



Site Allocations and Development Management Policies

Publication Version (March 2013)

Sustainability Appraisal – Non Technical Summary



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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.

1.5 SA Report – Non Technical Summary

- 1.5.1 A requirement of the SEA Directive is a non technical summary to accompany the main sustainability appraisal report. This document contains a summary of the SA process undertaken, key sustainability issues and objectives and provides an overview of the key sustainability effects and process findings for the Site Allocations and Development Management. The full document with detailed appraisal of the Site Allocations and Development Management policies is available to view online at:



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 1 – 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.

2.1.3 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 |

2.1.4 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.

2.1.5 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.

- 2.1.6 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.

Site Allocations Appraisal's

Initial Sustainability Information

- 2.1.7 Initial sustainability information was prepared for the allocation sites within the Development Management Options Document. This information showed 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

- 2.1.8 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 the Main SA Report 2013).
- 2.1.9 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
- 2.1.10 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 of the Main SA Report, along with a summary of sustainability rationale for progression of particular allocation options.

Preferred Approach Appraisal

- 2.1.11 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.

- 2.1.12 The results of the Preferred Appraisal, by partnership are available to view in the Main SA Report (2013) which is available to view online:
www.bristol.gov.uk/page/planning-and-building-regulations/sustainability-appraisal
- 2.1.13 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 of the main SA Report 2013, which provides information on the change to policies as a result of the appraisal process.

Publication Appraisals

- 2.1.14 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 to the Main SA 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 the Main SA Report (2013). This is available to view online here
www.bristol.gov.uk/page/planning-and-building-regulations/sustainability-appraisal
- 2.1.15 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.
- 2.1.16 Having regard to the remaining negative effects a number of appraisal 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.

2.2 Consulting on the Preferred Approach DPD and Sustainability Appraisal Report

- 2.2.1 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.
- 2.2.2 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



- 2.2.3 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.
- 2.2.4 Any changes required following consultation on the Sustainability Appraisal Report (2013) 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.

2.3 Assumptions and Limitations

- 2.3.1 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.
- 2.3.2 Data in relation to noise pollution and it's 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.
- 2.3.3 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
- 2.3.4 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.

- 2.3.5 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.
- 2.3.6 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.
- 2.3.7 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.



2.4 Baseline Information

2.4.1 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.

2.4.2 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

2.4.3 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** of the Main SA report (2013). Baseline information and associated indicators used in the appraisal is available to view within the Sustainability Appraisal Framework, **Appendix D**.

2.4.4 These appendices can be viewed online at: www.bristol.gov.uk/page/planning-and-building-regulations/sustainability-appraisal

2.5 Key Sustainability Issues

2.5.1 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 2 - Key Sustainability Issues

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



2.6 Sustainability Objectives

- 2.6.1 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.
- 2.6.2 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 the main SA report, and in table 4 on the next page.
- 2.6.3 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 3 - 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> |



3 Sustainability Effects

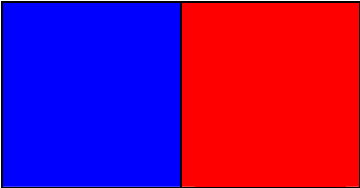
- 3.1.1 Following appraisal of the Site Allocations and Development Management policies, an evaluation of the plans combined effects on key sustainability objectives took place.
- 3.1.2 This evaluation focuses on the effect at publication stage, of the site allocations across all partnership areas, extrapolating 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. The cumulative effect of the development management policies is displayed on the next page. The overall evaluation of the plan on key sustainability objectives shown on the final pages of this document.
- 3.1.3 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).**



3.2 Development Management Policies: Cumulative Effects

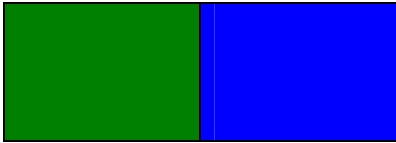
| Sustainability Objectives → | Development Management Policies | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------------------------|-----|-----|-----|-----|-----|-----|-----|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|--|
| | 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 | | | | | | | | | | | | | | + | | + | | | | | | | | | | + | | | | | | | | | |



| 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"> • Avonmouth and Kingsweston (sites BSA0101-BSA0103 and BSA0107); • Henbury and Southmead (site BSA0212) • Horfield and Lockleaze (sites BSA0402, BSA0405, BSA0407 and BSA0409); • Greater Fishponds (sites BSA0501-BSA0503, BSA0508 and BSA0512 • Greater Bedminster (sites BSA1002, BSA1007-BSA1012); • Filwood, Knowle and Windmill Hill (sites BSA1103, BSA1105, BSA1108, BSA1109, BSA1110, BSA1113, BSA1117, BSA1122 and BSA1123); • Brislington (sites BSA1202, BSA1205, BSA1207, BSA1210, BSA1211 and BSA1213); • Dundry View (sites BSA1304 and BSA1309); • Hengrove and Stockwood (sites BSA1401, BSA1407 and BSA1411). |



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.

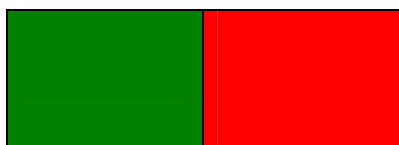
Given the generally positive effect on this objective, mitigating development management policy and good coverage of public transport it is considered that the overall effect is positive and implementation dependent, but regard is had to the sites with relatively poor connections to the cycle network.

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**

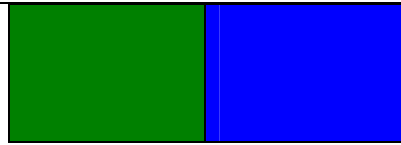
Identified at the Core Strategy stage as an objective requiring further appraisal in the Site Allocations due to the potential negative and uncertain nature of effects.

In addition to the 'development considerations' included as part of the allocation of these sites, it is considered that the negative effects will also be mitigated by development management policy DM19.

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

- Avonmouth and Kingsweston (site BSA0101);
- Filwood, Knowle and Windmill Hill (sites BSA1108, BSA1114, and BSA1119);
- Brislington (sites BSA1201 and BSA1213);



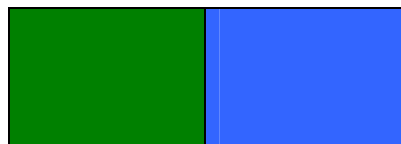


DM19 states that development which would be likely to have any impact upon habitat, species or features which contribute to nature conservation in Bristol will be expected to be informed by an appropriate survey and assessment of impacts. Where loss of nature conservation value would arise, on- or off-site mitigation will be expected.

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.

- Dundry View (sites BSA1304 and BSA1309);
- Hengrove and Stockwood (sites BSA1401, BSA1407 and BSA1411).

To protect and enhance Green Infrastructure



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.

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 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

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

- Henbury and Southmead (site BSA0204);
- Filwood, Knowle and Windmill Hill (sites BSA1108, BSA1114 and BSA1119);
- Brislington (site BSA1205); and
- Dundry View (site BSA1304).



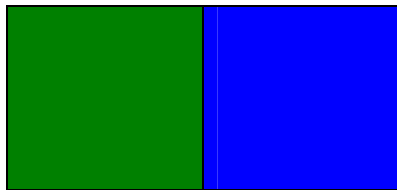
infrastructure.

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 policies is considered to create positive and implementation dependent effects.

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

Protect and Enhance Townscape Quality



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.

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

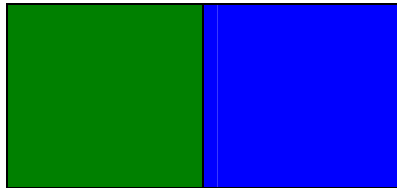
Overall therefore the plan is considered to have a positive and implementation dependent effects on townscape quality.

Protect Cultural and

Identified at the Core Strategy stage as an objective



Historic assets



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.

Reduce vulnerability to flood risk

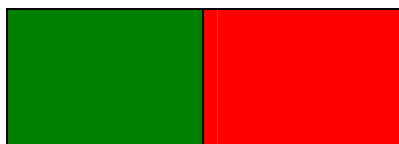
Identified at the Core Strategy stage as an objective requiring further appraisal in the Site Allocations due to the potential negative and uncertain nature of effects.

A number of sites still have potential for negative effects

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

- Avonmouth and Kingsweston (site BSA0101);





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

- 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.

