1 BSA1203, BSA1204, BSA1206, BSA1207, BSA1208 and BSA1212 are not adjacent or within any Flood Risk area zones, or subject to any Flood risk zone hazard ratings. Options for housing on these sites are therefore currently considered to have a positive effect on reducing vulnerability to flood risk.
- 4.88.12.2 BSA1205 and BSA1211 are also not directly within any flood risk zone, options for housing are therefore considered to have a positive effect on reducing vulnerability to flood risk. However both sites are near to Flood risk areas, zones 2 and 3, associated with the River Avon and Brislington Brook. Therefore development on these sites might need to ensure runoff from the development of the sites would not indirectly increase flood risk in and around the site.
- 4.88.12.3 BSA01201 has a small area of the site in Flood Risk Area, Zones 2 and 3. Either development option on the site might lead to additional run off or place development in the flood risk area that might increase vulnerability to flooding. There is potential that open space (allotments) required on site, could be placed in the flood risk areas and designed to provide a multifunctional SUDS/allotment assets.
- 4.88.12.4 BSA01202 and BSA1210 are sites with which contains a proportion of land within Flood Risk Zone 2 and 3, and Flood zone 3a with a climate change scenario, due to the close proximity of the lower Avon river channel. Option A on both sites includes a housing element as part of an overall mixed use housing and business development. Given the overall flood risk on site the options for housing are considered to create potential for potential negative effects on reducing flood risk. The development considerations require an FRA (Flood Risk Assessment) and also placement of vulnerable to flooding (housing) to be directed towards the areas of the sites least at risk of flooding. As both sites do contain areas with no flood risk this should assist in minimising the potential for negative effects, although the final effect will be dependent upon implementation.



#### 4.89 Brislington: Options Effect Matrix

	BSA1201			BSA1202		BSA1203			BSA1204	
Objective	Option A	Option B	Option C	Option A	Option B	Option A	Option B	Option C	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	+	I	I	-		+	I		-	
Improve Health Lifestyles - Eating/Open Space	+	I	+	+		+	+		+	
Housing Provision	++			+		+			+	
Provide Learning/Training/Skills										
Reduce Crime	+			+		+			+	
Provide Employment Floorspace		++		+	I	+	I	+		
Address Income/Employment Deprivation		+	I	+	I		+	I		
Increase, walking, cycling, public transport	+	I	+	+		+	+		+	
Provide, easy, safe and cheap access to key services	+	-	+			+	I	+	+	
Protect and Enhance local ecology	--	--	+						I	
Conservation and wise use of land	I	-	+	+	-	+	+	-	+	-
Protect and Enhance Green Infrastructure	I	I					I		I	
Protect and Enhance Townscape	I	I		I	-					
Protect Cultural and Historic assets	I	I		I	-	I				
Reduce vulnerability to Flood Risk	I	I		I	-	+			+	



	BSA1205		BSA1206		BSA1207		BSA1208	
Objective	Option A	Option B	Option A	Option B	Option A	Option B	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	+	-	+		-		-	
Improve Health Lifestyles - Eating/Open Space	+	I	+	I	+		+	
Housing Provision			+		+		+	
Provide Learning/Training/Skills								
Reduce Crime			+		+		+	
Provide Employment Floorspace								
Address Income/Employment Deprivation								
Increase, walking, cycling, public transport	+	-	+	-	+		+	
Provide, easy, safe and cheap access to key services	+		+	I	+	I	+	
Protect and Enhance local ecology	I	+	I	-	I		I	
Conservation and wise use of land			+	-	+	-	+	-
Protect and Enhance Green Infrastructure	I	-	I	-	I			
Protect and Enhance Townscape					I	-		
Protect Cultural and Historic assets					I	-	I	
Reduce vulnerability to Flood Risk	+	I	+		+		+	



	BSA1210			BSA1211		BSA1213	
Objective	Option A	Option B	Option C	Option A	Option B	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	- I	-		+ -		-	
Improve Health Lifestyles - Eating/Open Space	+	+		+ I		+	
Housing Provision	+	+		+		+	
Provide Learning/Training/Skills							
Reduce Crime	+			+		+	
Provide Employment Floorspace and Job Opportunities	+						
Address Income/Employment Deprivation	+ I						
Increase, walking, cycling, public transport	+	+		+ -		+	
Provide, easy, safe and cheap access to key services	+ I	+ I		+ -		+ -	
Protect and Enhance local ecology	I -	I -		I -		I -	
Conservation and wise use of land	+	+	-	+	-	+	-
Protect and Enhance Green Infrastructure				I -			
Protect and Enhance Townscape				+ I		+ I	
Protect Cultural and Historic assets				+ I		+ I	
Reduce vulnerability to Flood Risk	I -	I -		+ I		+	



#### 4.90 Brislington: Rationale for Preferred Approach Site Option

Site	Preferred Approach (Option from Previous Stage or New)	Summary Sustainability Rationale for Preferred Approach Chosen
BSA1201	<b>A - Housing</b>	Any new significant effects set out in Preferred Approach Effects section. Significant Positive effect on Housing Provision Positive effect on; Improve Healthy Lifestyles and Increasing Walking, Cycling and Public Transport
BSA1202	<b>A – Housing and Business</b>	Positive effects on; Improve Healthy Lifestyles, Housing Provision, Reduce Crime, Provide Employment Floorspace and Job Opportunities, Increase Walking Cycling and Public Transport, Conservation and Wise Use of Land.
BSA1203	<b>A – Housing and Business</b>	Positive effects on; Improve Determinants of Health, Improve Healthy Lifestyles, Housing Provision, Reduce Crime, Increase Walking Cycling and Public Transport, Provide Easy Safe and Cheap access to key services, Conservation and Wise Use of Land, Reduce Vulnerability to Flooding.
BSA1204	<b>A - Housing</b>	Positive effects on; Improve Healthy Lifestyles, Housing Provision, Reduce Crime, Increase Walking Cycling and Public Transport, Provide Easy Safe and Cheap access to key services, Conservation and Wise Use of Land, Reduce Vulnerability to Flooding.
BSA1205	<b>A – Community (School)</b>	Positive effects on; Provide, easy, safe and cheap access to key services
BSA1206	<b>B – Do Not Allocate</b>	The site has vehicle access constraints and there is currently no evidence which demonstrates that satisfactory access and egress can be achieved. Therefore it is not considered appropriate to allocate the site for housing on part of the site. The western two-thirds of the site is proposed for designation (as shown on the Bristol Local Plan 1997 Proposals Map), as a Site of Nature Conservation Interest. Part of the site is an Area Green Space Plan site and will be subject to a consultative and decision making process involving the Neighbourhood Partnership and Committee.
BSA1207	<b>A – Housing</b>	Positive effects on; Healthy Lifestyles, Housing Provision, Reduce Crime, Increase Walking Cycling and Public Transport, Provide, easy, safe and cheap access to key services, Conservation and Wise Use of Land, Reduce Vulnerability to Flood Risk.
BSA1208	<b>A – Housing</b>	Positive effects on; Healthy Lifestyles, Housing Provision, Reduce Crime, Increase Walking Cycling and Public Transport, Provide, easy, safe and cheap access to key services, Conservation and Wise Use of Land, Reduce Vulnerability to Flood Risk.



BSA1210	<b>A – Housing and Business</b>	Positive effects on; Healthy Lifestyles, Housing Provision, Reduce Crime, Provide Employment Floorspace and Job Opportunities, Increase Walking Cycling and Public Transport, Conservation and Wise Use of Land, Reduce Vulnerability to Flood Risk.
BSA1211	<b>A – Housing</b>	Positive effects on; Housing Provision, Reduce Crime, Conservation and Wise Use of Land.
BSA1213	<b>A - Housing</b>	Positive effects on; Healthy Lifestyles, Housing Provision, Reduce Crime, Increase Walking Cycling and Public Transport, Conservation and Wise Use of Land, Reduce Vulnerability to Flood Risk.



## 4.91 Brislington: Preferred Approach Effects

### 4.91.1 *Improve Broad Determinants of Health – Air/Noise*

4.91.1.1 ON BSA1201 a development consideration, introduced as part of the Preferred Approach stage, should reduce the potential for negative effects on air and noise pollution, on new housing from adjoining industrial uses. At the options stage it was highlighted that housing on site creates implementation dependent effects on air and noise pollution – development of the site is now required to ‘address noise, pollution and nuisance issues from nearby industrial uses through the design and layout of new development and incorporation of measures to prevent noise pollution affecting new development’. Although the final effect is still dependent upon implementation this is considered to largely reduce potential for negative effects.

### 4.91.2 *Housing Provision*

4.91.2.1 The number of dwellings on BSA1201 has fallen, with the site thought to be able to provide up to 936 in the Options Consultation document, to 300 in the Preferred Approach. This number is still considered to have potential for a significant positive effect, although not to the extent of the previous site in the Options document, where the site had a larger boundary.

4.91.2.2 BSA1203 and BSA1204 are considered to have slightly different positive effects, as the housing supply considered possible on the sites having changed in the Preferred Approach. On site BSA1203 the number has fallen from 172 to 100, which is considered to have reduced the extent of positive effect. On BSA1204 the number has risen from 114 to 200, enhancing the extent of positive effect.

### 4.91.3 *Provide Learning/Training/Skills*

4.91.3.1 Clarification in Preferred Approach that the community use on BSA1205 would be a school is considered to provide positive effects for learning, training and skills in the partnership area.

### 4.91.4 *Local Ecology*

4.91.4.1 Site BSA1201 has been reduced in size, which will now retain a much larger proportion of the existing SNCI, this is considered to reduce the extent of negative effect on local ecology. The development considerations for the site, introduced as part of the Preferred Approach, now also effectively require compensation and mitigation to reprovide, offsite and nearby, the type of habitat which might be lost to development. This is considered to reduce the potential for negative effect from harm or net loss of SNCI land in the city, creating an implementation dependent effect on local ecology.

4.91.4.2 However, the role of the Wildlife Network through the SNCI and linked Wildlife Corridors is still not acknowledged and potential exists for this wildlife corridor and section of the network to loss connectivity and integrity. This is still considered to create potential for significant negative effects on local ecology on this site.

### 4.91.5 *Conservation and Wise Use of Land*

4.91.5.1 The reduction in the size of BSA1201 will retain a much larger area of SNCI assisting in protecting this more valuable land assets in the city. In addition development considerations introduced on the Preferred Approach for the site have enhanced clarification in relating to



mitigation of any lost SNCI land. The development considerations now effectively require compensation and mitigation to reprovide, offsite and nearby, the type of habitat which might be lost to development. This is considered to reduce the potential for negative effect from harm or net loss of SNCI land in the city, creating an implementation dependent effect conservation and wise use of land.

#### 4.91.6 *Green Infrastructure*

4.91.6.1 Development considerations have been introduced for the Preferred Approach on BSA1201, which require retention of existing trees and hedgerows, which is considered to create potential for positive effects on existing GI assets on the site.

4.91.6.2 The development considerations relating to the Strategic Green Infrastructure Network link connecting into and through the site have also been strengthened, from 'seek to provide' to provide a green infrastructure link with Eastwood Farm Open Space to the north-east. This should assist in reducing potential negative effects of severe or loss of function and connectivity of green infrastructure in that area of the site. However the overall nature of the link also has connections and functions on the west of the site, through Brislington Brook, allotments, this is still not acknowledge and effects are still therefore considered dependent on implementation.

4.91.6.3 Overall the effect on green infrastructure is now considered to be positive and implementation dependent rather than just implementation dependent.

#### 4.91.7 *Flood risk*

4.91.7.1 On site BSA1201 the inclusion of a development consideration requiring an FRA to reduce flood risk to existing properties and improve drainage across the site, as well as a consideration to 'incorporate appropriate Sustainable Drainage Systems to minimise surface water runoff and risk of flooding', is considered to assist in reducing the potential for negative effects on flood risk. The same new considerations are also considered to create potential for more positive effects, through reduced run off across the site and improved drainage generally. Overall the Preferred Approach for the site is now considered to have positive and implementation dependent effects, as opposed to just implementation previously.



#### 4.92 Brislington: Preferred Approach Effects Matrix

Objective	BSA1201		BSA1202		BSA1203		BSA1204		BSA1205		BSA1207		BSA1208		BSA1210		BSA1211		BSA1213	
Improve Broad Determinants of Health – Air/Noise	+	+	-		+		-		+	-	-		-		+	-	+		-	
Improve Health Lifestyles - Eating/Open Space	+	+	+		+		+		+	+	+		+		+		+	+	+	
Housing Provision	++		+		+		+				+		+		+		+		+	
Provide Learning/Training/Skills									+											
Reduce Crime	+		+		+		+				+		+		+		+		+	
Provide Employment Floorspace and Job Opportunities			+	+	+	+									+					
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	+	+					+		+	-	+						+	-		
Protect and Enhance Townscape Quality	+		+	-							+	-					+	+	+	+
Protect Protect Cultural and Historic assets assets	+		+	-	+						+	-	+				+	+	+	+
Reduce vulnerability to Flood Risk	+	+	+	-	+		+		+	+	+		+		+	-	+	+	+	+



#### 4.93 Brislington: Preferred Approach Site Changes

Site	Change between Preferred Approach and Publication	Change and rationale:
BSA1204	Site Deleted	This site was no longer considered appropriate to be allocated because of uncertainty regarding the likelihood of delivery as the landowner does not wish to pursue residential development.
BSA1208	Site Deleted	This site was no longer considered appropriate to be allocated because planning permission for a public house was granted in October 2012. In order to reflect this decision it is not considered appropriate to allocate the site for housing as it does not appear to be deliverable.
BSA1210	Mixed-use (housing and business)  To  Temple Quarter Enterprise Zone Opportunity Site	The allocation of this site has been changed from mixed-use (housing and business) to Temple Quarter Enterprise Zone Opportunity Site

#### 4.94 Brislington: Publication Effects

##### 4.94.1 *Healthy lifestyles – Air/Noise Pollution*

4.94.1.1 A development consideration introduced on BSA1202 ‘address noise and pollution issues from nearby industrial uses and Bath Road’ could assist in reducing the extent of negative effect on health due to noise and air pollution. The effect is therefore now partly considered to be dependent on implementation, as opposed to just negative at the Preferred Approach stage.

4.94.1.2 A development consideration on BSA1203 is considered to increase likelihood of positive effects on health by requiring potential pollution issues from nearby industrial uses to be addressed through design and layout.

4.94.1.3 A development consideration introduced on BSA1207 ‘address noise and pollution issues from the Bath Road’ could assist in reducing the extent of negative effect on health due to noise and air pollution. The effect is therefore now considered to also be dependent on implementation, rather than just negative.

##### 4.94.2 *Reduce Crime*

4.94.2.1 A development consideration is now included on BSA1202 ‘be designed to provide natural surveillance over the footpath to the east’ which is considered to contribute towards achieving the likely positive effects already appraised on both walking and cycling and reducing crime in and around the site.



#### 4.94.3 *Increase Walking, Cycling and Public Transport*

- 4.94.3.1 A number of development considerations have been included which are considered to increase likely positive effects on walking, cycling and public transport on a number on site BSA1201 'retain and where appropriate improve the public rights of way on the site and provide pedestrian / cycle links with Brislington Trading Estate; seek to provide pedestrian / cycle links with Eastwood Farm Open Space to the north-east via the site of Sinnott House Police Station. Both are considered to increase the opportunity for walking and cycling around and to the site, improving the effect on the objective to positive, from positive with implementation appraised at the Preferred Approach stage.

#### 4.94.4 *Local Ecology*

- 4.94.4.1 A development consideration included on site BSA1202 to protect and, if possible, enhance the adjacent River Avon and its corridor is considered to create potential positive effects on local ecology as the Avon forms part of the Bristol Wildlife Network, containing both SNCI's and Wildlife Corridors.
- 4.94.4.2 BSA1205 contains Wildlife Corridors in the Wildlife Network linking adjacent SNCI's, the publication version contains a development consideration to maintain or strengthen this corridor, which is considered to reduce potential for negative effects on this aspect of local ecology.
- 4.94.4.3 The range of development considerations now includes on BCS1210; seek to retain a green infrastructure link from east to west adjacent to the river; maintain or strengthen the integrity and connectivity of the Wildlife Network; be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures; and protect and, if possible, enhance the adjacent River Avon and its corridor, are also considered to assist negating the previously appraised potential for negative effect. The development considerations protection of the existing river corridor and associated wildlife network role, along with creation of new green link is considered now to create potential for a positive, dependent upon implementation effect.
- 4.94.4.4 An additional development consideration on BSA1211 'be informed by an ecological survey of the site and, where appropriate, make provision for mitigation measures which may include a buffer to the adjacent Site of Nature Conservation Interest' is considered to assist in removing potential for negative effect, previously appraised as it should ensure no harm occurs to the adjacent SNCI.

#### 4.94.5 *Green Infrastructure*

- 4.94.5.1 The Publication version includes a development consideration on site BSA1201 for creation of an access route through the allotments and re-provision of the allotments on the site or nearby, which is considered to assist in reducing negative effects on the overall green infrastructure offer on and near the site.
- 4.94.5.2 A development consideration included on site BSA1202 to protect and, if possible, enhance the adjacent River Avon and its corridor is considered to create potential positive effects on green infrastructure around the site, with particular potential benefits for visual amenity and nature conservation.



- 4.94.5.3 The development considerations on site BSA1210 now include; seek to retain a green infrastructure link from east to west adjacent to the river; and protect and, if possible, enhance the adjacent River Avon and its corridor. The development considerations are considered to reduce any potential for negative effect on existing green infrastructure on site and create potential for positive effects and enhancements.
- 4.94.5.4 The development considerations on BSA1211 now include reference to the important landscape setting and asset in which the site is located; be designed to respect the landscape character of the area, taking account of long distance views of the site' This is considered to negate the potential negative effect previously appraised, with overall effect on green infrastructure becoming dependent upon implementation.
- 4.94.6 *Protect Cultural and Historic Assets*
- 4.94.6.1 A development consideration on site BSA1203 is now included 'safeguard the Regional War Room, a heritage asset' which is considered to ensure the cultural/historic assets will be given due protection and have a positive effect on the objective, as opposed to the previous uncertain and implementation effect.



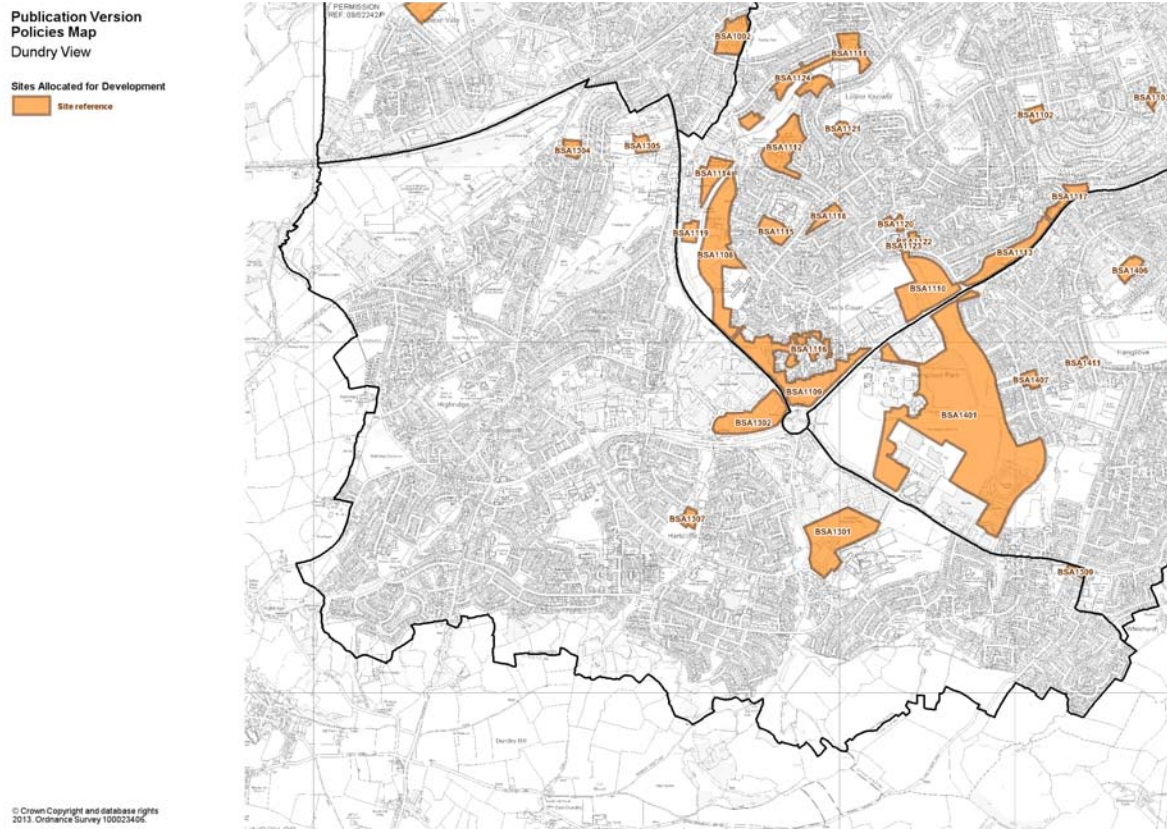
## 4.95 Brislington: Publication Matrix

Objective	BSA1201		BSA1202		BSA1203		BSA1205		BSA1207		BSA1210		BSA1211		BSA1213	
Improve Broad Determinants of Health – Air/Noise	+	-	-	-	+	+	+	-	-	-	-	-	+	-	-	-
Improve Health Lifestyles - Eating/Open Space	+	-	+	+	+	+	-	+	+	+	+	+	+	-	+	+
Housing Provision	++	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Provide Learning/Training/Skills							+									
Reduce Crime	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Provide Employment Floorspace and Job Opportunities		+	-	+	+	+	+	+	+	+	+	+	+	+	+	+
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	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+



#### 4.96 Dundry View: Sustainability Appraisal

Neighbourhood: <b>Dundry View</b>	<i>Allocation Sites: <b>6</b></i>	<i>Housing: <b>2</b></i>
	<i>Super Major Allocations: 1</i> BSA1301 (Former Hartcliffe Campus)	<i>Business, Housing and Leisure: <b>1</b></i> <i>Housing and Business: <b>1</b></i> <i>Industry and Warehousing: <b>1</b></i> <i>Housing and Community Use: <b>1</b></i>



#### 4.97 Dundry View: Options

<b>Dundry View</b>		
BSA1301	Site of former City of Bristol College (Hartcliffe Campus), Hawkfield Road, Hartcliffe	Option A: Housing Option B: Mixed-use (Housing and business) Option C: Do not allocate for development
BSA1302	Imperial Park (vacant southern section), Hartcliffe	Option A: Industry and Warehousing Option B: Business Option C: Do not allocate for development
BSA1303	Open Space at The Groves (part of Valley Walk Open Space)	Option A: Housing Option B: Do not allocate for development
BSA1304	Bristol Water Bedminster Depot, Bishopsworth Road, Bedminster Down	Option A: Mixed-use (Housing and light industry) Option B: Housing Option C: Do not allocate for development
BSA1305	Land to the north-west of Vale Lane, Bedminster Down	Option A: Industry and Warehousing Option B: Do not allocate for development
BSA1306	Land to the west of Vale Lane	Option A: Industry and Warehousing Option B: Do not allocate for development
BSA1307	Part of Whitehouse Centre, Fulford Road, Hartcliffe	Option A: Mixed-use (Housing and open space) Option B: Do not allocate for development
BSA1309	St Augustine's Church and Vicarage, Whitchurch Lane, Whitchurch	Option A: Housing Option B: Housing and community use Option C: Do not allocate for development



## 4.98 Dundry View: Options Effects

### 4.98.1 *Improve Broad Determinants of Health – Air/Noise*

4.98.1.1 All sites are outside of the Air Quality Management Area and are not adjacent known areas of N02 exceedance. On the relevant sites outside the areas, this should assist in removing potential negative effect from air pollution.

4.98.1.2 Site BSA1307 does not contain any records of noise levels above 55db on site, which along with the lack of known air pollution issues could assist in creating positive effects on the broad determinates of health.

4.98.1.3 Site BSA1301 on the edge adjacent Hawkfield Road has small sections with recorded noise levels slightly above the acceptable 55db level. This is considered to create a small potential for negative effect, although this would be dependent where on site any housing would be located. The lack of recorded air pollution however, also creates potential for a positive effect.

4.98.1.4 Site BSA1304 on the edge adjacent Bishopsworth Road has recorded noise levels well above the acceptable 55db level. Site BSA1309 also has recorded noise levels well above 55db on the edges closest to the road network. On these sites it is considered that the noise pollution levels create potential for a negative effect on health on these sites, the extent of negative effect is also dependent upon where the housing element is located on these sites. The lack of recorded air pollution however, also creates potential for a positive effect.

### 4.98.2 *Healthy lifestyles - Open Space and access to local food*

4.98.2.1 All sites in the partnership have reasonable access to public open space, which should assist in creating potential positive effects on healthy lifestyles.

4.98.2.2 Super Major Site BSA1301 and sites BSA1303 and BSA1307 are considered to have positive effects on health lifestyles as they are within suitable distance of Morrison's and a range of grocers. BSA1304 is within suitable distance of Welcome Coop and a range of grocers and is therefore also considered to create potential for positive effects on healthy lifestyles.

4.98.2.3 BSA1304 is within suitable distance of Welcome Coop and a range of grocers and is therefore also considered to create potential for positive effects on healthy lifestyles.

4.98.2.4 Site BSA1309 has relatively poor access to shop selling fresh fruit and vegetables, with just one known grocer within 600metres. This is considered to create potential for uncertain effects on healthy eating, as grocers are considered to not offer the certainty of stocking a range of fresh fruit and vegetables, which may be on offer at a supermarket or green grocers.

### 4.98.3 *Crime*

4.98.3.1 The surveillance and overlooking offered by housing element in BSA1301, BSA1303, BSA1304, BSA1307 and BSA1309 are considered to create potential for a positive effect on reducing crime, especially as all sites are adjacent or in areas suffering from crime deprivation (within worst 10% of LSOA's nationally for crime deprivation). BSA1303, BSA1307, BSA1309 are also required by the development considerations to provide overlooking onto adjacent open



spaces, this is considered to increase potential positive effects on crime reduction on these sites.

#### 4.98.4 *Housing Provision*

4.98.4.1 Super major site BSA1301 is considered to have potential for significant positive effects, as it is thought that the mixed use site would supply 426 dwellings, over 1% of the Core Strategy housing requirement.

4.98.4.2 BSA1303 is is thought to be able to provide up to 52, BSA1304 42, BSA1307 38, BSA1309 19 and BSA1411 13. Therefore are these sites all considered to have potential for a varying extent of positive effect on housing provision.

#### 4.98.5 *Employment Floorspace*

4.98.5.1 BSA1301, BSA1302, BSA1304, BSA1305 and BSA1306 are adjacent two LSOA's which suffer from income and employment deprivation. Option B on BSA1301 contains an element of employment floorspace, and all over options are exclusively employment floorspace focused, which should assist in creating net gains in employment floorspace and creating job opportunities in the partnership. Further detail will be required to determine the extent fo positive effects on the sites.

#### 4.98.6 *Address Income/Employment Deprivation*

4.98.6.1 BSA1301, BSA1302, BSA1304, BSA1305 and BSA1306 are adjacent two LSOA's which suffer from income and employment deprivation. Option B on BSA1301 contains an element of employment floorspace, and all over options are exclusively employment floorspace focused, which could assist in addressing nearby deprivation.

4.98.6.2 Collectively the employment opportunities offered by these sites could also have a positive effect on any underlying income and employment deprivation in the partnership. However, any positive effect would be dependent upon jobs created being taken up by those in need locally or suitable skills and job training being offered to benefit those in need locally.

#### 4.98.7 *Increase walking Cycling and Public Transport*

4.98.7.1 All sites are within reasonable walking distance (400m) of a wide range of bus stops that could facilitate travel by public transport.

4.98.7.2 BSA1302, BSA1305, BSA1306, BSA1307 and BSA1304 (through linked public rights of way) are adjacent or in close proximity to the Malago Greenway, which connects both Bristol city centre and the reminder of the cycle network in South Bristol. Sites BSA1301, BSA1302 and BSA1303 are also adjacent the cycle network on dedicated cycle routes on New Road. This route connects to the Malago Greenway and sites in Hengrove. Along with the good public transport stop access, development of the sites is therefore considered to have potential for positive effects on increasing walking, cycling and public transport use.

4.98.7.3 BSA1309 is not adjacent cycle links but is near to the public rights of way network, although this does not directly connect to the remainder of the partnership and nearby facilities. The effect of option A for housing on this site is therefore considered to have both positive (from good public transport) and negative effects, due to poor cycle network access



4.98.8 *Provide, Easy, Safe and Cheap access to key services.*

- 4.98.8.1 BSA1301 has relatively good access to health and community facilities. The site also has good access to retail facilities, with Symes Local and Primary Shopping areas within 600 metres of the site. This is considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities.
- 4.98.8.2 BSA1302 has access to a GP and Pharmacy but no access to community facilities within suitable distance with the nearest youth facilities being 600 metres and meeting facilities around 800 metres. The lack of access to community facilities is considered to create potential for negative effects on easy, cheap and safe access to key services. The site is also outside the suitable distance that is considered to encourage walking and cycling to (around 800 metres) retail facilities, with the nearest centre being around 800 metres at Symes (local and Primary Shopping Area). The lack of suitable access to retail facilities is considered to create potential for negative effects on easy, cheap and safe access to key services. Local cycle infrastructure and public transport connect the site to nearby facilities which should assist in reducing the extent of negative effect on this objective.
- 4.98.8.3 BSA1303 has relatively good access to community facilities with the exception of local youth facilities. The site has good access health facilities and to retail facilities, with Symes Local and Primary Shopping areas within 600 metres of the site. This is considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities.
- 4.98.8.4 BSA1304 has good access to health facilities and relatively good access to community facilities with the exception of local youth facilities. However the site some way (over 1km) from the nearest retail facilities at either Southville or Filwood Broadway. The lack of suitable access to retail facilities is considered to create potential for negative effects on easy, cheap and safe access to key services, although local cycle infrastructure and public transport connect the site to nearby facilities reducing the extent of negative effect.
- 4.98.8.5 BSA1307 has good access to a range of retail at Symes local and Primary Shopping Area, health and community facilities, and is therefore considered to create potential for a positive effect on the objective.
- 4.98.8.6 BSA1309 has relatively good access to health facilities, and community facilities with the exception of local youth facilities, therefore Option B might be refined to include requirement for provision of youth facilities to address local need and that created by the development. The site is just outside the 600 metre access for nearest retail facilities, with the nearest at around 700metres in Whitchurch. The lack of suitable access to retail facilities is considered to create potential for negative effects on easy, cheap and safe access to key services, although public transport connections and relatively proximity of the retail facilities to the site are considered to reduce the extent of negative effect.
- 4.98.9 *Local Ecology*
- 4.98.9.1 BSA1301 has a role as a wildlife corridor in the Bristol Wildlife Network, connecting Valley Walk, part of the Pigeon House Stream corridor, to Hawksfield SNCI. Currently no reference is made to the sites role and either development option could severe this connection of the Wildlife Network and also effect its overall integrity, which is considered to create potential for negative effects on local ecology. A suitable development consideration highlight the



important wildlife corridor function of the site, could assist in mitigating potential negative effect.

- 4.98.9.2 Site BSA1302 has an important wildlife corridor role in the Bristol Wildlife Network. The site connects Crox Bottom SNCI and Pigeon House Stream Corridor to the southern sections of the Wildlife Network, that eventually link to the green belt. The site also connects east to Inns Court Wildlife Corridor, which connects to the Wildlife Network in Knowle West. Currently no reference is made to the sites wildlife corridor role, and either development option could severe this connection of the Wildlife Network effecting its overall integrity, which is considered to create potential for significant negative effects on local ecology. A suitable development consideration highlighting important wildlife corridor function of the site, could assist in mitigating potential negative effects.
- 4.98.9.3 BSA1303 forms part of a wildlife corridor, associated with Pigeon House Stream corridor that connects south and central Bristol in the Wildlife Network. Development of the site for housing, would not affect the overall integrity and connectivity of the network, although its current role as part of a wildfire corridor should be a development consideration to avoid any negative effect on the corridor function, and potentially enhance connectivity for wildlife on the development site.
- 4.98.9.4 Sits BSA1305 and BSA1306 both contain small sections of the Malago Valley SNCI. Development of either site could lead to partial loss of land with SNCI value, and any associated species and habitats on the development site. Both sites contain a development consideration to undertake assessment of impacts and contain appropriate mitigation. As development of only a partial small section of the SNCI is proposed and mitigation required it is considered that significant negative effects and majority of negative effects can be avoided, although potential for some loss of SNCI land is considered to create potential for slight negative effects on local ecology. The final effect is considered to be dependent upon results of the ecological survey and any associated mitigation.
- 4.98.9.5 On sites BSA1301, BSA1302, BSA1305 and BSA1306, options to not allocate are in comparison to other options considered to have positive effects on local ecology as they would retain current Wildlife Corridor and overall Wildlife Network connectivity (BSA1301, BSA1302 and BSA1305) and maintain current extent of the Malago Valley SNCI (BSA1305 and BSA1306)
- 4.98.10 *Conservation and Wise Use of Land*
- 4.98.10.1 The large majority of the options for development on all sites are considered to achieve a positive effect, by developing on previously developed sites and on land which does not need to be retained as part of the city's important open space provision, on BSA1301 and BSA103 for education, and on BSA1309 as a church. This reflects the Core Strategy approach to the location that safeguards existing countryside, maintains the current extent of the Green Belt and protects important open space assets.
- 4.98.10.2 Options for not allocating on the sites, whilst ensuring some existing green infrastructure asset are retained, are considered to have potential negative effects on conservation of the more valuable land in and around the city. As new housing and employment floorspace might have to be directed towards to more valuable land, if Core Strategy growth requirements are to be met



#### 4.98.11 *Green Infrastructure*

- 4.98.11.1 On BSA1301, the western section of the site contains part of the Strategic Green Infrastructure Network. The Strategic Green Infrastructure Network (SGIN) in this section is formed by the Pigeon House Stream, Wildlife Corridors and tree cover. This section of the SGIN, link 18 (set out in the Core Strategy Diagram 4.9.1) follows the path of Pigeon House Stream and associated Wildlife Corridors, before connecting to East Dundry Green Belt to the south. Currently the development considerations on BSA1301 fail to acknowledge the contribution to this section of the SGIN. Although the development of the site would not severe the connectivity of the SGIN, development could be planned and designed to maintain and improve the connectivity and function of green infrastructure on site. Therefore it is currently considered that potential for negative effects could occur on the Strategic Green Infrastructure Network through the development of either site.
- 4.98.11.2 BSA1302 also forms part of the SGIN primarily through the sites role in the wildlife network, linking SNCI's and wildlife corridors from the northern areas of South Bristol to those in Hengrove and Stockwood and those in Knowle West. The site has a role in connecting links 17, 18 and 19 in the SGIN (set out in the Core Strategy Diagram 4.9.1). Development of BSA1302 could currently severe the connectivity of the SGIN, if the sites role and function is considered in the planning and development. This is considered to create potential for significant negative effects on green infrastructure. The development considerations do require green infrastructure issues to be considered, which could assist in reducing the extent of negative effect, however, the development consideration could be refined to ensure the role in the SGIN is recognised and the function and connectivity as a wildlife corridor maintained on-site, to avoid negative effects altogether. The development considerations existing trees on site and highlight the potential for TPO, which depending on implementation could assist in retaining important trees.
- 4.98.11.3 BSA1304 is adjacent an area of landscape value, Prominent Green Hillside. Currently the development considerations make no reference to the landscape value adjacent the site, which could highlight the adjacent landscape value and need to take account of long distance views. Currently it is therefore, considered that potential for negative could occur, depending on level of development on site, on the adjacent green infrastructure asset through either option A or B.

#### 4.98.12 *Historic & Townscape*

- 4.98.12.1 Site BSA1306 is within the Bishopworth and Malago Conservation Area. BSA1305 is directly adjacent the same conservation area. Development of the sites will need to planned effectively to respond and utilise any existing assets and avoid negative effects on both historic assets and any key views, vistas or landmarks within the vicinity of the sites that contribute to Protect and Enhance Townscape Quality.
- 4.98.12.2 However, currently the development consideration for the sites make no mention of the sites location within, and directly adjacent the Conservation Area. On site BSA1306, although the effect will be dependent upon implementation, it is considered a reference to the Conservation Area would assist in potential avoiding negative effects.
- 4.98.12.3 Option B for the above sites propose not allocating any built development. This is considered more likely to retain any existing views and vistas and character quality that contribute to the quality of the conservation areas. In comparison to Option A therefore this options is



considered to have potential for positive effects on townscape and cultural/historic development.

4.98.13 *Flood risk*

- 4.98.13.1 Site BSA1301 is a super-major development site, which although not in any known flood risk zones is adjacent the Pigeon House Stream river corridor, which has an associated Flood Risk Area zones 2 and 3. Development of this site might lead to increased run off or permeability issues that might impact the adjacent flood risk areas.
- 4.98.13.2 BSA1303 and BSA1306 are outside of flood risk areas, but are directly adjacent to Flood Risk Zone areas 2 and 3 associated with Pigeon House Stream and the Malago. Development of these sites might lead to increased run off, or permeability issues that might impact the adjacent flood risk zones. Given the very close proximity of site BSA1303 and Option A's proposals for housing, measures to reduce potential flood risk might need to be considered especially on the western section of the site adjacent Pigeon House Stream
- 4.98.13.3 Site BSA1302 and BSA1307 are partially within Flood Risk Area Zones 2 and 3, BSA1302 associated with Pigeon House Stream and BSA1307 associated with a Tributary of Pigeon House Stream. Given the overall flood risk on site the option for housing on BSA1307 is considered to create potential for potential negative effects on reducing flood risk. BSA1307 could reduce this negative potential effect, by including a development consideration requiring an FRA (Flood Risk Assessment) and could also require placement of vulnerable to flooding (housing) to be directed towards the areas of the sites least at risk of flooding.
- 4.98.13.4 BSA1302 has option for less vulnerable uses, so proposed development on the site is not considered to create same potential for negative effect, and the development considerations require an FRA, which should assist in minimising the potential for negative effects, although the final effect will be dependent upon implementation.



#### 4.99 Dundry View: Options Effect Matrix

	BSA1301			BSA1302			BSA1303	
	Option A	Option B	Option C	Option A	Option B	Option C	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	+	I						
Improve Health Lifestyles - Eating/Open Space	+	+					+	
Housing Provision	++	++						
Provide Learning/Training/Skills								
Reduce Crime	+	+					+	
Employment floor space and job opportunities		+		+	+			
Address Income/Employment Deprivation		+	I	+	I	+		
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	-	I		
Protect and Enhance Townscape								
Protect Protect Cultural and Historic assets								
Reduce vulnerability to Flood Risk	I	I		I	I		I	



	BSA1304					BSA1305		BSA1306			
	Option A		Option B		Option C	Option A	Option B	Option A	Option B		
Improve Broad Determinants of Health – Air/Noise	I	-	I	-							
Improve Health Lifestyles - Eating/Open Space	+		+								
Housing Provision	+		+								
Provide Learning/Training/Skills											
Reduce Crime	+		+								
Employment floor space and job opportunities	+					+		+			
Address Income/Employment Deprivation	+	I				+	I	+	I		
Increase, walking, cycling, public transport	+		+			+		+			
Provide, easy, safe and cheap access to key services	+	-	+	-							
Protect and Enhance local ecology						I	-	+	I	-	+
Conservation and wise use of land	+		+		-	I		I			
Protect and Enhance Green Infrastructure	-	I	-	I							
Protect and Enhance Townscape						I	+	I	-	+	
Protect Protect Cultural and Historic assets assets						I	+	I	-	+	
Reduce vulnerability to Flood Risk								I			



	BSA1307		BSA1309			
	Option A	Option B	Option A	Option B	Option C	
Improve Broad Determinants of Health – Air/Noise	+		+	-	+	-
Improve Health Lifestyles - Eating/Open Space	+		+	I	+	I
Housing Provision	+		+	+		
Provide Learning/Training/Skills						
Reduce Crime	+		+	+		
Employment floor space and job opportunities						
Address Income/Employment Deprivation						
Increase, walking, cycling, public transport	+		+	-	+	-
Provide, easy, safe and cheap access to key services	+		+	-	+	-
Protect and Enhance local ecology			I	I		
Conservation and wise use of land	+	-	+	+		-
Protect and Enhance Green Infrastructure						
Protect and Enhance Townscape						
Protect Protect Cultural and Historic assets assets						
Reduce vulnerability to Flood Risk	I	-				



#### 4.100 Dundry View: Rationale for Preferred Approach Sites

Site	Preferred Approach (Option from Previous Stage or New)	Sustainability Rationale for Preferred Approach Chosen
1301	B - Housing and Business	Significant Positive Effect: Housing Provision Positive effect on; Employment Floorspace and Job Creation, Address Income/Employment Deprivation, Increasing walking and cycling, public transport, Easy Safe and Cheap Access to Key Services.
1302	New – Combination of Option A and B	Any relevant new appraisal findings set out in this section; otherwise appraisal represents findings from Options A and B.  Positive effect on; Employment floorspace and job opportunities, Address Income/Employment Deprivation, Increase cycling and walking and Public Transport
1303	B – Do Not allocate	Planning permission for residential development has been granted on the site and the development is under construction. Therefore an allocation is not considered necessary or appropriate.
1304	B - Housing	Positive effects on; Improve Healthy Lifestyles, Housing Provision, Reduce Crime, Increasing walking and cycling, public transport, Conservation and Wise Use of Land.
1305	A - - Industry and Warehousing	Positive effect on; Employment Floorspace and Job Creation, Address Income/Employment Deprivation, Increasing walking and cycling, public transport, Easy Safe and Cheap Access to Key Services.
1306	B - Do Not Allocate	The site is being investigated for designation as an SNCI and is not being carried forward in the Preferred Approach. The positive effects of Option B in the options appraisal are however considered to apply.
1307	A - Housing and open space	Positive effects on; Improve Health, Improve Healthy Lifestyles, Housing Provision, Reduce Crime, Increasing walking and cycling, public transport, Easy Safe and Cheap Access to Key Services.
1309	B - Housing and Community Use	Positive effects on; Housing Provision, Reduce Crime, Easy, Safe and Cheap access to Key Services, Conservation and Wise Use of Land.



## 4.101 Dundry View: Preferred Approach Effects

### 4.101.1 *Housing Provision*

- 4.101.1.1 Site BSA1301 has had the number of dwellings thought to be able to provided on site revised down since the Options document and appraisal. From 426 to 300. This does not change the nature of effect, significant positive, but does reduce its overall extent.



#### 4.102 Dundry View: Preferred Approach Effects Matrix

Objective	BSA1301		BSA1302		BSA1304		BSA1305		BSA1307		BSA1309	
Improve Broad Determinants of Health – Air/Noise	+	I			I	-			+		+	-
Improve Health Lifestyles - Eating/Open Space	+				+				+		+	I
Housing Provision	++				+				+		+	
Provide Learning/Training/Skills												
Reduce Crime	+				+				+		+	
Employment Floorspace	+		+				+					
Address Income/Employment Deprivation	+	I	+	I			+	I				
Increase, walking, cycling, public transport	+		+		+		+		+		+	-
Provide, easy, safe and cheap access to key services	+				+	-			+		+	-
Protect and Enhance local ecology	-		--				I	-			I	
Conservation and wise use of land	+		+		+						+	
Protect and Enhance Green Infrastructure	-		I	-	I	-						
Protect and Enhance Townscape							I					
Protect Protect Cultural and Historic assets assets							I					
Reduce vulnerability to Flood Risk	I		I						I	-		



#### 4.103 Dundry View: Preferred Approach Site Changes

None

#### 4.104 Dundry View: Publication Effects

##### 4.104.1 *Local Ecology*

- 4.104.1.1 For sites BSA1301, BSA1302 and BSA1305, an implementation dependent effect is identified as the proposed development considerations have the potential to mitigate any negative effect on this objective. The development considerations will ensure that new development will be expected to be informed by an ecological survey and provide mitigation measures. In addition for sites BSA1301 and BSA1302, development will be expected to maintain or strengthen the integrity and connectivity of the Wildlife Network.

##### 4.104.2 *Green Infrastructure*

- 4.104.2.1 For sites BSA1301 and BSA1302, an implementation dependent effect is identified as the proposed development consideration has the potential to mitigate any negative effect on this objective. The development consideration will expect development to maintain or strengthen the integrity and connectivity of the Wildlife Network, which can be regarded as green infrastructure.

##### 4.104.3 *Reduce Vulnerability to Flood Risk*

- 4.104.3.1 For site BSA1307, an implementation dependent effect is appraised. A relatively small element of the site (17%) is within flood zone 2. A development consideration requiring development to be informed by a flood risk assessment is proposed but the final effects will be dependent on the development proposals submitted.



#### 4.105 Dundry View: Publication Matrix

Objective	BSA1301	BSA1302	BSA1304	BSA1305	BSA1307	BSA1309
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			-			
Protect and Enhance Townscape						
Protect Cultural and Historic assets						
Reduce vulnerability to Flood Risk						



#### 4.106 Hengrove and Stockwood: Sustainability Appraisal

Neighbourhood: <b>Hengrove and Stockwood</b>	<i>Allocation Sites: 5</i>	<i>Housing, Office and Open Space: 1</i>
	<i>Super Major Allocations: 2</i> BSA1401 (Hengrove Park) BSA1402 (Former New Fosseway School)	<i><b>Housing: 3</b></i> <i>Housing and small Retail: 1</i>



#### 4.107 Hengrove and Stockwood: Options

<b>Hengrove and Stockwood</b>		
BSA1401	Hengrove Park	Option A: Regeneration area including open space (Housing, office and open space) Option B: Do not allocate for development
BSA1402	Former New Fosseway School, Hengrove	Option A: Mixed-use (Housing and open space) Option B: Do not allocate for development
BSA1404	Paddocks and allotments, Oatland Avenue and Great Hayles Road	Option A: Mixed-use (Office, community use and allotments) Option B: Mixed-use (Housing, community use and allotments.) Option C: Do not allocate for development
BSA1406	Former Petherton Road School site, Petherton Road, Hengrove	Option A: Housing Option B: Do not allocate for development
BSA1407	Maesknoll Elderly Persons' Home, Bamfield, Hengrove	Option A: Housing Option B: Do not allocate for development
BSA1408	Greville Day Centre and Elderly Persons' Home, Lacey Road, Stockwood	Option A: Housing Option B: Do not allocate for development
BSA1410	Counterslip Baptist Church, 648-652 Wells Road, Hengrove	Option A: Housing Option B: Do not allocate for development
BSA1411	Loxton Square and garage site, Hengrove	Option A: Housing with small retail unit Option B: Do not allocate for development



## 4.108 Hengrove and Stockwood: Options Effect

### 4.108.1 *Improve Broad Determinants of Health – Air/Noise*

- 4.108.1.1 All sites are outside of the Air Quality Management Area and are not adjacent known areas of NO<sub>2</sub> exceedance. On the relevant sites outside the areas, this should assist in removing potential negative effect from air pollution.
- 4.108.1.2 Site BSA1402, BSA1404, BSA1406 do not contain any records of noise levels above 55db on site, which along with the lack of known air pollution issues could assist in creating positive effects on the broad determinates of health, for any options for housing or other sensitive uses.
- 4.108.1.3 The majority of site BSA1401 has recorded noise levels below the 55db level. However, on edges adjacent Hengrove Way, Whitchurch Lane and Bamfield, there are noise levels well above the acceptable 55db level. This is considered to create some potential for negative effect, although this is dependent upon where on site the housing element is placed. The lack of recorded air pollution however, also creates potential for a positive effect.
- 4.108.1.4 Site BSA1407, BSA1410 and BSA1411 also have recorded noise levels well above 55db on the edges closest to the road network. It is considered that the noise pollution levels create potential for a negative effect on health on these sites, the extent of negative effect is also dependent upon where the housing element is located on these sites. The lack of recorded air pollution however, also creates potential for a positive effect.

### 4.108.2 *Healthy lifestyles - Open Space and access to local food*

- 4.108.2.1 All sites in the partnership have reasonable access to public open space, which should assist in creating potential positive effects on healthy lifestyles.
- 4.108.2.2 A section of super major site BSA1401, on its eastern edge, the majority of BSA1402, and all of sites BSA1404, BSA1407 and BSA1411 are considered to have positive effects on health lifestyles as they are within suitable distance of ASDA and a range of grocers. BSA1408 is also considered to have a positive effect on healthy lifestyles as it is within 600 metres of a dedicated green grocer and a range of grocers.
- 4.108.2.3 The majority of BSA1401, all of BSA1406 and BSA1410 have relatively poor access to shop selling fresh fruit and vegetables, with just one known grocer within 600 metres. This is considered to create potential for uncertain effects on healthy eating, as grocers are considered to not offer the certainty of stocking a range of fresh fruit and vegetables, which may be on offer at a supermarket or green grocers.
- 4.108.2.4 Sections of BSA1401 have no recorded access to shops selling fruit and vegetables within 600metres. This is considered to create potential for negative effects on healthy lifestyles, although it would be dependent upon where on site any housing element was positioned.

### 4.108.3 *Housing Provision*

- 4.108.3.1 Super major site BSA1401 is the largest housing site in the city and is thought to be able to provide up to 3088 new dwellings. This is considered to have potential for significant positive effects on housing provision.



- 4.108.3.2 BSA1402 is also a super major site and is thought to be able to provide up to 467 new dwellings, which would have significant positive effects on housing provision.
- 4.108.3.3 BSA1404 (Option B), BSA1405, BSA1406, BSA1407, BSA1408, BSA1409, BSA1410 and BSA1411 all contain a housing element and in most cases are housing only options for allocation. All the sites are considered to have potential for positive effects, to a varying degree with housing numbers ranging from 145 on BSA1404(Option B) to 13 on BSA1411.
- 4.108.4 *Crime*
- 4.108.4.1 The surveillance and overlooking offered by housing element in BSA1401, BSA1402, BSA1404 Option B, BSA1406, BSA1407, BSA1408, BSA1410 and BSA1411 are considered to create potential for a positive effect on reducing crime, especially as nearly all sites are adjacent or in areas suffering from crime deprivation (within worst 10% of LSOA's nationally for crime deprivation). BSA1407 is also required by the development considerations to provide overlooking onto adjacent open spaces, this is considered to increase potential positive effects on crime reduction on this site.
- 4.108.5 *Employment floor space and job opportunities*
- 4.108.5.1 Super major site BSA1401, as one of the largest sites in the city might has potential for significant positive effects, as it is intended to provide new office floorspace and associated new job opportunities. However the as the overall amount of floorspace is yet to be determined, the effect for the time being is considered to just be positive in nature.
- 4.108.6 *Address Income/Employment Deprivation*
- 4.108.6.1 BSA1401 is adjacent LSOA's which suffer from income and employment deprivation. Option A on BSA1401 contains an element of employment floorspace. The employment opportunities offered by the sites could also have a positive effect on any underlying income and employment deprivation in the partnership. However, any positive effect would be dependent upon jobs crated by taken up by those in need locally or suitable skills and job training being offered to benefit those in need locally.
- 4.108.7 *Increase Walking, Cycling and Public Transport*
- 4.108.7.1 All sites in the partnership are considered to have good access to public transport stops.
- 4.108.7.2 BSA1401, BSA1402and BSA1410 are all in close proximity to cycle infrastructure, which along with the good public transport coverage should facilitate a positive effect on increasing walking, cycling and public transport.
- 4.108.7.3 BSA1404, BSA1406, BSA1408, BSA1410 and BSA1411 are not adjacent or in close proximity to dedicated, cycle on these sites there is considered to be potential positive (from good public transport) and negative effects, due to poor cycle network access
- 4.108.8 *Provide, easy, safe and cheap access to key services*
- 4.108.8.1 Super major site BSA1401 has access to some existing community facilities; however the scale of the site and levels of development might require additional facilities, which is considered to create implementation dependent effects. The scale of the site also means some of areas have good access to retail facilities, with the eastern half having Whitchurch (Oatlands Avenue) Local and Primary Shopping areas within 600 metres of the site, and the northern



section access to Filwood Primary Shopping Area. However much of the western half is just outside the 600 metre access to retail, although public transport, cycling connection and the relatively close proximity of the two other retail areas is considered to assist in avoiding an overall negative effects. The scale of the development site also means the eastern half of the site has suitable access to GP's and Pharmacies, while the more westerly areas do not. On this site therefore there is considered to be potential for positive and implementation dependent effects, depending where on-site residential elements are positioned and if any further community facilities would be provided.

- 4.108.8.2 BSA1402 like BSA1401 has sections of the site with good access to retail, community and health facilities, which creates potential for some positive effects, but also has a proportion of the site just outside suitable access areas. The eastern section of the site is adjacent but outside suitable access distances, whilst the relatively proximity and good public transport should assist in avoiding a negative effect, the overall effect is considered to be dependent on implementation.
- 4.108.8.3 BSA1404, Option B for housing has relatively good access to community facilities, good access to retail facilities, with Whitchurch (Oatlands Avenue) Local and Primary Shopping areas within 600 metres of the site and access to GPs and Pharmacies for health facilities. This is considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities.
- 4.108.8.4 BSA1406 has relatively poor access to health, retail and community facilities, with the nearest retail facilities in Whitchurch (Oatlands Avenue) around 800 metres rather than 600, and GP and Pharmacy around a kilometre rather than 800 metres. This is considered to create potential for a negative effect on cheap, easy and safe access to key services and facilities.
- 4.108.8.5 BSA1407 has relatively good access to community facilities, good access to retail facilities, with Whitchurch (Oatlands Avenue) Local and Primary Shopping areas within 600 metres of the site and access to GPs and Pharmacies for health facilities. This is considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities.
- 4.108.8.6 BSA1408 has good access to health and community facilities, but only access to Stockwood Local Centre for retail facilities. Access to only one local centre could assist in meeting very basic needs, however the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. Therefore on this site there is considered to be potential for both positive and implementation dependent effects.
- 4.108.8.7 BSA1410 has relatively poor access to health, retail and community facilities. The site has suitable (600metre) access to Gilda Parade Local centre which could assist in meeting very basic retail needs, however the lack of any district, town or primary shopping areas is considered to create uncertain effects on ensuring good access to a range of retail facilities. Option A for housing is considered to create potential for a negative and implementation dependent effects on cheap, easy and safe access to key services and facilities.
- 4.108.8.8 BSA1411 has relatively good access to community facilities, good access to retail facilities, with Whitchurch (Oatlands Avenue) Local and Primary Shopping areas within 600 metres of the site and access to GPs and Pharmacies for health facilities. Option A for housing and small



retail unit is therefore considered to facilitate a positive effect on this aspect of cheap easy safe access to key services and facilities.

#### 4.108.9 *Local Ecology*

4.108.9.1 The eastern section of BSA1401 contains part of the Strategic Green Infrastructure Network (SGIN). The SGIN in this section is formed by the Brislington Brook, wildlife corridors and cycle/public connections. This section of the SGIN, link 17 (set out in the Core Strategy Diagram 4.9.1) follows the path of Brislington Brook before connecting to East Dundary Green Belt to the south. BSA1407 is also directly adjacent this section of the SGIN, containing and overlooking a number of public rights of way, and footpaths, that contribute to the connectivity of link 17 within the SGIN. The site also links into an adjacent area of open space.

4.108.9.2 Given the number of linked SNCI's the corridor is considered to have a central role in the Bristol Wildlife Network. Currently no reference is made to the important wildlife corridor role of the site in the development considerations. No reference is made to the need for ecological survey or appropriate mitigation, which is considered to create potential for negative effects, given the recorded species on this site.

4.108.9.3 Given the level of development proposed by option A, it is considered that a number of important wildlife connections and linkages created by the site will be lost, severing this section of the Wildlife Network and potentially impacting the overall integrity of much of the Wildlife Network in south Bristol. This is considered to create potential for a potentially significant negative effect. A suitable development consideration should highlight the existence and function of existing wildlife corridor on the site and ensure the existing connectivity to adjacent SNCI and wider Wildlife Network is including in the master-planning and design of the site.

#### 4.108.10 *Green Infrastructure*

4.108.10.1 The eastern section of BSA1401 contains part of the Strategic Green Infrastructure Network (SGIN). The SGIN in this section is formed by the Malago, wildlife corridors and cycle/public connections. This section of the SGIN, link 17 (set out in the Core Strategy Diagram 4.9.1) follows the path of Brislington Brook before connecting to East Dundary Green Belt to the south. BSA1407 is also directly adjacent this section of the SGIN, containing and overlooking a number of public rights of way, and footpaths, that contribute to the connectivity of link 17 within the SGIN. The site also links into an adjacent area of open space.

4.108.10.2 Currently the development considerations on both sites fail to acknowledge their contribution to this section of the SGIN. Although the development of the site would not severe the connectivity of the SGIN, development could be planned and designed to maintain and improve the connectivity and function of green infrastructure on site. Therefore it is currently considered that potential for negative effects could occur on the Strategic Green Infrastructure Network through the development of either site.

4.108.10.3 BSA1404 option A and B propose development of land no longer required for grazing and also existing allotments plots. However, both options propose re-provision and potentially additional allotment plots on site, as part of any development. This is considered to create potential for positive effects depending on implementation.



- 4.108.10.4 Site BSA1408 contains a large number of existing trees. The development of the site for housing could lead to the loss of these trees, although their importance and health is not known at this stage a suitable development consideration could ensure the more important trees are retained or replacement trees provided on site, to avoid the loss of a valuable green infrastructure asset, and associated function and benefits trees provide.
- 4.108.10.5 Site BSA1407 and BSA1411 have previously been considered to contain potential for additional tree planting. Development of the sites may negate potential tree planting opportunities, which would have taken place in the grounds of the existing Sheltered Accommodation on BSA1407 and fronting Loxton Square on BSA1411. However, a positive effect on GI could be achieved by accommodating additional trees into any development, especially on BSA1411 were a strong tree planting framework is planned for streets in the area.
- 4.108.11 *Historic & Townscape*
- 4.108.11.1 Super major site BSA1401 does not contain any designated heritage assets, but the site forms part of the former Whitchurch Airfield. This former use is listed as undesignated monument with cultural and heritage significance. Development of the site might consider reflecting a semblance of the former use when master-planning and designing Option A to achieve a positive effect on historic/cultural assets.
- 4.108.12 *Flood risk*
- 4.108.12.1 Sites BSA1401, Option A and BSA1402 Option A propose a significant number of new homes. Locating major sources of housing for the city in on these sites, which are outside of known flood risk areas is considered to create positive effects on reducing vulnerability to flooding.



#### 4.109 Hengrove and Stockwood: Options Effect Matrix

	BSA1401			BSA1402		BSA1404			
	Option A	Option B		Option A	Option B	Option A	Option B	Option C	
Improve Broad Determinants of Health – Air/Noise	+	-		+		+	+		
Improve Health Lifestyles - Eating/Open Space	+	-		+			+		
Housing Provision	++			++			+		
Provide Learning/Training/Skills									
Reduce Crime									
Employment floor space and job opportunities	+						+		
Address Income/Employment Deprivation	+	I		+	I		+	I	
Increase, walking, cycling, public transport	+			+		+	-	+	-
Provide, easy, safe and cheap access to key services	+	I		+	I				
Protect and Enhance local ecology	--	+							
Conservation and wise use of land									
Protect and Enhance Green Infrastructure	-	+				+	I	+	I
Protect and Enhance Townscape									
Protect Protect Cultural and Historic assets assets	I								
Reduce vulnerability to Flood Risk	+			+					



	BSA1406		BSA1407		BSA1408		BSA1410		BSA1411	
Objective	Option A	Option B	Option A	Option B	Option A	Option B	Option A	Option B	Option A	Option B
Improve Broad Determinants of Health – Air/Noise	+		+	-	+		+	-	+	-
Improve Health Lifestyles - Eating/Open Space	+	I	+		+		+	I	+	
Housing Provision	+		+		+		+		+	
Provide Learning/Training/Skills										
Reduce Crime	+		+		+		+		+	
Provide Employment Floorspace									+	I
Address Income/Employment Deprivation									+	I
Increase, walking, cycling, public transport	+	-	+	-	+	-	+		+	-
Provide, easy, safe and cheap access to key services	-		+		+	I	I	-	+	
Protect and Enhance local ecology										
Conservation and wise use of land										
Protect and Enhance Green Infrastructure			I	-	I	-			I	
Protect and Enhance Protect and Enhance Townscape Quality										
Protect Protect Cultural and Historic assets assets										
Reduce vulnerability to Flood Risk										



#### 4.110 Hengrove and Stockwood: Rationale for Preferred Approach Site Option

Site	Preferred Approach (Option from Previous Stage or New)	Sustainability Rationale for Preferred Approach
1401	B – Regeneration Area (Housing, office and open space)	Significant Positive Effect: Housing Provision Positive effect on; Employment Floorspace and Job Creation, Address Income/Employment Deprivation, Increasing walking and cycling, public transport
1402	A – Housing (site size reduced)	Any relevant new appraisal findings set out in this section; otherwise appraisal represents findings from Options A.  Positive effect on; Employment floorspace and job opportunities, Address Income/Employment Deprivation, Increase cycling and walking and Public Transport
1404	C – Do Not allocate	Further assessment of allotment need in the area has identified a requirement for food growing / allotment provision on this site. None of the development options are therefore being taken forward and it is therefore proposed for designation as Important Open Space.
1406	A - Housing	Positive effects on; Improve Determinants of Health, Housing Provision, Reduce Crime, Increasing walking and cycling, public transport
1407	A - Housing	Positive effects on; Improve Healthy Lifestyles, Housing Provision, Reduce Crime, Increasing walking and cycling and public transport, Easy safe and cheap access to key services
1408	A - Housing	Positive effects on; Improve Determinants of Health, Improve Healthy Lifestyles, Housing Provision, Reduce Crime, Increasing walking and cycling, public transport
1410	A - Housing	Positive effects on; Housing Provision, Reduce Crime, Increasing walking and cycling, public transport
1411	B - Housing and small Retail	Positive effects on; Healthy Lifestyles, Housing Provision, Reduce Crime, Easy, Safe and Cheap access to Key Services



#### 4.111 Hengrove and Stockwood: Preferred Approach Effects

##### 4.111.1 *Healthy lifestyles - Open Space.*

4.111.1.1 Clarification is provided in the Preferred Approach, for site BSA1401, that it will provide 'Large High Quality Park' and a development consideration has been included which sets out; 'secure a large park, sufficient in size to accommodate areas of formal open space, sport pitches and the option of a large events space'. This is considered to add to the open space offer in the partnership, increasing potential of a positive effect on improving healthy lifestyles through accessing and utilising different types of open space. This is considered to change the partial (also effected by access to shops selling fresh fruit and vegetables) positive effect on healthy lifestyles to a partially significant positive effect.

##### 4.111.2 *Housing Provision*

4.111.2.1 BSA1401 has in the Preferred Approach for the site, had the housing numbers reduced, as the quantity of park land has been altered to 'Large High Quality Park'. The options document estimated that the site could supply 3088 dwellings, the Preferred Approach considered the site as being able to supply up to 1500. This number is still considered to have significant positive effects on housing provision.

4.111.2.2 Site BSA1402 in the Preferred Approach is thought to be able to provide up to that 175 new dwelling. This is down from 467 dwellings in the options consultation document. This is considered to reduce the extent of effect from significant positive to just positive.

##### 4.111.3 *Reduce Crime*

4.111.3.1 A new development consideration on BSA1401 is considered to strengthen the potential positive effect on reducing crime, by setting out that the development should provide natural surveillance over open spaces and streets, given the size of the site and creation of new areas of open space this is considered important in ensuring positive effects on reducing crime.

##### 4.111.4 *Local Ecology*

4.111.4.1 At the Preferred Approach stage a development consideration has been introduced on BSA1401 which requires the development to 'maintain or strengthen the integrity and connectivity of the Wildlife Network'. Whilst dependent on implementation this should now avoid potential significant or negative effects appraised at the Options Stage, when the important wildlife corridor function of the site and the connections it creates, appeared to be unconsidered, which if developed might have lead to severance of wildlife corridors and reduced the integrity of the overall network in South Bristol. Further detail on the nature of the corridor connections might assist in creating positive outcomes. The development consideration is considered to assist in changing the nature of effect from significant negative to implementation dependent.

4.111.4.2 A development consideration on the site to explore opportunities to open-up culverted sections of Brislington Brook might create additional habitats and corridors for wildlife. Although effects at this stage are considered implementation dependent as no firm commitment is made.



#### 4.111.5 *Green Infrastructure*

- 4.111.5.1 The size of site BSA1401 might create additional demand for allotment plots. Therefore a development consideration has been included in the Preferred Approach for the site that requires provision of 0.175 hectares of allotments (the equivalent of 7 allotment plots) on the site. This is considered to have positive effects on green infrastructure.
- 4.111.5.2 A further development consideration site BSA1401 has been introduced that might create positive effects on green infrastructure and the strategic green infrastructure network, which is to explore opportunities to open-up culverted sections of Brislington Brook. Although effects at this stage are considered implementation dependent as no firm commitment is made.
- 4.111.5.3 The reduction in the size of site BSA1402 will provide additional open space and green areas, which it is intended to designate as important open space. The reduction in the size of site is therefore considered to have positive effects on green infrastructure provision.

#### 4.111.6 *Flood risk*

- 4.111.6.1 The inclusion of a development consideration on site BSA1401 requiring an FRA to reduce flood risk to existing properties, as well as a consideration to 'incorporate appropriate Sustainable Drainage Systems to minimise surface water runoff and risk of flooding' is considered to assist in enhancing positive effects on reducing vulnerability to flood risk.



#### 4.112 Hengrove and Stockwood: Preferred Approach Matrix

Objective										
	BSA1401		BSA1402		BSA1406		BSA1407		BSA1408	
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			+							
Protect and Enhance Townscape Quality										
Protect Protect Cultural and Historic assets										
Reduce vulnerability to Flood Risk	+		+							



#### 4.113 Hengrove and Stockwood: Preferred Approach Site Changes

Site	Change between Preferred Approach and Publication	Change and rationale:
BSA1408	Site Deleted	This site was no longer considered appropriate to be allocated because in July 2012 Cabinet approved the re-development of Greville Day Centre and Elderly People's Home as a home for people with dementia. Therefore it is not considered appropriate for a housing allocation to be pursued.
BSA1410	Site Deleted	This site was no longer considered appropriate to be allocated because the landowner has indicated that delivery might not be possible due to a lack of alternative sites locally to accommodate their relocation.

#### 4.114 Hengrove and Stockwood: Publication Effects

##### 4.114.1 *Healthy lifestyles - Open Space and access to local food*

4.114.1.1 For site BSA1401, a significant positive effect and negative effect are appraised. A significant positive effect is identified as the site has good access to open space. In addition, the allocation and development considerations require the provision of a large park able to accommodate areas of formal open space, sport pitches and the option of a large events space. The development of housing and offices on the rest of the site have the potential to lead to improvements to the creation and management of these open space features. A negative effect is appraised for BSA1401 as the site has relatively poor access to shops selling fresh fruit and vegetables.

##### 4.114.2 *Green Infrastructure*

4.114.2.1 Sites BSA1401 and BSA1407 are appraised as implementation dependent. A development consideration is proposed which has the potential to mitigate any negative effect on the Strategic Green Infrastructure Network. The development consideration will expect development to maintain or strengthen the integrity and connectivity of the Wildlife Network, which can be regarded as green infrastructure.



#### 4.115 Hengrove and Stockwood: Publication Matrix

Objective	BSA1401		BSA1402		BSA1406		BSA1407		BSA1411	
Improve Broad Determinants of Health – Air/Noise	+	-	+		+		-		+	-
Improve Health Lifestyles - Eating/Open Space	++	-	+		+	I	+		+	
Housing Provision	++		+		+		+		+	
Provide Learning/Training/Skills										
Reduce Crime					+		+		+	
Employment Floorspace	+		+						+	I
Address Income/Employment Deprivation	+	I	+	I					+	I
Increase, walking, cycling, public transport	+		+		+	-	+	-	+	-
Provide, easy, safe and cheap access to key services	+	I	+	I	-		+		+	
Protect and Enhance local ecology	I									
Conservation and wise use of land										
Protect and Enhance Green Infrastructure	I		+				I		I	
Townscape Quality										
Protect Cultural and Historic assets	I									
Reduce vulnerability to Flood Risk	+		+							



## 5 DEVELOPMENT MANAGEMENT POLICY EFFECTS

### 5.1 Publication Appraisal Introduction

- 5.1.1 Appraisals of the draft Development Management Policies took place between November 2012 and February 2013, in a series of officer workshops. The appraisal took place at a later stage of the documents production as it was not considered that options existed for the policies, as they responded directly to strategic policy requirements and steers in the Core Strategy.
- 5.1.2 This section provides a summary of the development management policies effects for each suite of development management policies e.g urban design or green infrastructure. A fuller appraisal commentary and effects matrix for each suite of policies is provided in Appendix C.
- 5.1.3 The appraisal of the draft development management policies has recorded only where an effect has potential to take place, therefore the matrix or commentary is blank unless a potential effect is considered possible.
- 5.1.4 Following the appraisal of each development management policy, an assessment of the cumulative effect of the policies took place. The cumulative effect matrix is available to at the end of this section.
- 5.1.5 The findings of the development management policies cumulative effect will be combined with the findings of the site allocations appraisal, to evaluate the overall effect of the document on sustainability and determine areas of sustainability where outstanding negative effects, the residual effects of the plan, exist. This is available to view in section 6.



## 5.2 Housing Policies DM 2 -DM4: Summary of Effects

DM2:

Positive effect on the following objectives: 'Provide, easy, safe and cheap access to key services', 'Protect and Enhance Townscape Quality', 'Protect Protect Cultural and Historic assets assets' and 'Housing Provision'.

DM3:

Positive effect on 'Housing Provision' objective.

DM4:

Positive effect on 'Housing Provision' objective.

## 5.3 Community and Health Policies DM 5, 6 and DM11: Summary of Effects

DM5: Positive effect on 'provide learning/training/skills' objective by protecting community facilities which may provide training or education. Positive effect on 'provide easy, safe and cheap access to key services' as accessibility is listed as a factor that should be given consideration when assessing importance. Significant positive effect on 'Protect Protect Cultural and Historic assets assets' objective by affording protection to community facilities with cultural value.

DM6: Positive effect on 'provide learning/training/skills objective by protecting public houses which may provide evening classes. Positive effect on 'provide easy, safe and cheap access to key services' as the range of public houses in the locality is part of the assessment criteria. Positive effect on 'Protect and Enhance Townscape Quality' objective by protecting the identity and architectural character of the public house. Positive effect on 'Protect Protect Cultural and Historic assets assets' objective by affording protection to public houses with cultural value.

DM14: Positive effect on 'broad determinants of health – air/noise' and 'healthy lifestyles – eating / open space' by promoting healthy living environments and lifestyles. Positive effect on 'increase, walking, cycling and public transport' and 'provide easy, safe and cheap access to key services' by promoting and enabling healthy lifestyles, which will include encouraging development that will facilitate walking and cycling.



#### 5.4 Retail Policies DM7 – DM11: Summary of Effects

DM10: Positive effect on 'Healthy lifestyles' objective through addressing noise pollution issues from food and drink uses.

DM11: Positive effect on 'Healthy lifestyles' objective because, by encouraging new street or open markets, this has the potential to increase access to fresh fruit and vegetables.

#### 5.5 Employment Policies DM12 - DM13: Summary of Effects

Positive effect on 'Provide Learning/Training/Skills' objective as both policies allow the loss of employment floorspace where the proposal is for commercial or industrial training facilities.

##### Implementation Effects

Uncertain / neutral effects on 'Provide Employment Floorspace and Job Opportunities' objective as both policies seek to retain rather than provide new employment floorspace.

##### Negative Effects

Negative effect on 'Address Income/Employment Deprivation' objective as both policies allow for the loss of employment sites or floorspace on Principal Industrial and Warehousing Areas within an area of employment or income deprivation, subject to the policy criteria being met.



## 5.6 Green Infrastructure Policies DM15 – DM22: Summary of Effects

### Positive Effects

DM15 could assist in mitigating some air quality and pollution issues through the requirement for additional trees in the city. Air and noise pollution was one of the key sustainability issues which was appraised as having potential for negative effects on human health in the Core Strategy.

Significant positive effect on local ecology; new requirement for surveying and mitigation to achieve no net loss of local ecological value, protection and enhancement of Wildlife Network, in DM19. Policy is considered to assist in addressing some of the uncertainties and mitigation of negative effects identified in Core Strategy, concerning potential loss of wildlife sites and network connectivity due to levels of growth.

Uncertain and implementation effects on landscape quality appraised at the Core Strategy considered to be greatly assisted by DM17 positive effect created by policy protection for urban landscapes.

Potential for significant positive effect on healthy lifestyles through open space provision and protection (DM15, DM16, DM17 and DM19) and also opportunities for local food growing DM15.

Significant positive effects on protection and enhancement of green infrastructure (open space, trees, urban landscapes, food growing space, water, Strategic GI Network), through DM15, DM16, DM17 and DM22.

Positive effects on walking and cycling through protecting and enhancement to strategic green infrastructure network in DM15, and requirement for walking and cycling access along Bristol's waterway network DM22.

Potential positive effects on reducing run off and providing storage capacity through GI provision and protection.

### Implementation Effects

DM21 allows for development of private gardens, when certain criteria are met which might lead to some loss of local ecology, green infrastructure and undeveloped land within the city. The main GI and ecological assets in the city are protected by other policies so any loss of GI is not considered to have potential to be significantly negative or even negative, although loss could occur.



## 5.7 Transport Policies DM23 – DM25: Summary of Effects

### DM23:

Positive effect on 'Healthy lifestyles - Open Space' objective as the policy seeks to address noise and air pollution issues arising from the traffic and transport impacts of development proposals.

DM25: Positive effect on 'Protect and enhance local ecology' and 'Protect and enhance Green Infrastructure' objectives as the policy contains a provision to ensure new Greenways routes or spurs protect and enhance the nature conservation value and the character of the location where they are proposed.

### DM23-25:

Significant positive effect on 'Increase Walking, Cycling and Public Transport' objective as the policies seek to ensure new development provides improvements to public transport and the walking and cycling network / infrastructure.

## Implementation Effects

### DM24:

Uncertain effects on the following objectives: 'Improve Broad Determinants of Health – Air/Noise', 'Protect and Enhance local ecology', 'Protect and Enhance Green Infrastructure', 'Protect and Enhance Townscape Quality', 'Protect Cultural and Historic assets', 'Reduce vulnerability to Flood Risk' and 'Reduce Non-Renewable Energy Consumption'. This is because the effects will depend on the implementation of the schemes identified in the policy. Their implementation will be carried out through separate legislative / preparatory processes. In mitigation, Core Strategy and Development Management policies will address any impacts on these objectives arising from the resulting planning applications.



## 5.8 Urban Design Policies DM26 – DM32: Summary of Effects

Policies likely to have a significant positive impact on Protect and Enhance Townscape Quality and the protection of historic assets by addressing the importance of local character and distinctiveness, layout and form, public realm, design of new buildings, alterations to existing buildings and heritage assets.

Policies may have a positive effect on protecting and enhancing Green Infrastructure by expecting the incorporation of new and existing green infrastructure into the design of development.

Potential for positive effects on increasing walking, cycling and public transport and providing easy, safe and cheap access to key services through the design of streets and spaces and the creation of well-designed links.

There is some potential for policies to have a positive effect on the reduction of crime, primarily by expecting development to provide natural surveillance over the streets and spaces.

DM27 makes provision for the accommodation of food growing where possible and therefore may have a positive effect on the improvement of healthy lifestyles.

Policies DM27 and DM29 include provision for maximising opportunities for energy efficient design, renewable energy and access to sunlight, and integrating measures to reduce surface water run-off. Therefore these policies create potential for positive impacts on the reduction of vulnerability to flood risk and the reduction in non-renewable energy consumption.

### Implementation Effects

The efficient use of land could be affected by policies that require development to consider the character of the surrounding area, including scale, height and building lines.

Policies protecting the townscape and significance of historic assets have the potential to create negative effects on the provision of renewable energy generation. However, given that the policies provide additional clarity on proposals for the alterations necessary to provide renewable energy, the impact of this will be determined by the implementation of the policy.



## 5.9 Pollution Policies DM33-35: Summary of Effects

The policies have positive effects on the objectives of 'improving the broad determinants of health', 'protecting and enhancing local ecology', and 'protecting and enhancing green infrastructure by protecting amenity and ecology from potential pollution.

The impact of mitigating pollution has the potential to have a negative effect upon Protect and Enhance Townscape Quality and historic assets. However, the policies require the design of such measures to be acceptable and therefore the impact will be determined by implementation of the policy during the development management process.



5.10 Development Management Policies: Cumulative Effects

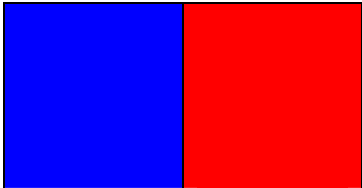
Sustainability Objectives →	Development Management Policies																																		
	DM2	DM3	DM4	DM5	DM6	DM7	DM8	DM9	DM10	DM11	DM12	DM13	DM14	DM15	DM16	DM17	DM18	DM19	DM20	DM21	DM22	DM23	DM24	DM25	DM26	DM27	DM28	DM29	DM30	DM31	DM32	DM33	DM34	DM35	
Improve Broad Determinants of Health – Air/Noise									+				+	+								+										+	+	+	
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																								⌊	⌊							⌊	⌋	⌋	
Protect and Enhance Green Infrastructure														++	+	+	+	+	+		+			+	+	+		+				+	+	+	
Townscape Quality	+				+											+									++	+	+		+	+		⌊		⌊	
Protect Cultural and Historic assets	+			++	++											+			+						+					+		⌊			
Reduce vulnerability to Flood Risk														+		+										+									



## 6 Evaluation of Effects

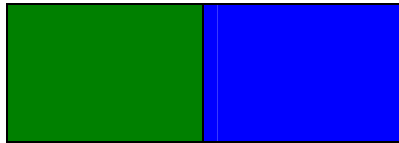
- 6.1.1 Following appraisal of the Site Allocations and Development Management policies, an evaluation of the plans combined effects on key sustainability objectives has been undertaken.
- 6.1.2 This evaluation focuses on the effect at publication stage, of the site allocations across all partnership areas, extrapolating sustainability objectives where negative effects remain (after development consideration), or occur frequently. In parallel the cumulative effect of development management policies has been considered and combined with the findings of the site allocations appraisal. The development management policies have potential to provide assistance in enhancing, mitigating or controlling effects, due to their largely positive nature on all areas of sustainability.
- 6.1.3 The evaluation includes reference to the sustainability objectives referred as requiring further consideration at the more detailed site level in the Core Strategy Sustainability Appraisal Report (section 6:2009), which were as follows:
- **To protect and enhance habitats and species (which became ‘Protect and Enhance Local Ecology’ for the Site Allocations Appraisal).**
  - **To protect and enhance landscape (which became ‘Protect and Enhance Green Infrastructure’ for the Site Allocations Appraisal).**
  - **To Protect and Enhance Protect and Enhance Townscape Quality**
  - **To value and protect diversity and local distinctiveness (which became ‘Protect Cultural and Historic Assets for the Site Allocations Appraisal).**
  - **To maintain and enhance cultural and historic assets (which became ‘Protect Cultural and Historic Assets for the Site Allocations Appraisal).**



Sustainability Objective and Effect	Commentary of Effects/Mitigation?	Site Allocations Residual Negative Effects
<p>To improve the broad determinants of health – air and noise pollution</p> 	<p>Allocation of sensitive uses are proposed on sites which might expose future users to air and noise pollution. There is however, considered to be potential that negative impacts will be partly mitigated by the implementation of Development Management policies DM33 and DM35. These policies will ensure that development on these sites will, if necessary, provide appropriate mitigation for future occupiers concerning noise and air quality impacts.</p> <p>One of the Key Sustainability Issues facing the plan, derived from Core Strategy appraisal there is still considered to have some negative effects on determinates of health (in relation to air/noise pollution).</p> <p>However, development management policies make the significance and nature dependent on implementation, with scope for negative effects to be reduced on development sites.</p>	<p>Exceedance Zone. There are remaining negative effects for sites within the following</p> <p>Neighbourhood Partnership areas:</p> <ul style="list-style-type: none"> <li>• Avonmouth and Kingsweston (sites BSA0101-BSA0103 and BSA0107);</li> <li>• Henbury and Southmead (site BSA0212)</li> <li>• Horfield and Lockleaze (sites BSA0402, BSA0405, BSA0407 and BSA0409);</li> <li>• Greater Fishponds (sites BSA0501-BSA0503, BSA0508 and BSA0512</li> <li>• Greater Bedminster (sites BSA1002, BSA1007-BSA1012);</li> <li>• Filwood, Knowle and Windmill Hill (sites BSA1103, BSA1105, BSA1108, BSA1109, BSA1110, BSA1113, BSA1117, BSA1122 and BSA1123);</li> <li>• Brislington (sites BSA1202, BSA1205, BSA1207, BSA1210, BSA1211 and BSA1213);</li> <li>• Dundry View (sites BSA1304 and BSA1309);</li> <li>• Hengrove and Stockwood (sites BSA1401, BSA1407 and BSA1411).</li> </ul>



## Increase Walking, Cycling and Public Transport



Overall the large majority of sites have good access to the cycling and walking network.

Residual negative effects are identified on a small number of sites due to poor proximity to the cycle network and / or public rights of way network, the extent of negative effect and significance is not considered to effect the overall effect of the plan on the objectives. The majority of negatives are focused in the Greater Fishponds, Filwood, Knowle and Windmill Hill, and Hengrove and Stockwood areas. Public transport access is largely very good across all neighborhood partnerships.

It is considered that the extent of negative effect is partly negated by development management policy DM23. This states that development will be expected to provide for pedestrians and cyclists including, where appropriate, enhancing the pedestrian and cycle network.

Given the generally positive effect on this objective, mitigating development management policy and good coverage of public transport it is considered that the overall effect is positive and implementation dependent, but regard is had to the sites with relatively poor connections to the cycle network.

There are remaining negative effects for sites within the following Neighbourhood Partnership areas:

- Horfield and Lockleaze (site BSA0410)
- Greater Fishponds (sites BSA0501-BSA0503 and BSA0511-BSA0513);
- Filwood, Knowle and Windmill Hill (sites BSA1113, BSA1114, BSA1117 and BSA1120-1123);
- Brislington (sites BSA1205 and BSA1211)
- Dundry View (site BSA1309);
- Hengrove and Stockwood (sites BSA1406, BSA1407 and BSA1411).



**To help everyone access  
basic services easily,  
safely and affordably**



Identified at the Core Strategy stage as an objective requiring further appraisal in the Site Allocations due to the potential negative and uncertain nature of effects.

Negative effects have been appraised on a number of sites as they are located more than 600m from a town / district centre / Primary Shopping Area and / or 600 - 300m from health or community facilities. This issue is particularly acute in the Filwood and Knowle partnership.

It is considered that the negative effects could be partially mitigated by new housing development creating increased footfall / residential density. This increased population could help to bolster the viability and vitality of existing retail services and health / community facilities, and perhaps encourage increased provision to cater for this new demand.

However, the large majority of sites in the plan have good access to key services and facilities, it is therefore considered that there is an overall effect on both positive and negative on this objective.

There remaining negative effects for sites within the following Neighbourhood Partnership areas:

- Avonmouth and Kingsweston (site BSA0104);
- Henbury and Southmead (site BSA0211)
- Horfield and Lockleaze (sites BSA0403, BSA0407, BSA0409 and BSA0410);
- Greater Fishponds (sites BSA0502 and BSA0511);
- Greater Bedminster (site BSA1001);
- Filwood, Knowle and Windmill Hill (sites BSA1105, BSA1108-BSA1117 and BSA1122-BSA1123);
- Brislington (sites BSA1201, BSA1211 and BSA1213);
- Dundry View (sites BSA1304 and BSA1309); and
- Hengrove and Stockwood (site BSA1406).

**Protect and enhance  
local ecology**

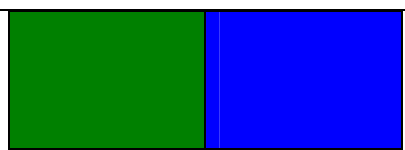
Identified at the Core Strategy stage as an objective requiring further appraisal in the Site Allocations due to the potential negative and uncertain nature of effects.

In addition to the 'development considerations' included as part of the allocation of these sites, it is

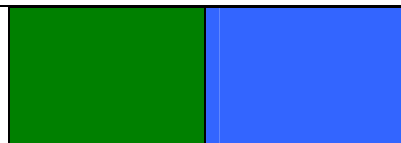
There are remaining negative effects for sites within the following Neighbourhood Partnership areas:

- Avonmouth and Kingsweston (site BSA0101);
- Filwood, Knowle and Windmill Hill (sites



	<p>considered that the negative effects will also be mitigated by development management policy DM19.</p> <p>DM19 states that development which would be likely to have any impact upon habitat, species or features which contribute to nature conservation in Bristol will be expected to be informed by an appropriate survey and assessment of impacts. Where loss of nature conservation value would arise, on- or off-site mitigation will be expected.</p> <p>Existing protection for SNCI sites, and strong requirements for retaining and providing wildlife corridors, through development considerations and DM19 are considered to create potential for positive effects overall. In addition the effect of DM19 is considered to make most potential negative effects dependent on implementation and the outcome of required mitigation/compensation and provision on development sites.</p>	<p>BSA1108, BSA1114, and BSA1119);</p> <ul style="list-style-type: none"> <li>• Brislington (sites BSA1201 and BSA1213);</li> <li>• Dundry View (sites BSA1304 and BSA1309);</li> <li>• Hengrove and Stockwood (sites BSA1401, BSA1407 and BSA1411).</li> </ul>
<p><b>To protect and enhance Green Infrastructure</b></p>	<p>Identified at the Core Strategy stage as an objective requiring further appraisal in the Site Allocations due to the potential negative and uncertain nature of effects.</p> <p>On many sites ‘development considerations’ have been included to safeguard the most important assets (mature trees, strategic green infrastructure links) as part of the allocation of sites. It is also considered that the negative effects that have been appraised on allocation of sites, will be mitigated at the development</p>	<p>Regarding this objective, there are remaining negative effects for sites within the following Neighbourhood Partnership areas:</p> <ul style="list-style-type: none"> <li>• Henbury and Southmead (site BSA0204);</li> <li>• Filwood, Knowle and Windmill Hill (sites BSA1108, BSA1114 and BSA1119);</li> <li>• Brislington (site BSA1205); and</li> <li>• Dundry View (site BSA1304).</li> </ul>





stage by development management policy DM15 and DM17.

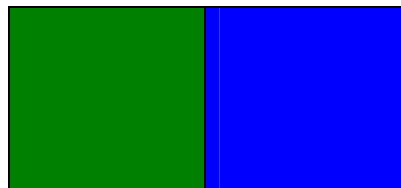
DM15 requires new development provides certain types of green infrastructure assets, including trees and local food growing space. While DM17 protects existing green infrastructure.

Further development management policies deal with specific GI issues, gardens, rivers. Collectively DM15-DM22 are considered to make most potential negative effects of site allocations, dependent on implementation, due to required mitigation approaches or protection of green infrastructure on development sites.

Overall the requirement for new green infrastructure and protection of existing on allocation sites and in development management polices is considered to create positive and implementation dependent effects.

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### **Protect and Enhance Townscape Quality**

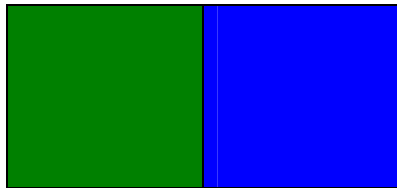


identified at the Core Strategy stage as an objective requiring further appraisal in the Site Allocations due to the uncertain nature of effects.

Most allocations sites where potential issues arose have had development considerations to assist in negating and controlling the nature of effects. In a number of areas creation of street frontages, surveillance and improved built form is considered to have a positive effect.



Protect Cultural and  
Historic assets



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In addition DM policies **26 – 32** requires the consideration and a positive response to any assets on development sites.

Overall therefore the plan is considered to have a positive and implementation dependent effects on townscape quality.

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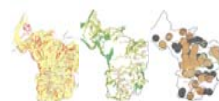
Identified at the Core Strategy stage as an objective requiring further appraisal in the Site Allocations due to the uncertain nature of effects.

Most allocations sites where potential issues arose now include development considerations to assist in negating and controlling the nature of effects to ensure historic or cultural assets are protect. On a number of sites even non-designated assets are required to be integrated and included as part of a development site, creating potential for positive effects.

In addition Development Management policies 26 – 32, DM 31 in particular, require the consideration and a positive response to any heritage assets on development sites.

Overall therefore the plan is considered to have a positive and implementation dependent effects on protecting cultural and historic assets, with uncertainties as to potential for wide spread damage to heritage assets, appraised at Core Strategy stage, addressed.

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**Reduce vulnerability to  
flood risk**



Identified at the Core Strategy stage as an objective requiring further appraisal in the Site Allocations due to the potential negative and uncertain nature of effects.

A number of sites still have potential for negative effects on Floodrisk. Overall however, the very large majority of sites are not considered to have potential for negative effects on follow risk.

In addition to the 'development considerations' included as part of the allocation of these sites, it is considered that the negative effects will require mitigation under Core Strategy policy BCS14. This seeks to ensure that development in areas at risk of flooding will be expected to be resilient to flooding through design and layout.

Furthermore, development will be expected to incorporate water management measures to reduce surface water run-off and ensure it does not increase flood risks elsewhere.

Overall therefore, despite potential for negative effects on a small number of sites, the plan is considered to contain suitable development considerations and

Regarding this objective, there are remaining negative effects for sites within the following Neighbourhood Partnership areas:

- Avonmouth and Kingsweston (site BSA0101);
- Greater Bedminster (sites BSA1002 and BSA1011); and
- Brislington (sites BSA1202 and BSA1210).

Negative effects have been appraised as all or significant parts of these sites are located within Flood Zones 2 or 3.



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measures and strategic policy for negative effects to be avoided and development to be implemented without increasing flood risk vulnerability.

