



South Gloucestershire

Local Plan

Sustainability Appraisal of the Housing Land Supply Topic Paper

South Gloucestershire Council

Final report

Prepared by LUC

July 2024

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Chapter 1

Introduction

1.1 This Sustainability Appraisal (SA) has been prepared to accompany additional Regulation 18 consultation on the South Gloucestershire Local Plan as presented in the Topic Paper entitled ‘South Gloucestershire Council’s strategy concerning ensuring adequacy of its own housing land supply and whether it can assist with Bristol City Council’s unmet housing need’, referred to from here on as ‘the Topic Paper’. The work presented in this SA builds on, and where appropriate updates, work that was previously presented in the SA Report for the Phase 3 Local Plan (December 2023).

Scope of the Topic Paper consultation

1.2 Following the close of the Regulation 18 Local Plan Phase 3 consultation in February, the Council reviewed all the representations received and considered the issues raised. As a result of that process, the Council has now prepared the Topic Paper to consult on the following matters prior to preparing the Publication (Regulation 19) Local Plan:

1. Provision of further clarification on the process for how the lenses used to apportion site locations were chosen, and the process of site selection to form part of the Emerging Spatial Strategy.
2. Provision of additional supply to provide greater flexibility to meet South Gloucestershire’s housing needs in order to ensure the Council can provide a sufficient amount and variety of both deliverable land for housing (sites for the five years following the adoption of the Local Plan, and developable land for housing (sites for the subsequent years 6-10 and 11-15 of the remaining plan period).

3. The Council’s approach to considering whether it can meet any of Bristol City Council’s (BCC’s) unmet housing need to ensure the Council continues to discharge the duty to co-operate under s.33 A of the Planning and Compulsory Purchase Act 2004 on the cross-boundary strategic issue of BCC’s unmet housing need.

1.3 The process outlined in the Topic Paper has resulted in further SA work being required, as follows:

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

1.4 This document presents the findings of this additional SA work.

Appraisal Methodology

1.5 The methodology used in this SA is consistent with that used in the previous stages of the Local Plan SA and detailed in the December 2023 SA Report for the Phase 3 Local Plan. The additional and revised site options and updated lenses have been appraised against the SA objectives in the SA framework, set out further ahead in this section, with symbols being attributed to each option to indicate its likely effects on each SA objective as follows:

Table 1.1: Key to symbols and colour coding used in the SA of the South Gloucestershire Local Plan

Symbol and Colour Coding	Description
++	Significant positive effect likely.

Symbol and Colour Coding	Description
++/-	Mixed significant positive and minor negative effect likely.
+	Minor positive effect likely.
+/-	Mixed minor positive and minor negative effect likely.
-	Minor negative effect likely.
--/+	Mixed significant negative and minor positive effect likely.
--	Significant negative effect likely.
0	Negligible effect likely.
?	Likely effect uncertain.

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

Approach to Appraisal of Site Options

1.7 SA inevitably relies on an element of subjective judgement. However, in order to ensure consistency in the appraisal of the site options, for each of the SA objectives in the SA framework, a clear set of decision-making criteria and assumptions for determining significance of the effects was developed. These assumptions set out clear parameters within which certain SA effects would be identified, based on factors such as the distance of site options from sensitive environmental receptors (e.g. designated biodiversity sites or areas of high landscape sensitivity) or key services and facilities (e.g. public transport links). The criteria and assumptions, many of which were applied through the analysis of spatial data using a Geographical Information System (GIS), are presented in Table A.1 in Appendix A. No changes have been made to the criteria since they were applied in the SA of the Phase 3 Local Plan. It should be noted that the

standards used within this SA are specific to the purposes of the appraisal and draw on best practice used elsewhere in comparable studies. In some instances, these differ from the approach taken within other evidence base documents.

The SA Framework

1.8 The SA framework is presented below and includes 28 SA objectives which fall within six themes.

Theme 1. Climate change

Sustainability Objective 1a

- 1a. To minimise South Gloucestershire’s contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.
 - Promote energy efficient and water efficient design.
 - Encourage the provision and use of renewable energy infrastructure.

NB: Greenhouse gas emissions associated with travel were covered under other SA objectives.

SEA Topic

- Air
- Climatic factors
- Material assets

Sustainability Objective 1b

- 1b. To support South Gloucestershire's adaptation to unavoidable climate change.
 - Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)?
 - Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?

SEA Topics

- Air
- Climatic factors
- Material assets

Theme 2. Improve the health, safety and wellbeing of all

Sustainable Objective 2a

- 2a. Achieve reasonable access to public open space (Designated Open Spaces, Town and Village Greens) and Public Rights of Way, taking into account quality and quantity.
 - Reasonable distance – In line with Institute of Highways and Transportation (IHT) categories.

SEA Topics

- Landscape

- Human health
- Population

Sustainable Objective 2b

- 2b. Minimise the impact of noise on sensitive receptors.
 - Sensitive uses = residential, schools.
 - Relevant distance – Within 100m to noise generating uses.

SEA Topics

- Human health
- Population

Sustainable Objective 2c

- 2c. Minimise impacts on air quality and locate sensitive development away from areas of poor air quality.
 - Sensitive uses = residential, schools, children's facilities, nursery's, elderly people accommodation.

SEA Topics

- Air
- Climatic factors
- Human health
- Population

Sustainable Objective 2d

- 2d. Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists).

SEA Topics

- Material assets
- Human health
- Population

Theme 3. Support communities that meet people's needs

Sustainable Objective 3a

- 3a. Deliver a suitable quantum of high quality affordable housing for South Gloucestershire.

SEA Topics

- Material assets
- Population

Sustainable Objective 3b

- 3b. Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire.

SEA Topics

- Material assets
- Population

Sustainable Objective 3c

- 3c. Achieve reasonable sustainable access to community facilities (Post Office, Dedicated Community Centre, Public House, Library).

SEA Topics

- Material assets
- Human health
- Population

Sustainable Objective 3d

- 3d. Achieve reasonable sustainable access to educational facilities (primary schools, secondary schools).

SEA Topics

- Material assets
- Population

Sustainable Objective 3e

- 3e. Achieve reasonable sustainable access to retail and food buying services and facilities (Town and District Centres or local comparison stores, supermarkets and local convenience stores).

SEA Topics

- Material assets
- Population

Sustainable Objective 3f

- 3f. Reduce the need to travel and encourage sustainable and active alternatives to motorised vehicles to reduce congestion.

SEA Topics

- Air
- Climatic factors
- Human health

Sustainable Objective 3g

- 3g. Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate.

SEA Topics

- Material assets
- Population

Sustainable Objective 3h

- 3h. Improve access to high speed broadband.

SEA Topic

- Population

Theme 4. Develop a diverse and thriving economy that meets people's needs

Sustainable Objective 4a

- 4a. Deliver a reasonable quantum of employment floorspace.

SEA Topics

- Material assets
- Population

Sustainable Objective 4b

- 4b. Achieve reasonable sustainable access to major employment areas.

SEA Topics

- Material assets
- Population
- Air
- Climatic factors

Theme 5. Maintain and improve environmental quality and assets

Sustainable Objective 5a

- 5a. Designated Assets: Minimise impact on and where appropriate enhance the historic environment, national heritage assets and their settings.

SEA Topic

- Cultural heritage

Sustainable Objective 5b

- 5b. Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings.

SEA Topic

- Cultural heritage

Sustainable Objective 5c

- 5c. Taking into account the effects of climate change, protect and enhance biodiversity and the nature network, including protected sites and species, to achieve a measurable net gain and greater natural resilience.
 - This SA objective has been updated to take into account the effects of climate change on biodiversity. The words “Minimise impact on and where possible enhance habitats and species” were replaced with “Taking into account the effects of climate change, protect and enhance biodiversity and the nature network, including protected sites

and species, to achieve a measurable net gain and greater natural resilience”.

SEA Topics

- Biodiversity
- Climatic factors
- Fauna & flora

Sustainable Objective 5d

- 5d. Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds National Landscape and its setting).

SEA Topics

- Cultural heritage
- Landscape

Sustainable Objective 5e

- 5e. Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire and protect and enhance existing GI.

SEA Topics

- Biodiversity
- Climatic factors
- Fauna & flora
- Landscape

- Soil
- Water

Sustainable Objective 5f

- 5f. Promote the conservation and wise use of land, maximising the re-use of previously developed land.

SEA Topics

- Fauna & flora
- Landscape
- Soil

Sustainable Objective 5g

- 5g. Minimise the loss of productive land, especially best and most versatile agricultural land.

SEA Topics

- Landscape
- Soil

Sustainable Objective 5h

- 5h. Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere.

SEA Topics

- Climatic factors
- Water

Sustainable Objective 5i

- 5i. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere.

SEA Topics

- Climatic factors
- Water

Sustainable Objective 5j

- 5j. Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability.

SEA Topic

- Water

Theme 6. Use of natural resources

Sustainable Objective 6a

- 6a. Reduce waste.

SEA Topic

- Material assets

Sustainable Objective 6b

- 6b. Minimise consumption and extraction of minerals.

SEA Topic

- Material assets

Chapter 2

SA of Additional and Revised Site Options

2.1 This section presents the SA findings for the new site options that have been identified since the Phase 3 SA Report (December 2023), as well as for existing sites where the site boundaries have changed since the Phase 3 SA Report was produced. During the Phase 3 Local Plan consultation between 6th December 2023 and 16th February 2024, 56 new sites were submitted and are appraised in this chapter. In addition, 68 of the previously appraised site options have been subject to boundary revisions and the appraisals of those sites have been updated to reflect the new boundaries.

2.2 In total, 124 sites have therefore been appraised in this chapter, of which nine are for employment use, 68 for residential use and 47 for mixed use development.

2.3 Tables 2.1, 2.2 and 2.3 below present a summary of the likely effects of the new and revised site options in relation to each SA objective. The assessment criteria used to appraise the site options can be found in Appendix A. It should be noted that, as in the previous SA report, SA objective 3h has been scoped out as there is no way to differentiate between sites for this objective based only on the location of sites.

Table 2.1: Summary of SA findings for the new and revised residential options

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG002	Land at, Marsh Farm, East Pucklechurch	?	?	++	0	0	++	++	++	+	+	-	+	0	0	+	--	--	--	-	--	--	?--	0	-	0	0	0
SG004	Land South of Gloucester Road, Almondsbury	?	?	?--	--	0	++	++	++	+	--	-	+	0	0	+	--	--	--	?--	--	--	?--	0	-	0	0	-
SG027	Land at Bristol Road, Hambrook	?	?	?--	--	0	++	++	++	+	+	-	+	0	0	--	--	--	--	-	--	--	?--	0	--	0	0	-
SG030	Land south of Gloucester Road, Thornbury	?	?	?--	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	?--	--	--	--	0	-	0	0	0
SG036	Land at Windmill Farm, Sodbury Road, Wickwar	?	?	++	0	0	+	+	+	+	--	--	+	0	0	+	0	0	-	-	0	--	?--	0	--	0	0	0
SG053	Land north and east of Lyde Green Road, Emersons Green	?	?	++	0	0	--	++	++	--	--	--	+	0	0	+	0	0	--	?--	-	--	?--	0	-	0	0	-
SG077	Lucus Works, Kingswood	?	?	++	--	0	++	+	+	+	++	++	+	0	0	+	0	0	--	?--	0	+	-	0	0	0	?+	-
SG107	Land off Park Road	?	?	++	0	0	+	++	++	+	--	--	+	0	0	--	0	0	--	?--	--	--	?--	0	--	0	0	-
SG113	Land to the south of Charfield	?	?	++	0	0	+	++	++	+	+	-	+	0	0	+	--	--	--	?--	--	--	?--	0	-	0	0	0
SG131	Land at, Cossham Street, Mangotsfield	?	?	?--	0	0	+	++	++	+	++	-	+	0	0	-	--	--	--	?--	--	--	-	0	--	0	0	-
SG157	Land at, Post Farm, Thornbury	?	?	?--	0	0	+	++	++	+	+	--	+	0	0	--	--	--	--	-	0	--	--	0	--	0	0	0
SG159	Land at, Wick Quarry, Wick	?	?	++	0	0	++	+	+	+	--	-	+	0	0	--	--	--	--	?--	--	--	?--	0	-	0	0	-
SG163	Land to the rear of, Burma House and Bella Vista, Westerleigh Road, Westerleigh	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	-	0	0	--	-	0	--	0	0	-
SG174	Land at Old Hundred House, Tormarton	?	?	++	--	0	--	++	++	+	--	--	+	0	0	--	--	--	--	?--	0	--	?--	0	-	0	0	-
SG230	Land at, Townsend Lane, Almondsbury	?	?	++	0	0	++	++	++	+	+	-	+	0	0	--	--	--	--	-	--	--	?--	0	--	0	0	-
SG316	Rear of- 359 North Road, Yate	?	?	++	0	0	+	+	+	+	--	--	+	0	0	-	0	0	--	0	0	--	?--	0	--	0	0	-
SG363	Land off the High Street, Oldland Common	?	?	++	--	0	++	++	++	+	++	-	+	0	0	++	--	--	--	?--	--	++	?--	0	0	0	?+	-
SG382	Land at Pool Lodge Farm, Dyers Lane, Iron Acton	?	?	++	0	0	+	++	++	+	+	-	+	0	0	++	--	--	--	-	0	--	?--	0	--	0	0	-
SG401	Land Between Over Lane and the B4055, Easter Compton	?	?	++	0	0	+	++	++	+	--	--	+	0	0	-	0	0	--	?--	--	--	?--	0	-	0	0	0
SG419	Land at 404 North Road, Yate	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	-	0	--	-	0	--	0	0	-
SG483	Down Road Field	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	-	--	--	?--	0	-	0	0	-

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG615	Castle Farm, Poplar Lane, Wickwar, Wotton-Under-Edge, GL12 8NS	?	?	++	0	0	+	++	++	+	+	--	+	0	0	+	--	--	--	?--	--	--	?--	0	-	0	0	0
SG719	The Meads, Common Mead Lane, Hambrook,	?	?	++	--	0	+	+	+	-	--	-	++	0	0	++	--	--	--	?--	--	+	--	0	--	0	?+	0
SG752	White House Lane, Church Road, Pilning	?	?	++	--	0	++	++	++	+	--	-	+	0	0	-	--	--	--	-	--	--	?--	--	-	0	0	0
SG762	Land west of Winterbourne Hill	?	?	++	0	0	++	++	++	+	+	+	+	0	0	-	0	0	--	0	--	--	--	0	-	0	0	-
SG779	Land at Castle Inn Farm	?	?	?--	0	0	--	++	++	+	+	-	+	0	0	--	--	--	--	?--	--	--	--	0	-	0	0	-
SG781	Land North of A38, Alveston	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	--	--	--	?--	--	--	?--	0	--	0	0	-
SG812	Land at Gislake Farm	?	?	+	--	0	+	++	++	+	--	-	+	0	0	++	--	--	--	?--	--	--	?--	--	-	0	0	0
SG823	Field to south of Rock View, Engine Common Lane	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	0	0	--	-	0	--	?--	0	--	0	0	-
SG825	Land off Blackhorse Hill	?	?	?--	--	0	+	++	++	+	--	--	+	0	0	-	--	--	--	?--	--	--	?--	0	-	0	0	0
SG829	Land east of Inglestone Road / Alexander Hosea School, Wickwar, South Gloucestershire	?	?	?--	0	0	+	++	++	+	+	--	+	0	0	+	--	--	--	-	--	--	?--	0	-	0	0	0
SG850	Land west of B4061	?	?	?--	--	0	++	+	+	++	--	++	+	0	0	+	--	--	--	-	--	--	--	--	--	0	0	0
SG855	Land at Dyers Lane	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	--	--	--	-	0	--	?--	0	--	0	0	-
SG873	Land east of Webbs Heath	?	?	?--	--	0	+	++	++	+	--	--	+	0	0	++	--	--	--	?--	--	--	?--	0	-	0	0	-
SG917	Land at Tytherington	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	0	--	--	--	0	--	0	0	-
SG924	Land Off Tockington Lane	?	?	++	0	0	++	+	+	+	+	-	+	0	0	--	--	--	--	0	--	--	?--	0	--	0	0	0
SG927	The Old Vicarage	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	--	--	--	?--	--	+	?--	0	--	0	?+	-
SG935	BAWA Leisure	?	?	?--	--	0	++	+	+	++	+	+	+	0	0	++	?	?	--	?--	0	--	-	0	0	0	?+	0
SG936	Land at Marsh Common Swanmoor Stoke	?	?	+	--	0	+	++	++	+	--	-	+	0	0	++	?	?	--	-	--	--	?--	--	-	0	0	0
SG937	Bradley Stoke Way	?	?	++	--	0	+	+	+	+	+	+	++	0	0	++	?	?	-	?--	0	--	?--	0	0	0	?+	0
SG938	Land off Tockington Lane, Almondsbury	?	?	++	0	0	++	+	+	+	--	-	+	0	0	--	?	?	--	-	-	--	?--	0	0	0	?+	0
SG939	Land to the south of Tanners Lane, Marshfield	?	?	++	--	0	++	+	+	+	--	-	+	0	0	-	?	?	-	?--	--	--	?--	0	--	0	0	-
SG940	Land at Station Road, Little Stoke	?	?	++	--	0	++	+	+	++	--	+	++	0	0	++	?	?	-	?--	0	+	-	0	--	0	?+	0
SG943	Land at Riding Barn Hill, Wick	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	?	?	--	?--	--	--	?--	0	--	0	0	0
SG946	Pomphrey Hill, Mangotsfield	?	?	?--	0	0	+	+	+	+	+	-	+	0	0	--	?	?	--	?--	--	--	--	0	--	0	0	-

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG947	Land at Limebrook Farm, London Road, Wick	?	?	++	--	0	--	+	+	--	--	-	--	0	0	--	?	?	-	?--	--	--	?--	0	-	0	0	0
SG949	Land at Grove Farm, Coxgrove Hill, Pucklechurch	?	?	++	0	0	--	++	++	--	--	--	+	0	0	-	?	?	--	?--	--	--	?--	0	-	0	0	-
SG952	Land to the south of Lawnes Farm, Forty Acre Lane, Alveston	?	?	++	0	0	+	++	++	+	+	-	+	0	0	--	?	?	--	?--	0	--	?--	0	--	0	0	-
SG953	Land sout of Badminton Road, Old Sodbury	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	?	?	--	?--	--	--	?--	0	--	0	0	0
SG954	Highfield House, 112 Riding Barn Hill, Wick	?	?	++	--	0	+	+	+	-	--	--	+	0	0	-	?	?	--	?--	--	--	?--	0	--	0	0	0
SG955	Land Lying to the East of Bath Road, Bridgegate	?	?	++	--	0	++	++	++	+	--	-	+	0	0	++	?	?	--	?--	--	--	?--	--	--	0	0	-
SG956	Frenchay Christmas Tree Farm, Old Gloucester Road, Frenchay	?	?	++	--	0	++	++	++	+	--	-	++	0	0	-	?	?	--	-	--	--	--	0	--	0	0	-
SG958	The Manor House, Forty Acre Lane, Alveston	?	?	?--	0	0	+	++	++	+	+	-	+	0	0	--	?	?	--	?--	0	--	?--	0	-	0	0	-
SG960	Land between 150 and 160 Westerleigh Road, Pucklechurch	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	?	?	-	?--	0	--	?--	0	--	0	0	0
SG962	Sweet Briar and Olcote, Main Road, Easter Compton,	?	?	?--	0	0	+	+	+	+	--	-	+	0	0	-	?	?	-	0	0	+	?--	0	0	0	?+	0
SG964	Land to the North and East of Highbrook View	?	?	++	0	0	+	+	+	+	--	--	++	0	0	++	?	?	--	?--	0	--	?--	0	--	0	0	0
SG967	Elm Farm Stables, 118 London Road, Bridgegate	?	?	?--	--	0	++	+	+	+	--	--	+	0	0	++	?	?	--	?--	--	+	?--	0	0	0	?+	-
SG969	Land to rear of 25 Park Lane, Winterbourne	?	?	++	0	0	--	++	++	--	--	--	+	0	0	--	?	?	--	?--	--	--	?--	0	--	0	0	-
SG976	Land north of Abbots Road, Hanham	?	?	?--	--	0	++	+	+	+	+	+	+	0	0	-	?	?	--	?--	--	--	--	0	-	0	0	-
SG978	Land at Ladden Garden Village, Yate	?	?	?--	0	0	--	+	+	--	+	--	+	0	0	-	?	?	--	0	0	--	-	0	-	0	0	-
SG979	Land at Leechpool, Yate	?	?	++	0	0	--	++	++	--	--	--	+	0	0	--	?	?	--	0	0	--	-	0	-	0	0	-
SG980	Land adjacent to Bitton Sports and Social club	?	?	?--	--	0	+	+	+	+	--	-	+	0	0	++	?	?	--	-	--	--	?--	0	0	0	?+	0
SG981	Land to the South of the Bristol Road	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	?	?	--	-	0	--	?--	0	--	0	?+	-
SG985	Land at Hambrook Lane, Stoke Gifford	?	?	++	0	0	+	+	+	+	+	--	++	0	0	++	?	?	--	?--	0	--	?--	0	-	0	0	0
SG986	Land north of Lyde Green Road	?	?	++	--	0	--	+	+	--	--	--	+	0	0	+	?	?	--	?--	-	--	-	0	-	0	0	-
SG987	Land at Old Hundred House, Tormarton	?	?	++	0	0	+	++	++	+	--	--	+	0	0	--	?	?	-	?--	0	--	?--	0	--	0	0	-
SG988	Land at Pool Farm, Wotton Road	?	?	++	0	0	+	++	++	+	+	--	+	0	0	--	?	?	-	-	0	--	--	0	--	0	?+	-
SG989	Land North of Shortwood Hill	?	?	++	0	0	+	+	+	+	--	+	+	0	0	0	?	?	--	?--	--	--	?--	0	0	0	?+	-

Table 2.2: Summary of SA findings for the new and revised employment options

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG481	Land to the east of the B4055, Pilning Station	?	?	++	--	0	++	0	0	+	0	-	+	0	++	0	--	--	--	-	--	--	?--	0	-	0	0	0
SG616	Land at Gllslake Farm, Pilning	?	?	+	--	0	+	0	0	+	0	--	+	0	++	0	--	--	--	?--	--	--	?--	--	-	0	0	0
SG776	Land at Rushmoor Dairy, Badminton	?	?	++	0	0	+	+	+	+	--	-	+	0	+	0	--	--	-	?--	0	--	?--	0	--	-	0	-
SG821	Recreation Ground Oaklands Drive, Almondsbury	?	?	++	--	0	++	0	0	+	0	-	+	0	++	0	--	--	--	0	--	--	?--	0	-	0	0	0
SG910	Homeapple Close	?	?	++	--	0	+	0	0	+	0	--	+	0	++	0	--	--	-	?--	--	--	?--	0	-	0	0	-
SG934	West of Carsons Road	?	?	?--	--	0	+	0	0	+	0	-	+	0	++	0	?	?	--	?--	--	--	-	0	-	0	0	-
SG957	Land at Hempton Court, Park Avenue, Aztec West Business Park	?	?	?--	--	0	++	0	0	++	0	+	++	0	++	0	?	?	--	?--	0	--	?--	0	-	0	0	0
SG961	Estuary land, Severnside	?	?	++	--	0	+	0	0	+	0	-	+	0	++	0	?	?	--	-	--	--	-	0	0	0	?+	0
SG965	Greenacres Farm, Old Gloucester Road, Winterbourne	?	?	++	--	0	+	0	0	+	0	--	++	0	+	0	?	?	--	?--	--	+	?--	0	0	0	?+	0

Table 2.3: Summary of SA findings for the new and revised mixed use options

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG005	Land to the north of Warmley, East Fringe	?	?	?--	--	0	+	++	++	+	+	-	+	0	0	0	--	--	--	?--	--	--	?--	0	-	0	0	-
SG068	Land East of Coalpit Heath	?	?	++	--	0	++	++	++	+	--	+	+	0	0	0	--	--	--	0	0	--	?--	0	--	0	0	-
SG095	Land at East Charfield	?	?	++	0	0	+	++	++	+	--	-	+	0	0	0	--	--	--	-	--	--	?--	0	-	0	0	0
SG096	Land at Vattingstone Lane Alveston	?	?	++	0	0	+	++	++	+	+	-	+	0	0	0	--	--	--	0	-	--	?--	0	-	0	0	-
SG100	Land at Badminton Road, Yate	?	?	++	--	0	+	++	++	++	--	-	+	0	0	0	--	--	--	-	--	--	--	0	--	0	0	-
SG104	Land at Bromley Heath Road, Bromley Heath	?	?	++	--	0	++	++	++	+	--	-	+	0	0	0	--	--	--	-	--	--	--	0	--	0	0	-
SG110	Land at Roundways Coalpit Heath	?	?	++	0	0	++	++	++	+	+	+	+	0	0	0	--	--	--	?--	-	--	?--	0	-	0	0	-
SG115	Buckover Garden Village	?	?	++	--	0	+	++	++	+	--	--	+	0	0	0	--	--	--	?--	--	--	--	0	-	0	0	0
SG121	Land at, Cromhall, South Gloucestershire	?	?	++	0	0	+	+	+	+	--	-	+	0	0	0	--	--	--	-	0	--	?--	0	--	0	0	-
SG280	Land south of the B4055, Easter Compton	?	?	++	--	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	--	?--	--	-	0	0	0
SG328	Land to the East of Badminton Road, North of Lockington Road	?	?	++	0	0	+	+	+	+	+	-	+	0	0	0	--	--	--	?--	0	--	?--	0	--	0	0	-
SG414	Land on the North East Side of Old Gloucester Road, Hambrook	?	?	++	--	0	+	+	+	+	--	--	++	0	0	0	0	0	--	?--	--	--	?--	0	-	0	0	0
SG426	Land at Park Mill Farm and Quarry Farm, Thornbury	?	?	++	0	0	++	++	++	++	++	++	+	0	0	0	--	--	--	?--	--	++	--	--	--	0	?+	0
SG459	Land at Westerleigh	?	?	++	--	0	+	++	++	+	--	--	+	0	0	0	0	0	--	?--	--	++	?--	0	--	0	?+	-
SG606	Land at Springfiled Lakes, Bath Road-Brewery Hill, Bitton	?	?	++	--	0	+	+	+	+	--	-	+	0	0	0	--	--	--	?--	--	+	--	0	0	0	?+	0
SG754	Land at the University of the West of England	?	?	++	--	0	+	++	++	++	+	++	++	0	0	0	0	0	--	?--	0	--	?--	0	-	0	0	0
SG755	Swanmoor Stoke	?	?	?--	--	0	++	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	++	?--	--	--	0	?+	-
SG777	Buffer Depot, Acton Turville	?	?	++	0	0	+	+	+	+	--	-	+	0	0	0	--	--	--	?--	0	+	--	0	0	-	?+	0
SG834	Willsbridge Nursery, off Keynsham Road (A4175), Willsbridge	?	?	?--	--	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	+	--	0	0	0	?+	0
SG864	Land South of Luckington Road	?	?	?--	0	0	+	++	++	+	+	-	+	0	0	0	--	--	-	?--	0	--	--	0	--	0	0	0
SG868	Lower Shortwood	?	?	?--	--	0	+	++	++	+	+	--	+	0	0	0	--	--	--	?--	--	++	?--	0	0	0	?+	-
SG872	Barnhill Quarry	?	?	?--	--	0	++	++	++	++	+	++	+	0	0	0	0	0	--	-	0	--	?--	0	--	0	0	-

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG889	The Grange School	?	?	?--	--	--	+	++	++	+	++	-	+	0	0	0	--	--	--	?--	-	++	?--	0	0	0	?+	-
SG892	Land at Hortham Lane, Almondsbury	?	?	?--	--	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	--	?--	0	-	0	0	-
SG897	Land north of A420 and south of Goose Green	?	?	?--	--	--	+	++	++	+	+	-	+	0	0	0	0	0	--	?--	--	--	?--	0	-	0	0	-
SG926	The Quarters Colony Farm	?	?	?--	--	0	+	++	++	--	--	--	+	0	0	0	0	0	--	?--	--	+	?--	0	--	0	?+	0
SG941	Land to rear of Park Farm, Barry Road, Oldland Common	?	?	++	--	0	++	+	+	+	++	-	+	0	0	0	?	?	-	?--	--	--	?--	0	-	0	0	-
SG942	Land to south of Trench Lane, Winterbourne	?	?	++	--	0	++	++	++	+	++	++	+	0	0	0	?	?	--	?--	0	--	?--	0	-	0	0	0
SG944	The Willows, Hall End Lane, Wickwar	?	?	+	0	0	--	+	+	--	--	--	+	0	0	0	?	?	-	?--	--	+	?--	0	0	0	?+	-
SG945	Syston Farm, Carsons Road, Mangotsfield	?	?	?--	--	0	+	+	+	+	+	--	+	0	0	0	?	?	--	?--	--	+	-	0	--	0	?+	-
SG948	Land south of the Hollybush, Bath Road, Bridgegate	?	?	++	--	0	++	+	+	+	--	-	+	0	0	0	?	?	--	?--	--	+	-	0	--	0	?+	-
SG950	Land adjacent to Lawnes Farm, Forty Acre Lane, Alveston	?	?	++	0	0	+	+	+	+	+	-	+	0	0	0	?	?	--	-	0	+	?--	0	--	0	?+	0
SG951	Land West of Stover Road/Yate Road, Yate	?	?	++	--	0	+	+	+	+	--	-	+	0	0	0	?	?	--	-	0	--	?--	0	--	0	0	-
SG959	Area E, Severnside	?	?	+	--	0	+	++	++	--	--	--	+	0	0	0	?	?	--	?--	--	--	?--	--	-	0	0	0
SG963	CEMEX Floors, London Road, Wick,	?	?	++	--	0	++	+	+	+	--	-	+	0	0	0	?	?	--	?--	--	+	?--	0	0	0	?+	-
SG966	Land between Green Acres and the Old Vicarage, Church Lane, Rangeworthy	?	?	++	0	0	+	+	+	+	+	--	+	0	0	0	?	?	--	-	0	--	--	0	--	0	0	-
SG968	St Mary's Rugby Club, Trench Lane, Almondsbury	?	?	?--	0	0	--	++	++	--	--	--	+	0	0	0	?	?	--	?--	0	--	?--	0	-	0	0	0
SG970	Filton Retail Park, Fox Den Road, Stoke Gifford	?	?	++	--	0	+	++	++	++	+	++	++	0	0	0	?	?	-	?--	0	++	?--	0	0	0	?+	0
SG971	The Travellers Site, Bank Road, Pilning	?	?	?--	0	0	++	+	+	+	+	-	+	0	0	0	?	?	--	-	--	+	?--	--	--	0	?+	0
SG972	The Stables Field, land to the north of the Barn, Commonmead Lane, Old Sodbury	?	?	++	0	0	+	+	+	+	--	-	+	0	0	0	?	?	--	?--	--	--	?--	0	-	0	0	0
SG973	Field north and east of Crossing Cottage, Latteridge Road, Iron Acton	?	?	++	0	0	--	+	+	--	--	--	+	0	0	0	?	?	--	?--	--	+	?--	--	--	0	?+	-
SG974	Land at Westfield Lane, Stoke Gifford	?	?	++	--	0	++	+	+	++	+	++	++	0	0	0	?	?	-	?--	0	+	?--	0	--	0	?+	0
SG975	Emergency Air Operations Base, Gloucester Road, Almondsbury	?	?	++	--	0	++	+	+	+	+	-	+	0	0	0	?	?	--	?--	--	--	?--	0	-	0	0	0
SG977	The Aviva Centre, Stoke Gifford	?	?	++	--	0	++	++	++	++	+	++	++	0	0	0	?	?	--	?--	0	++	?--	0	0	0	?+	0

Chapter 2 SA of Additional and Revised Site Options

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG982	Lodge Farm, Carsons Road, Mangotsfield, Bristol, BS16 9LW	?	?	?--	0	0	--	+	+	+	--	--	+	0	0	0	?	?	--	?--	--	+	?--	0	0	0	?+	-
SG983	Myrtle Farm, Siston Hill, Bristol BS30 5LU	?	?	++	0	0	--	+	+	--	--	--	+	0	0	0	?	?	--	?--	--	+	?--	0	0	0	?+	-
SG984	Land at Henfield, Westerleigh Road, Coalpit Heath	?	?	+	0	0	+	+	+	--	--	--	+	0	0	0	?	?	--	?--	--	--	?--	0	-	0	0	-

SA Objective 1a. Contribution to climate change

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

SA Objective 1b. Adaptation to climate change

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

SA Objective 2a. Public open space

2.6 Generally, most of the new and revised site options provide reasonable access to open space, and as such, the majority of these site options are likely to have either a significant positive effect (84 out of 124 sites) or a minor positive effect (six out of 124 sites) in relation to SA objective 2a: Public open space, depending on whether the sites are within 720m of public open space and/or Public Rights of Way. Just over a quarter of the sites (34 out of 124) could have a significant negative effect, because these sites contain a public

open space that could be lost to development, reducing quantity, quality and accessibility for the area. However, these effects are uncertain as it may be possible to retain the open space as part of the new development.

SA Objective 2b. Noise

2.7 Excessive or persistent noise can have a detrimental effect on health and wellbeing, and in South Gloucestershire the total number of noise complaints has been steadily rising over the past decade. Just over half of the new and revised sites (66 out of 124) are likely to have significant negative effects in relation to SA objective 2b: Noise as they are located within 100m of noise generating uses e.g. major roads and infrastructure or heavy industry. Residents at these sites could therefore be adversely affected by noise. The remaining 58 sites are expected to have negligible effects as they are located further than 100m from existing noise generating uses.

SA Objective 2c. Air quality

2.8 Currently, there are two Air Quality Management Areas in effect within South Gloucestershire, one in Staple Hill and the other in the Kingswood-Warmley area. Only two of the new or revised sites (SG889 and SG897) are expected to have a significant negative effect in relation to SA Objective 2c: Air quality. This is because they are located within 100m of one of these Air Quality Management Areas (AQMA) and as such development in those locations could lead to an increase in pollution in those areas as well as an increase in the number of people exposed to existing air pollution. The remaining 122 sites would have negligible effects as they are not within or close to an AQMA.

SA Objective 2d. Access to healthcare facilities

2.9 Residents of South Gloucestershire are generally healthier and have a better life expectancy than the national average, reflecting the relative affluence of the area. However, there is an upward trend in chronic diseases, which have a big impact on quality of life, partly due to the increases in the elderly population and to the increase in child and adult obesity. Sites that are close to existing healthcare facilities (i.e. GP surgeries) will ensure that residents have good access to healthcare services. However, this is subject to any new development not extending wait times to get a GP appointment. If a number of sites are allocated close to one another, this could lead to existing healthcare facilities becoming overloaded. However, it is also recognised that new development could stimulate the provision of new healthcare facilities, but this cannot be assumed at this stage. Public health will also be influenced by the proximity of sites to open spaces and walking and cycle paths, easy access to which can encourage participation in active outdoor recreation.

2.10 Just under a third of the new and revised site options (36 out of 124) are likely to have a significant positive effect in relation to SA objective 2d: Access to healthcare services as they are within 720m of existing healthcare facilities and within 1.8km of a railway station or 450m of a bus stop. These sites are located within the urban fringes of Bristol which currently have the best access to health care facilities including GPs and dental practices. More than half of the new and revised sites (74 out of 124), however, are likely to have a minor positive effect as they are within 720m of existing healthcare services and facilities or are within 1.8km a railway station or 450m of a bus stop, but not both. The remaining 14 site options were found to have a significant negative effect as they are outside of reasonable walking and cycling distance to any health facilities and have relatively poor access to places containing health services and facilities via public transport. These sites are located within the rural areas of South Gloucestershire where access to healthcare facilities is more limited.

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

2.11 All of the new and revised residential site options are expected to have positive effects in relation to SA objective 3a: Delivery of high quality housing, due to the nature of the proposed development. Larger sites (those that would provide more than 100 homes in urban areas or 50 or more in rural areas) will provide opportunities for the development of a larger number of homes and so would have significant positive effects. These account for 59 of the 124 site options. Smaller sites (those that would provide fewer than 100 homes in urban areas or fewer than 50 in rural areas) were found to have a minor positive effect. These also account for 57 of the 124 sites. The employment site options would all have negligible effects as they will not deliver residential units.

2.12 The likely effects of the new and revised site options on SA objective 3b: Delivery of mix of housing are the same as those described above for SA objective 3a: Delivery of high quality housing.

SA Objective 3c. Access to community facilities

2.13 Within South Gloucestershire, there are a number of community facilities of significant value to residents, including 12 libraries and 81 community centres. The effects of the new and revised site options on this objective will depend on the access that they provide to these existing community facilities, including community centres, libraries, post offices and public houses. Eleven of the 124 site options were found to have a significant positive effect in relation to SA objective 3c: Access to community facilities as they are within 720m of all facilities assessed or within 1.8km of town centres and railway stations, meaning they have good access to places containing most community facilities.

Most of the sites that perform positively are in close proximity to the urban fringes of Bristol or are within the Market Towns, all of which contain a number of community facilities. Approximately three quarters of the new and revised sites (94 of 124 sites) would have a minor positive effect, as they are within 720m of some, but not all types of community facilities assessed and/or town centres and railway stations. Two of the sites would have a minor negative effect, as they are beyond 720m from any community facility and railway station or town centre, and 17 of the sites considered would have a significant negative effect as they are beyond 1.8km of any railway stations, town centres and community facilities.

SA Objective 3d. Access to educational facilities

2.14 The effects of residential sites on SA objective 3d: Access to educational facilities will depend on the access that they provide to existing educational facilities, in addition to there being capacity at those schools to accommodate new pupils. New residential development could stimulate the provision of new schools/school places, particularly larger sites, but this cannot be assumed at this stage. Seven of the 124 new and revised sites would have a significant positive effect as they are within 450m of a primary school and 900m of a secondary school, whilst approximately one third of the sites (41 out of 124) would have a minor positive effect as they are within 450m of a primary or 900m of a secondary school, but not both. However, more than half of the sites (68 out of 124) would have a significant negative effect as they are not within 450m of a primary school or 900m of a secondary school.

2.15 The employment site options would all have negligible effects as they are not relevant to the achievement of this objective.

SA Objective 3e. Access to retail

2.16 Sites that are within a reasonable distance of retail and food buying services and facilities will perform positively in relation to this SA objective. Fewer than one tenth of the new and revised site options (nine out of 124) were found to have a significant positive effect in relation to SA objective 3e: Access to retail as they are within 720m of supermarkets, local convenience stores, town, district or local centres. Again, fewer than one tenth of sites (nine out of 124) would have a minor positive effect, as they are within 720m of two retail and food buying services and facilities. Approximately half of the sites (63 out of 124) would have a minor negative effect as they are within 720m of one retail and food buying service or facility, whilst approximately a third of the sites (43 out of 124) would have a significant negative effect as they are more than 720m from supermarkets, local convenience stores, town, district or local centres.

SA Objective 3f. Sustainable travel

2.17 The proximity of development sites to sustainable transport links will affect the extent to which people are able to make use of more sustainable and non-car based modes of transport to access services, facilities and job opportunities, however the actual use of sustainable transport modes will depend on people's behaviour. It is possible that new transport links such as bus routes or cycle paths may be provided as part of new developments, particularly at larger sites, but this is uncertain at this stage. Approximately one tenth of the new and revised site options (13 out of 124) would have a significant positive effect in relation to SA objective 3f: Sustainable travel as they are within 800m of the metro bus network and 1.8km of train station. These sites are also within 450m of other public transport services such as bus stops and active travel routes. These sites are located within the urban fringes of Bristol which have good access to the metro bus network as well as other public transport options. However, the majority of the new and revised site options (110 out of 124) were found to have a minor positive effect on this objective, as they are within 450m of public transport services such as bus stops and active travel routes, but are not within 800m of the metro bus network and 1.8km of a train station. One site

(SG947) was found to have a significant negative effect as it is more than 450m from public transport routes and is not within 800m of a metro bus network stop or 1.8km of a railway station. This site is located in Wick which is a more rural area within South Gloucestershire where there are fewer bus stops and other public transport options.

SA Objective 3g. Deprivation

2.18 While South Gloucestershire is a relatively affluent area, there are some smaller pockets of deprivation. The most deprived Lower Super Output Areas (LSOAs) are generally clustered within the urban wards of Staple Hill, Kings Chase, Patchway, Parkwall and Woodstock, though some are in more isolated areas of South Gloucestershire. Site options that fall within more deprived areas can aid with regeneration through residential, employment and mixed-use development and the delivery of supporting infrastructure. However, all of the new and revised site options are located outside of the most deprived areas in South Gloucestershire and consequently were found to have a negligible effect in relation to SA objective 3g: Deprivation.

SA Objective 4a. New employment floorspace

2.19 The provision of new employment sites in any location is likely to have a positive effect on SA objective 4a: New employment floorspace by ensuring that new job opportunities are provided to match the expected population growth. Residential/mixed use sites that do not provide economic development and do not lead to the loss of employment land were found to have negligible effects. The vast majority of the new and revised site options were therefore found to have a negligible effect. Of the nine employment sites, seven were found to have a significant positive effect as they would provide more than 1ha of employment land, and two sites (SG965 and SG776) were found to have a minor positive effect as it would provide less than 1ha of employment land.

SA objective 4b. Access to major employment areas

2.20 The location of residential site options will influence the achievement of SA objective 4b: Access to major employment areas by determining how easily residents would be able to access job opportunities in existing employment areas. The effects identified for the sites are dependent on whether they are within 450m of an Enterprise Areas/Zones (EAs/EZs), or Major Employers or Town Centres and/or 1.8km from a train station. Just over a fifth of the new and revised residential site options (15 out of 68) would have a significant positive effect whilst just over one tenth (10 out of 68) would have a minor positive effect. These sites are mostly located in close proximity to the Town Centres, the urban fringes of Bristol and the Severnside employment area. Almost one fifth of the residential sites (13 out of 68) would have a minor negative effect as these sites are within 720m of a Safeguarded Employment Area, Major Employer or Town Centre or within 1.8km of a train station, whilst just over two fifths of the residential sites (29 out of 68) would have a significant negative effect as they are more than 720m from any employment areas and more than 1.8km from a train station. The remaining sites are proposed for employment development and so would have a negligible effect in relation to this SA objective.

SA objective 5a. Designated assets

2.21 The NPPF states that the “significance [of a heritage asset] can be harmed or lost through alteration or destruction of the heritage asset or development within its setting”. However, development could also enhance the significance of the asset, provided that the development preserves those elements of the setting that make a positive contribution to or better reveal the significance of the asset. In all cases, effects from a Local Plan site allocation will be subject to a degree of uncertainty as the actual effects on heritage assets will depend on the particular scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features, for

example where sympathetic development replaces a derelict brownfield site which is currently having an adverse effect. The effects of the site options on this objective were determined by the findings of assessment work carried out by South Gloucestershire Council officers. South Gloucestershire possesses a diverse range of heritage assets including 38 scheduled monuments, eight registered historic parks and gardens, one registered battlefield (part), 2,085 listed buildings entries (of which 2% are Grade I, 6% are Grade II* and 92% are Grade II) and 30 Conservation Areas.

2.22 Just under half of the new and revised site options (54 out of 124) were found to have a significant negative effect in relation to SA objective 5a: Designated assets as they have been assessed as likely to result in considerable harm to the significance of a designated heritage asset, historic townscape or landscape including their character and setting. Just over a tenth of the new and revised sites (14 out of 124) have been assessed as having no potential to have adverse impacts relating to designated heritage assets, and as such are expected to have negligible effects. The remaining 56 site options have uncertain effects on this SA objective as they are new sites that have not been subject to assessment by South Gloucestershire Council officers.

SA objective 5b. Undesignated assets

2.23 Similarly, to SA objective 5a: Designated assets, the effects of sites on this SA objective were determined by the findings of assessment work carried out by South Gloucestershire Council officers. Just under half of the site options (54 out of 124) were found to have a significant negative effect in relation to SA objective 5b: Undesignated assets as they have been assessed as having the potential to lead to loss of significance of any affected local heritage asset, historic townscape or landscape. Around one tenth of the sites (14 out of 124) have been assessed as having no potential to have adverse impacts relating to undesignated heritage assets and as such are expected to have negligible effects. As for SA objective 5a above, the remaining sites have not been assessed by South Gloucestershire Council officers and as such have uncertain effects.

SA objective 5c. Biodiversity

2.24 The Severn Estuary runs along the South Gloucestershire shoreline between Chittening Warth (Avonmouth) and the boundary with Gloucestershire. It is designated as a Special Protection Area (SPA), Special Area of Conservation (SAC), Ramsar site and Site of Special Scientific Interest (SSSI). South Gloucestershire also has 11 Local Nature Reserves, covering a total of over 109 hectares, and 22 SSSIs covering 553 hectares. South Gloucestershire also contains a rich array of wildlife and geology outside these legally protected sites. There are some 271 Sites of Nature Conservation Importance (SNCl) and 64 Regionally Important Geological/ Geomorphological Sites (RIGS).

2.25 Sites that are within close proximity of an internationally, nationally or locally designated conservation sites have the potential to affect the biodiversity or geodiversity of those sites/features, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure. Therefore, while proximity to designated sites provides an indication of the potential for an adverse effect, appropriate mitigation may avoid adverse effects and may even result in beneficial effects, however this is uncertain at this stage. In addition, the potential impacts on biodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application.

2.26 Most of the new and revised site options (107 out of 124) are within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites and so were found to have a significant negative effect in relation to SA objective 5c: Biodiversity. The remaining 17 sites were found to have a minor negative effect as they are between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, within 250m of a locally designated site or within 15m of an area of ancient woodland.

SA objective 5d. Landscape

2.27 South Gloucestershire has many contrasting landscapes, ranging from the Cotswolds National Landscape which covers 11,828 hectares or 22% of the land area in South Gloucestershire and its wider setting, to the urban area within the edge of Bristol. South Gloucestershire's landscape is greatly influenced by large-scale scarp, ridges, vales, levels and estuary landforms, overlain by a variety of land cover, in places comprising unique natural or historic features. Trees and woodlands currently cover approximately 11% of South Gloucestershire. All development could have some effect depending on the character and sensitivity of the surrounding landscape; however the actual effect will also depend on the design, scale and layout of development within the site, which may help mitigate and/or enhance effects on the existing character.

2.28 Approximately two thirds of the new and revised site options (83 out of 124) were found to have a significant negative effect in relation to SA objective 5d: Landscape as they are not located near any settlements and are in a rural area, or are within 500m of the National Landscape or Ancient Woodland. However, these effects are uncertain until the specific development proposals come forward. Just under one quarter of the site options (30 out of 124) are likely to have a minor negative effect as they are located on the edge of a settlement area or on a visually important hillside, although this is again uncertain. The remaining 11 site options would have a negligible effect as they are located within a settlement boundary.

SA objective 5e. Green infrastructure

2.29 2,398ha of land in South Gloucestershire accounts for open space. Much of this provision takes the form of natural and semi-natural green spaces which cover 1,461ha of South Gloucestershire, and 0.14ha of parks and gardens are currently provided per 1,000 residents across the area. Approximately three fifths of the new and revised site options (77 out of 124) were found to have a

significant negative effect in relation to SA objective 5e: Green infrastructure as they contain land within a strategic Green Infrastructure (GI) corridor, and six sites would have a minor negative effect as they are within 50m of a strategic GI corridor. The remaining 41 sites would have a negligible effect as they are not within or adjacent to a strategic GI corridor.

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

2.30 Development on brownfield land represents a more efficient use of land in comparison to the development of greenfield sites. Fewer than one tenth of the site options (eight out of 124) were found to have a significant positive effect in relation to SA objective 5f: Promote the conservation and wise use of land as they provide opportunity for major development (sites that would provide 100 or more homes or sites of 1.0ha or more for non-residential uses) on land which is previously developed/brownfield. Similarly, 21 of the 124 sites would have a minor positive effect as they provide opportunity for minor development (sites that would provide fewer than 100 homes or sites smaller than 1.0ha for non-residential uses) on and which is partly previously developed land/brownfield. Conversely, approximately three quarters of the new and revised site options (95 out of 124) would have significant negative effects as they would involve development on land which is previously undeveloped/greenfield.

SA objective 5g. Minimise the loss of productive land

2.31 Site options perform positively against this SA objective where they would minimise the loss of productive land, especially the best and most versatile agricultural land. Twenty of the 124 site options were found to have a significant negative effect in relation to SA objective 5g: Minimise the loss of productive land as they contain a significant proportion ($\geq 25\%$) of Grade 1 and/or 2

agricultural land. Approximately three quarters of the site options (91 out of 124) could have a significant negative effect; however this effect is uncertain as these sites contain a significant proportion ($\geq 25\%$) of Grade 3 agricultural land and it is not known whether it is Grade 3a (high quality) or 3b (not classed as high quality). The remaining 13 site options would have a minor negative effect as they are mainly or entirely greenfield sites that contain a less than significant proportion ($< 25\%$) of Grade 1, 2, or 3 agricultural land.

SA objective 5h. Tidal/fluvial flood risk

2.32 South Gloucestershire is primarily at risk of flooding from surface water, rivers and the sea. The River Severn and its tributaries are prominent features in South Gloucestershire and as such, areas particularly within the west of South Gloucestershire display a high risk of fluvial flooding. Around one tenth of the new and revised site options (12 out of 124) would have a significant negative effect in relation to SA objective 5h: Tidal/fluvial flood risk as they are located entirely or significantly ($\geq 25\%$) within flood zones 3a or 3b. The remaining 112 site options would have a negligible effect as they are outside of flood zones 3a or 3b.

SA objective 5i. Surface water flood risk

2.33 Parts of South Gloucestershire are particularly susceptible to surface water flooding. Recent data published by the Environment Agency shows that locations within the urban fringes of north and north east Bristol, such as Filton and Kingswood, as well as Thornbury and southern parts of Yate are predicted to be at the greatest risk of surface water flooding. Just under half of the new and revised site options (53 out of 124) would have a significant negative effect in relation to SA objective 5i: Surface water flood risk as they are located mostly ($\geq 25\%$) within identified areas at high risk from surface water or ground water flooding. Additionally, just under half of the site options (49 out of 124) are located on greenfield land which has potential to increase surface water flood risk. As such, these sites would have a minor negative effect. The remaining 22

sites are on brownfield land outside areas at risk from surface water or ground water flooding and so would have negligible effects.

SA objective 5j. Water resources

2.34 Site options are expected to minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability. As such, two of the site options (SG776 and SG777) were found to have a minor negative effect in relation to SA objective 5j. Water resources as they are located partially ($\geq 25\%$) or entirely within a Source Protection Zone. The remaining 122 site options would have a negligible effect as they are located outside of a Source Protection Zone.

SA objective 6a. Reduce waste

2.35 The effects of development on waste generation will depend largely on the behaviour of residents and occupiers. However, where development takes place on previously developed land there may be opportunities to reuse onsite buildings and materials, thereby reducing waste generation. For this reason, just under a third of the new and revised site options (37 out of 124) would have a minor positive effect in relation to SA objective 6a. Reduce waste as they are located mainly or entirely on brownfield land which may provide opportunities to reuse and recycle buildings and materials onsite as well as demolition waste. The remaining 87 site options would have a negligible effect as they are unlikely to provide opportunities to reuse and recycle buildings and materials onsite as well as demolition waste.

SA objective 6b. Minimise consumption and extraction of minerals

2.36 South Gloucestershire has a long history of mineral working. Today, mineral activity is dominated by working of the Carboniferous Limestone from a small number of quarries across South Gloucestershire. While it is noted that all new development will result in the increased consumption of minerals for construction, this will not be influenced by the location of the development. Instead, the location of sites can influence the efficient use of minerals as development in Minerals Safeguarding Areas may sterilise mineral resources and restrict the availability of resources in South Gloucestershire. Just over half of the new and revised site options (69 out of 124) were found to have minor negative effects in relation to SA objective 6b: Minimise consumption and extraction of minerals as they are located within a Minerals Safeguarding Area. The remaining 55 site options would have negligible effects as they are located outside of a Minerals Safeguarding Area.

Summary

2.37 In terms of the likely effects of the new and revised site options, sites SG174, SG755, SG850 and SG969 are located at least partly on greenfield land and could potentially harm environmental assets such as the historic environment, biodiversity, landscape or agricultural land. Those sites have 11 likely significant negative effects across the objectives, which is the most of all the new and revised site options considered at this stage. In terms of the best performing of the new and revised site options, sites SG426 and SG977 both have eight likely significant positive effects on the SA objectives. However, these sites need to be considered alongside the wider suite of site options that were appraised in the Phase 3 Local Plan SA Report. In addition, factors other than the SA will feed into the decision making regarding which sites are most suitable to be taken forward.

Chapter 3

SA of Updated Growth Lenses

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

3.2 As explained in the Topic Paper and in Chapter 4 of the December 2023 SA report, the site options that had been identified at that time were each assessed through the Housing and Economic Land Availability Assessment (HELAA) process to understand the site's potential capacity and suitability for potential allocation through the Local Plan. Sites that were assessed as unsuitable, unavailable, and unachievable were considered to be undeliverable/ undevelopable and were not considered at the next stage to inform generation of reasonable alternatives. The sites that passed the HELAA were then considered against emerging objectives to inform the three strategic scale reasonable alternatives (lenses). Three lenses were investigated which considered national planning objectives and local council objectives, all of which were appraised in the December 2023 SA Report.

3.3 As explained in the Topic Paper some additional sites have now been added to each lens and as such the previous SA work has been updated to take this into account. The updated appraisal of the lenses also reflects the latest SA findings for those sites where boundaries have changed since the last stage of the SA.

3.4 Eighteen of the new site options passed the pre-lens assessment and were then apportioned to one or more of the lenses. Out of the new and revised sites

appraised in Chapter 2, 14 sites have been amended or added to Lens 1, 25 sites to Lens 2 and 20 sites to Lens 3. Sites were apportioned in line with the process set out in the Topic Paper and used previously to create the lenses.

3.5 The three growth lenses are as follows:

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

3.6 The SA findings for the growth lenses are presented in Table 3.1 below and the SA findings for the sites now included in each lens are presented in Tables 3.2, 3.3 and 3.4.

Table 3.1: Summary of SA findings for the Growth Lenses

SA Objective	Growth Lens 1 – No Green Belt Loss	Growth Lens 2 – Urban Edge	Growth Lens 3 – Transport Corridors
1a. Contributing to climate change	?	?	?
1b. Adaptation to climate change	?	?	?
2a. Public open space	+/-?	+/-	+/-?
2b. Noise	-?	--?	-?
2c. Air quality	--/+	++/-	+/-

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

Table 3.2: Lens 1 sites

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG019	Land off Charfield Hill, Charfield	?	?	++	0	0	+	+	+	+	+	-	+	0	0	0	--	--	--	?--	--	--	?--	0	--	0	0	0
SG021	Land at Longcross Farm, Cromhall	?	?	++	0	0	+	+	+	+	+	-	+	0	0	0	--	--	-	0	0	--	?--	0	--	0	0	-
SG022	Land between France Lane and Park Street, Hawkesbury Upton	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	-	?--	--	--	?--	0	--	-	0	-
SG025	Land to West of Sodbury Road	?	?	++	0	0	+	++	++	+	--	--	+	0	0	0	--	--	-	-	0	--	?--	0	-	0	0	-
SG036	Land at Windmill Farm, Sodbury Road, Wickwar	?	?	++	0	0	+	+	+	+	--	--	+	0	0	+	0	0	-	-	0	--	?--	0	--	0	0	0
SG055	Land alongside the B4061 (Old Gloucester Road) and the A38 at Whitfield/Falfield	?	?	+	--	0	+	++	++	--	--	--	+	0	0	0	--	--	--	?--	--	--	?--	0	-	0	0	0
SG057	Land at Bristol Road, Cromhall	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	0	0	--	-	--	--	?--	0	--	0	0	-
SG059	Land to rear of Ducie Close, Cromhall, GL12 8AH	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	0	0	--	-	--	--	?--	0	--	0	0	-
SG060	Woodend Farm, Woodend Lane, Cromhall	?	?	+	0	0	+	+	+	--	--	--	+	0	++	0	--	--	--	?--	0	++	?--	0	--	0	?+	-
SG065	Land at Barnhill, Chipping Sodbury	?	?	?--	--	0	+	++	++	+	--	-	+	0	0	+	0	0	--	-	0	++	?--	0	--	0	?+	-
SG098	Land north of Wotton Road, Charfield	?	?	++	0	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	--	?--	0	--	0	0	0
SG107	Land off Park Road	?	?	++	0	0	+	++	++	+	--	--	+	0	0	--	0	0	--	?--	--	--	?--	0	--	0	0	-
SG108	The Ridings, Wickwar Road, Chipping Sodbury	?	?	?--	0	0	+	++	++	--	--	--	+	0	0	+	0	0	--	-	0	--	?--	0	-	0	0	-
SG113	Land to the south of Charfield	?	?	++	0	0	+	++	++	+	+	-	+	0	0	+	--	--	--	--	--	--	?--	0	-	0	0	0
SG115	Buckover Garden Village	?	?	++	--	0	+	++	++	+	--	--	+	0	0	0	--	--	--	?--	--	--	--	0	-	0	0	0
SG121	Land at, Cromhall, South Gloucestershire	?	?	++	0	0	+	+	+	+	--	-	+	0	0	0	--	--	--	-	0	--	?--	0	--	0	0	-
SG158	Land adjacent, Westways, Wotton Road, Rangeworthy	?	?	++	0	0	+	+	+	+	+	--	+	0	0	--	--	--	--	-	0	--	?--	0	--	0	0	-

Chapter 3 Summary

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG179	Land adjacent, The Bungalow, Cutts Heath	?	?	++	0	0	--	+	+	--	--	--	+	0	0	--	0	0	-	?--	--	+	?--	0	--	0	?+	0
SG228	Land off, Wotton Road, Rangeworthy	?	?	++	0	0	+	++	++	+	+	--	+	0	0	--	0	0	--	-	--	--	?--	0	--	0	0	-
SG323	Stable Folly, Stowell Hill Road, Tytherington	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	--	+	?--	0	--	0	?+	-
SG328	Land to the East of Badminton Road, North of Lockington Road	?	?	++	0	0	+	+	+	+	+	-	+	0	0	0	--	--	--	?--	0	--	?--	0	--	0	0	-
SG405	Land at Pool Farm, Whitfield, Wotton Under Edge	?	?	+	--	0	+	+	+	--	--	--	+	0	0	--	0	0	--	?--	--	--	?--	0	-	0	0	0
SG409	Land to the west of Stowell Hill Road, Tytherington	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	--	--	?--	0	-	0	0	-
SG419	Land at 404 North Road, Yate	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	-	0	--	-	0	--	0	0	-
SG601	Land at Brook Farm Junction 14	?	?	++	--	0	--	+	+	+	--	-	--	0	0	0	0	0	--	-	--	--	?--	0	-	0	0	0
SG620	Land to west of Park Farm	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	-	0	--	--	0	--	0	0	0
SG705	Land to the north of The Old Rectory, Charfield	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	--	--	?--	0	--	0	0	0
SG714	Land at Heneage Lane and The Gables, Falfield	?	?	++	--	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	--	?--	0	-	0	0	0
SG717	Land off Midland Way, Thornbury	?	?	++	0	0	+	+	+	--	--	--	+	0	0	+	0	0	-	?--	--	--	--	0	--	0	0	0
SG731	Land at Townwell, Cromhall	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	0	--	?--	0	--	0	0	-
SG732	Land to rear of 450 North Road, Yate	?	?	+	0	0	+	+	+	--	--	--	+	0	0	--	0	0	--	-	0	+	-	0	--	0	?+	-
SG739	Land at Talbots End, Cromhall	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	?--	0	--	?--	0	-	0	0	-
SG740	Land at Talbots End, Cromhall	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	-	0	0	--	?--	0	--	0	0	-
SG741	Land to North of New Street, Charfield	?	?	++	0	0	+	+	+	+	--	-	+	0	0	+	--	--	--	0	--	--	?--	0	-	0	0	0
SG742	Land adjacent to north of Heath End Garage	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	-	0	--	?--	0	--	0	0	-
SG756	Land west of Sodbury Road	?	?	++	0	0	+	+	+	+	+	--	+	0	0	+	--	--	-	0	--	--	?--	0	--	0	0	0
SG757	Land south of Wickwar Road, Rangeworthy	?	?	++	0	0	+	++	++	+	--	--	+	0	0	--	--	--	--	-	-	--	?--	0	--	0	0	-

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG765	Dunkirk Barn	?	?	+	--	0	+	+	+	--	--	--	+	0	++	0	--	--	--	?--	--	++	?--	0	--	-	?+	-
SG772	The Old Windmill, Falfield (Parcel A)	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	--	--	?--	0	--	0	0	0
SG773	The Old Windmill, Falfield (Parcel B)	?	?	++	--	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	--	--	?--	0	-	0	0	0
SG776	Land at Rushmoor Dairy, Badminton	?	?	++	0	0	+	+	+	+	--	-	+	0	0	0	--	--	-	?--	0	--	?--	0	--	-	0	-
SG777	Buffer Depot, Acton Turville	?	?	++	0	0	+	+	+	+	--	-	+	0	0	0	--	--	--	?--	0	+	--	0	0	-	?+	0
SG787	Land adjoining Spring Farm	?	?	++	0	0	+	++	++	+	+	--	+	0	0	0	--	--	--	-	0	--	--	0	--	0	0	0
SG801	Land off North Road, Yate BS37 7LJ	?	?	++	0	0	+	+	+	+	--	--	+	0	0	-	0	0	--	-	0	--	?--	0	-	0	0	-
SG817	Land to west of Wotton Road	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	-	-	0	--	--	0	--	0	0	-
SG823	Field to south of Rock View, Engine Common Lane	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	0	0	--	-	0	--	?--	0	--	0	0	-
SG829	Land east of Inglestone Road/ Alexander Hosea School, Wickwar, South Gloucestershire	?	?	?--	0	0	+	++	++	+	+	--	+	0	0	+	--	--	--	-	--	--	?--	0	-	0	0	0
SG841	Land to the rear of Home Farm	?	?	?--	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	-	-	--	?--	0	-	0	0	-
SG842	Land at Berrows Mead	?	?	++	0	0	+	+	+	+	--	--	+	0	0	0	0	0	--	0	--	--	?--	0	-	0	0	-
SG851	Land to the west of Wotton Road	?	?	++	0	0	+	+	+	+	+	--	+	0	0	--	0	0	-	0	0	--	?--	0	--	0	0	-
SG853	Land North of Moorslade Lane	?	?	++	--	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	-	--	?--	0	--	0	0	0
SG864	Land South of Luckington Road	?	?	?--	0	0	+	++	++	+	+	-	+	0	0	0	--	--	-	?--	0	--	--	0	--	0	0	0
SG871	Tytherington Quarry, Tytherington Road	?	?	++	--	0	+	+	+	+	--	--	+	0	++	0	--	--	--	?--	--	++	?--	0	--	0	?+	-
SG886	Land to north of New Road, Rangeworthy	?	?	?--	0	0	+	++	++	+	+	--	+	0	0	0	--	--	--	-	--	--	?--	0	--	0	0	-
SG894	Land at Gloucester Road	?	?	+	0	0	+	++	++	--	--	--	+	0	0	--	0	0	--	?--	--	--	?--	0	-	0	0	0
SG912	Land east of Chipping Sodbury	?	?	?--	0	0	+	++	++	+	--	+	+	0	0	+	--	--	--	0	--	--	?--	0	-	0	0	0
SG914	Land at Tanhouse Meadows Yate	?	?	++	0	0	+	++	++	--	--	--	+	0	0	0	--	--	--	-	--	--	?--	0	--	0	0	-
SG917	Land at Tytherington	?	?	++	0	0	+	++	++	+	--	-	+	0	0	--	--	--	--	0	--	--	--	0	--	0	0	-
SG981	Land to the South of the Bristol Road	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	?	?	--	-	0	--	?--	0	--	0	?+	-

Table 3.3: Lens 2 sites

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG002	Land at, Marsh Farm, East Pucklechurch	?	?	++	0	0	++	++	++	+	+	-	+	0	0	+	--	--	--	-	--	--	?--	0	-	0	0	0
SG004	Land South of Gloucester Road, Almondsbury	?	?	?--	--	0	++	++	++	+	--	-	+	0	0	+	--	--	--	?--	--	++	?--	0	0	0	?+	-
SG005	Land to the north of Warmley, East Fringe	?	?	?--	--	0	+	++	++	+	+	-	+	0	0	0	--	--	--	?--	--	--	?--	0	-	0	0	-
SG008	West Pucklechurch	?	?	++	--	0	++	++	++	+	+	-	+	0	0	0	--	--	--	?--	--	++	?--	0	0	0	?+	0
SG032	Land at Castle Farm Road, Hanham	?	?	?--	0	0	+	++	++	+	+	-	+	0	0	--	--	--	--	?--	--	--	--	0	-	0	0	-
SG047	Land to the rear of Park Farm, Barry Road, Oldland Common	?	?	?--	--	0	++	++	++	+	++	-	+	0	0	0	--	--	-	?--	--	--	?--	0	-	0	0	-
SG070	Land east of Abson Road, Pucklechurch	?	?	++	0	0	++	++	++	+	--	-	+	0	0	+	--	--	-	-	0	+	?--	0	0	0	?+	0
SG088	Land at, Shubbery Farm, Shortwood	?	?	++	0	0	+	++	++	--	--	--	+	0	0	0	0	0	-	?--	--	++	?--	0	0	0	?+	0
SG104	Land at Bromley Heath Road, Bromley Heath	?	?	++	--	0	++	++	++	+	--	-	+	0	0	0	--	--	--	-	--	--	--	0	--	0	0	-
SG114	Woodlands Golf Course, Trench Lane, Almondsbury, (Woodlands Garden Village)	?	?	?--	--	0	+	++	++	+	++	-	+	0	0	+	--	--	--	?--	-	++	?--	0	0	0	?+	0
SG131	Land at, Cossham Street, Mangotsfield	?	?	?--	0	0	+	++	++	+	++	-	+	0	0	-	--	--	--	?--	--	--	--	0	--	0	0	-
SG209	Land at, Shortwood	?	?	?--	--	0	+	++	++	+	+	+	+	0	0	-	0	0	--	?--	--	--	?--	0	--	0	0	-
SG280	Land south of the B4055, Easter Compton	?	?	++	--	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	--	?--	--	-	0	0	0
SG346	Land south of Shortwood Hill, Mangotsfield, BS16 9PF	?	?	++	0	0	+	++	++	+	--	--	+	0	0	0	--	--	--	?--	--	--	?--	0	-	0	0	-
SG372	The Sawmiils, Bath Road, Bridge Yate	?	?	?--	--	0	++	++	++	+	--	-	+	0	0	++	--	--	--	?--	--	++	?--	--	--	0	?+	-

Chapter 3 Summary

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG387	Land at Shortwood	?	?	?--	--	0	+	+	+	+	+	-	+	0	0	--	--	--	--	?--	--	--	--	0	--	0	0	-
SG399	Land at Hambrook Business Park, The Stream, Hambrook	?	?	++	--	0	+	+	+	+	--	-	++	0	0	-	--	--	--	0	--	+	--	--	--	0	?+	-
SG401	Land Between Over Lane and the B4055, Easter Compton	?	?	++	0	0	+	++	++	+	--	--	+	0	0	-	0	0	--	?--	--	--	?--	0	-	0	0	0
SG448	Land at Church Farm, Moorhouse Lane, Hallen	?	?	++	--	0	+	+	+	+	--	--	+	0	0	--	--	--	--	?--	-	+	?--	0	--	0	?+	0
SG459	Land at Westerleigh	?	?	++	--	0	+	++	++	+	--	--	+	0	0	0	0	0	--	?--	--	++	?--	0	--	0	?+	-
SG465	15 and 17a, London Road, Warmley	?	?	++	--	--	+	+	+	+	+	-	+	0	0	++	--	--	--	?--	--	--	?--	0	-	0	0	-
SG481	Land to the east of the B4055, Pilning Station	?	?	++	--	0	++	0	0	+	0	-	+	0	++	0	--	--	--	-	--	--	?--	0	-	0	0	0
SG701	Meadow Lodge Farm, The Hollows, Coalpit Heath, BS36 2UX	?	?	++	--	0	+	++	++	+	--	--	+	0	0	+	--	--	--	?--	--	--	?--	0	-	0	0	-
SG708	Hallen Wood Yard, Berwick Lane, Hallen, Bristol, BS10 7RR	?	?	++	--	0	+	+	+	+	--	--	+	0	0	--	--	--	--	?--	--	+	?--	0	--	0	?+	0
SG719	The Meads, Common Mead Lane, Hambrook	?	?	++	--	0	+	+	+	-	--	-	++	0	0	++	--	--	--	?--	--	+	--	0	--	0	?+	0
SG727	Land on the South Side of Gaunts Earthcott Lane	?	?	?--	0	0	--	++	++	--	--	--	+	0	0	--	--	--	-	?--	0	--	?--	0	-	0	0	0
SG733	South side of 122 Westerleigh Road, Pucklechurch	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	-	0	--	?--	0	--	0	0	0
SG737	Land at 12, The Park, Willsbridge BS30 6EE	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	0	0	--	?--	--	+	?--	0	0	0	?+	0
SG738	Jarretts Garden Centre, Bath Road	?	?	++	--	0	+	+	+	+	--	-	+	0	0	++	0	0	--	?--	--	+	--	0	0	0	?+	0
SG747	Land between Hallen Road and Moorhouse Lane, Hallen	?	?	++	--	0	+	++	++	+	--	--	+	0	0	--	--	--	--	?--	-	--	?--	0	-	0	0	0
SG749	The Oaks, Filton Road, Hambrook	?	?	?--	--	0	+	++	++	+	--	-	++	0	0	++	--	--	--	?--	--	++	?--	0	0	0	?+	0
SG755	Swanmoor Stoke	?	?	?--	--	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	++	?--	--	--	0	?+	-
SG760	Land south of Abbots Road	?	?	++	0	0	+	++	++	+	+	-	+	0	0	--	--	--	--	?--	--	--	--	0	-	0	0	-
SG779	Land at Castle Inn Farm	?	?	?--	0	0	--	++	++	+	+	-	+	0	0	--	--	--	--	?--	--	--	--	0	-	0	0	-

Chapter 3 Summary

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b
SG786	Land off Gaunts Earthcott Lane	?	?	?--	0	0	--	++	++	--	--	--	+	0	0	--	--	--	-	?--	0	--	?--	0	-	0	0	0
SG821	Recreation Ground Oaklands Drive, Almondsbury	?	?	++	--	0	++	+	+	+	+	-	+	0	0	+	--	--	--	0	--	+	?--	0	0	0	?+	0
SG825	Land off Blackhorse Hill	?	?	?--	--	0	+	++	++	+	--	--	+	0	0	-	--	--	--	?--	--	--	?--	0	-	0	0	0
SG834	Willsbridge Nursery, off Keynsham Road (A4175), Willsbridge	?	?	?--	--	0	+	++	++	+	--	-	+	0	0	0	--	--	--	?--	--	+	--	0	0	0	?+	0
SG840	Land to rear of 60 Westerleigh Road, Pucklechurch, Bristol	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	-	-	0	--	?--	0	--	0	0	0
SG861	Bolbrek Filton Road	?	?	++	--	0	+	+	+	++	--	+	++	0	0	++	--	--	--	?--	0	--	?--	0	--	0	0	0
SG868	Lower Shortwood	?	?	?--	--	0	+	++	++	+	+	--	+	0	0	0	--	--	--	?--	--	++	?--	0	0	0	?+	-
SG873	Land east of Webbs Heath	?	?	?--	--	0	+	++	++	+	--	--	+	0	0	++	--	--	--	?--	--	--	?--	0	-	0	0	-
SG890	Land at The Paddock	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	--	?--	--	--	?--	0	-	0	0	0
SG896	Glenfern and Land to East of Carsons Road	?	?	++	0	0	+	+	+	+	--	--	+	0	++	0	0	0	--	?--	--	++	-	0	0	0	?+	-
SG897	Land north of A420 and south of Goose Green	?	?	?--	--	--	+	++	++	+	+	-	+	0	0	0	0	0	--	?--	--	--	?--	0	-	0	0	-
SG901	Abson Road Pucklechurch	?	?	++	0	0	++	+	+	+	--	-	+	0	0	+	0	0	--	-	0	--	?--	0	--	0	0	0
SG910	Homeapple Close	?	?	++	--	0	+	0	0	+	0	--	+	0	++	0	--	--	-	?--	--	--	?--	0	-	0	0	-
SG924	Land off Tockington Lane	?	?	++	0	0	++	+	+	+	+	-	+	0	0	--	--	--	--	0	--	+	?--	0	--	0	?+	0
SG934	West of Carsons Road	?	?	?--	--	0	+	0	0	+	0	-	+	0	++	0	?	?	--	?--	--	--	-	0	-	0	0	-
SG942	Land to south of Trench Lane, Winterbourne	?	?	++	--	0	++	++	++	+	++	++	+	0	0	0	?	?	--	?--	0	--	?--	0	-	0	0	0
SG946	Pomphrey Hill, Mangotsfield	?	?	?--	0	0	+	+	+	+	+	-	+	0	0	--	?	?	--	?--	--	--	--	0	--	0	0	-
SG956	Frenchay Christmas Tree Farm, Old Gloucester Road, Frenchay	?	?	++	--	0	++	++	++	+	--	-	++	0	0	-	?	?	--	-	--	--	--	0	--	0	0	-
SG980	Land adjacent to Bitton Sports and Social club	?	?	?--	--	0	+	+	+	+	--	-	+	0	0	++	?	?	--	-	--	--	?--	0	0	0	?+	0

Table 3.4: Lens 3 sites

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

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Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b	
SG181	Site W3, Land off, Bristol Road	?	?	++	0	0	++	+	+	++	++	+	+	0	0	--	--	--	-	0	0	--	--	0	--	0	0	-	
SG182	Site W2, Land off, Bristol Road	?	?	?--	0	0	++	++	++	+	--	+	+	0	0	--	0	0	-	-	0	--	--	0	--	0	0	-	
SG183	Site W1, Land off, Bristol Road	?	?	++	0	0	++	+	+	+	++	+	+	0	0	--	--	--	-	-	0	--	--	0	--	0	0	-	
SG212	Land north of, London Road, Wick	?	?	++	--	0	++	+	+	--	--	-	+	0	0	--	0	0	--	?--	-	--	?--	0	-	0	0	0	
SG246	Pitt Farm	?	?	?--	--	0	++	++	++	+	+	-	+	0	0	0	--	--	--	?--	--	--	?--	0	--	0	0	-	
SG292	Land at Alveston Road, Old Down	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	0	0	--	?--	--	--	?--	0	--	0	0	-	
SG295	Cloisters Road, Winterbourne, BS36 1LL	?	?	++	0	0	++	++	++	++	++	+	+	0	0	-	--	--	--	--	0	0	--	--	0	--	0	0	-
SG320	Abbots Way, Gloucester Rd, Almondsbury	?	?	+	--	0	+	+	+	--	--	-	+	0	0	--	0	0	--	?--	--	--	?--	0	--	0	0	-	
SG332	Land at Hortham Lane, Almondsbury, BS32 4JH	?	?	++	--	0	+	+	+	--	--	-	+	0	0	--	0	0	--	?--	--	--	?--	0	-	0	0	-	
SG380	Land off Bristol Road	?	?	++	0	0	++	+	+	+	+	--	+	0	0	--	--	--	--	-	0	--	--	0	--	0	0	-	
SG382	Land at Pool Lodge Farm, Dyers Lane, Iron Acton	?	?	++	0	0	+	++	++	+	+	-	+	0	0	++	--	--	--	-	0	--	?--	0	--	0	0	-	
SG397	Land at 4 Harris Barton, Frampton Cotterell	?	?	++	0	0	++	+	+	+	--	--	+	0	0	--	--	--	--	-	--	+	?--	0	0	0	?+	-	
SG402	Land at New Farm, 215 Bristol Road, Frampton Cotterell	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	0	0	--	-	0	+	--	0	--	0	?+	-	
SG419	Land at 404 North Road, Yate	?	?	++	0	0	+	+	+	--	--	--	+	0	0	--	--	--	--	-	0	--	-	0	--	0	0	-	
SG437	Land to the North of the Railway Line, Winterbourne	?	?	++	0	0	++	+	+	+	+	+	+	0	0	+	0	0	--	0	--	--	?--	0	-	0	0	-	
SG446	Land at York Gardens, Winterbourne	?	?	?--	0	0	++	+	+	+	--	-	+	0	0	0	0	0	-	-	0	+	-	0	--	0	0	-	
SG452	Land at Lower Woodhouse Farm, Fernhill, Almondsbury	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	--	--	--	-	--	--	?--	0	-	0	0	0	
SG454	Land Adjoining 294 Badminton Road, Coalpit Heath	?	?	++	--	0	+	+	+	+	--	+	+	0	0	-	0	0	-	-	0	--	?--	--	--	0	0	-	
SG470	Land at Beech Hill Farm, Westerleigh Road, Yate	?	?	++	--	0	++	++	++	+	--	-	+	0	0	++	--	--	-	0	0	++	?--	0	--	0	?+	-	

Site Ref.	Site Address	1a	1b	2a	2b	2c	2d	3a	3b	3c	3d	3e	3f	3g	4a	4b	5a	5b	5c	5d	5e	5f	5g	5h	5i	5j	6a	6b	
SG477	Stover Bridge, Nibley Gardens, Bridge Road	?	?	++	0	0	+	+	+	+	--	-	+	0	0	++	0	0	--	-	0	--	?--	0	--	0	0	0	-
SG608	Land at Vilner Farm, Thornbury	?	?	?--	--	0	++	++	++	+	--	++	+	0	0	+	--	--	--	?--	--	--	--	0	--	0	0	0	0
SG613	Land on the north side of Badminton Road	?	?	+	--	0	+	++	++	+	--	--	+	0	0	++	--	--	-	-	--	++	?--	0	--	0	?+	-	
SG703	Land to rear of 91 High Street, Wick, Bristol, BS30 5QQ	?	?	++	--	0	++	+	+	+	--	-	+	0	0	0	--	--	--	?--	--	+	?--	0	0	0	?+	0	
SG704	Land south of Yate Road, Yate	?	?	++	0	0	+	++	++	+	--	-	+	0	0	++	--	--	--	-	--	--	?--	0	--	0	0	-	
SG705	Land to the north of The Old Rectory, Charfield	?	?	++	0	0	+	+	+	+	--	-	+	0	0	--	--	--	--	-	--	--	?--	0	--	0	0	0	
SG707	Land Next To Hill Crest, Nibley Lane, Nibley, Bristol, BS37 5JG	?	?	++	0	0	+	++	++	+	--	-	+	0	0	++	0	0	-	-	--	--	?--	0	--	0	0	-	
SG711	Land at Grey Gables, Vicarage Lane, Olveston	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	0	--	+	--	0	--	0	?+	-	
SG715	Land at Merry Heaven Farm, Alveston	?	?	?--	--	0	+	++	++	+	--	+	+	0	0	0	--	--	--	-	--	++	?--	0	--	0	?+	-	
SG717	Land off Midland Way, Thornbury	?	?	++	0	0	+	+	+	--	--	--	+	0	0	+	0	0	--	?--	--	--	--	0	--	0	0	0	
SG728	Land at North Road, Yate	?	?	++	--	0	+	+	+	+	++	--	+	0	0	++	0	0	--	0	0	+	-	0	0	0	?+	-	
SG729	Land to the east of Bristol Road	?	?	?--	0	0	++	++	++	+	+	--	+	0	0	--	0	0	--	-	--	--	--	0	--	0	0	-	
SG732	Land to rear of 450 North Road, Yate	?	?	+	0	0	+	+	+	--	--	--	+	0	0	--	0	0	--	-	0	+	-	0	--	0	?+	-	
SG741	Land to North of New Street, Charfield	?	?	++	0	0	+	+	+	+	--	-	+	0	0	+	--	--	--	0	--	--	?--	0	-	0	0	0	
SG762	Land west of Winterbourne Hill	?	?	++	0	0	++	++	++	+	+	+	+	0	0	-	0	0	--	0	--	--	--	0	-	0	0	-	
SG769	Land north of Haw Lane, Olveston	?	?	++	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	-	--	--	--	0	-	0	0	-	
SG771	Land north of The Down, Old Down	?	?	++	0	0	+	+	+	+	--	--	+	0	0	--	0	0	--	?--	--	--	--	0	--	0	0	-	
SG781	Land North of A38, Alveston	?	?	++	--	0	+	+	+	+	+	-	+	0	0	--	--	--	--	?--	--	--	?--	0	--	0	0	-	
SG785	Woodhouse Park	?	?	++	--	0	+	++	++	--	--	-	+	0	0	--	--	--	--	?--	--	++	?--	0	0	0	?+	-	
SG789	Land by Aust Road and Elberton Road, Olveston (2)	?	?	?--	0	0	+	+	+	+	+	-	+	0	0	--	--	--	--	-	--	--	?--	0	--	0	0	-	
SG801	Land off North Road, Yate BS37 7LJ	?	?	++	0	0	+	+	+	+	--	--	+	0	0	-	0	0	--	-	0	--	?--	0	-	0	0	-	

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

Summary of SA findings for the updated growth lenses

3.7 The below text is an updated version of the text that appeared in the December 2023 SA Report, summarising the likely sustainability effects of the three growth lenses. The text has been updated where appropriate to reflect the addition of some new site options to each lens since the Phase 3 Local Plan; however these additions have not resulted in significant changes to the SA findings for the lenses as a whole.

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

3.9 Designated public open spaces tend to be more heavily concentrated in the urban areas where access to natural and semi-natural open space is more limited. As growth lens 2 focuses development in communities in close proximity to the existing urban area such as the North and East Fringes of Bristol and the Severnside employment area it is expected to have a mixed minor positive and minor negative effect in relation to SA objective 2a: Public open space as development would be located in areas with more readily

accessible green space, however demand for development land may place pressure on these designated open spaces. This is reflected in the likely effects of the sites in that lens, including SG114, SG131, SG209, SG779 which fall under lens 2 and have been found to have potential but uncertain significant negative effects in relation to objective 2a.

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

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

3.12 The growth lenses could affect SA objective 2c: Air quality and SA objective 3f: Sustainable travel in terms of the extent to which they would result in private car use, as well as the extent to which they may result in development in or near to one of the Air Quality Management Areas (AQMAs) that have been declared in South Gloucestershire. Lens 1 proposes development beyond the Green Belt in the more rural areas of South Gloucestershire around Thornbury and Chipping Sodbury. As this lens has the potential to distribute new development further away from Bristol and the Severnside employment area, both of which provide a large number of services, facilities and job opportunities, it could lead to residents travelling longer distances and relying on the private vehicle. Allowing for a higher level of growth in rural villages including Cromhall, Rangeworthy and Falfield is likely to result in a higher proportion of new residents relying on private vehicle use on a day-to-day basis thereby increasing traffic congestion. As such, lens 1 is expected to have a mixed (minor positive and significant negative) effect on both SA objectives. Urban extensions as proposed under lens 2 have the potential to place pressure on key arterial routes into Bristol, including critical bottlenecks such as the Willy Wicket Roundabout (noting the A432 bridge is closed long term), along the A4174 ring road and also the M5 Junctions 16 and 17. This could increase congestion should residents choose to use private vehicles without adequate infrastructure in place. It is also noted that development under lens 2 would potentially impact both the Kingswood Warmley AQMA and Staple Hill AQMA, potentially worsening air quality within those areas and exposing new residents to areas of existing poor air quality. However, by focusing growth in close proximity to the urban edge this lens creates potential to encourage more sustainable travel habits by reducing the potential need for travel across the Green Belt and further afield to access jobs and services. It is unlikely that everyone will work in the greater Bristol urban area at the three main centres of employment in the city centre, Avonmouth/Severnside and the North Fringe area of South Gloucestershire, however, these are still the main employment areas for the region and a significant number of people in South Gloucestershire already commute to them to access jobs. Therefore, it is assumed that this would continue to be the case. Additionally, this lens could provide easier access to sustainable travel links and thereby reduce the number and length of car journeys. New urban extensions may also offer good opportunities to incorporate sustainable transport links as part of the new development. As such lens 2 is expected to have a mixed (significant positive

and minor negative) effect on both SA objective 2c: Air quality and SA objective 3f: Sustainable travel. As lens 3 centres development around sustainable transport hubs a positive effect is expected. However, development would be relatively dispersed compared to lens 2, which may mean that car use is more prevalent due to the distances being travelled. In addition, by focussing large amounts of development in and around villages and around transport corridors including the A38 (Woodhouse Down) and A432 (Coalpit Heath and Winterbourne), this may also encourage the use of the private vehicle and impact on the Strategic Road Network. As such, mixed (minor positive and minor negative) effects are expected in relation to lens 3 for both SA objective 2c: Air quality and SA objective 3f: Sustainable travel.

3.13 Due to continued pressure from many infrastructure providers to centralise services and facilities into fewer larger hubs, access to healthcare (SA objective 2d: Access to healthcare services), as well as access to community facilities, education and retail (SA objective 3c/3d/3e: Access to community facilities, education and retail) is more viable in urban areas. As such, focusing new development around the urban edge (lens 2) would likely achieve the greatest levels of access for residents to existing community facilities in more urban areas. This includes land adjacent to the urban north and eastern fringes of Bristol within South Gloucestershire, the employment area at Severnside, as well as a number of smaller villages in the Green Belt that are considered to be in close enough proximity to Bristol to benefit from the services, facilities and job opportunities. Any improvements delivered as part of new development or as a result of an increase in the local population would also be accessible to existing residents. Under lens 2 rural villages are not prioritised for larger scales of growth, and as such, may face difficulty accessing essential healthcare and community facilities which are already often located in less accessible and urban locations. However, due to pressures to centralise services and facilities, development within the urban edges will likely enable as many people as possible to access existing and new services in as convenient a way as possible. As such, a significant positive effect is expected for lens 2. Focussing development at the market towns and more rural settlements (lens 1) would result in a wider distribution of development and so may mean that existing services and facilities, including healthcare facilities, are less likely to become overloaded. This lens would also include the delivery of a significant new

settlement at Buckover (sites SG115 and SG055), with a large amount of new local services and facilities. More dispersed development under this lens would also mean that existing healthcare facilities in smaller and rural areas continue to be supported, often where access to healthcare is needed the most, including Charfield (sites SG113 and SG098). However, this lens would not be viable under the current challenges faced when planning for infrastructure. Due to the increasing centralised nature of community infrastructure, local services, and facilities within easy walking distances of more rural communities are not practically viable or achievable. Lens 3 may be able to support these facilities, by providing sustainable modes of transport to access centralised facilities more readily across the authority. As such, minor positive effects are expected for lens 3, whilst minor negative effects are expected for lens 1.

3.14 Each lens would provide a significant amount of new housing, and as such each lens is expected to have a positive effect in relation to SA objective 3a/3b: Housing. Effects vary however, depending on the number of projected homes the lens can provide and the need to consider the level of and reasonable prospect that the infrastructure required to make them sustainable can be delivered and funded in a timely way. It is against this that Lens 1 would deliver around 8,280 homes, the lowest projected number out of each lens due to the low scale of growth that the rural settlements are able to accommodate and the lens's restrictive Green Belt priorities. By increasing the level of growth to be delivered by villages and rural settlements, notably Charfield, Falfield and a new settlement (Buckover Garden Village) there is potential to deliver more affordable housing and better infrastructure at these locations. These places are in the north of the district and feature several potential sites that could deliver a large number of homes. This would also help to address the imbalances of housing provision across the rest of the authority whilst reducing development pressures in urban areas. As such lens 1 is expected to have a mixed (minor positive and minor negative) effect. Lens 2 would deliver around 12,750 homes, with large potential sites at Pucklechurch West, north of Lyde Green, and Warmley offering the opportunity for larger urban extensions adjacent to the Bristol East Fringe as well as a number of areas for smaller growth adjacent to the East Fringe at Hanham, Willsbridge, Oldland and Bridgegate. As such, a significant positive effect is expected in relation to lens 2. Lens 3 would deliver around 11,890 homes. This lens would go a long way in providing an

appropriate mix of housing across South Gloucestershire's urban and rural areas, including areas along the A432 corridor and transport hubs of Yate and Chipping Sodbury, along Bristol Road and High Street connecting the North Fringe urban area to Winterbourne and Frampton Cotterell and along the key transport corridor of the A38 to Thornbury as well as Charfield and smaller site allocations in rural villages. As such, lens 3 is expected to have a significant positive effect.

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

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

3.17 In South Gloucestershire, areas that are safeguarded for economic development and designated enterprise areas tend to be centred around the

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

3.18 All new development has the potential to have an impact on the historic environment, both directly affecting assets and indirectly affecting their setting. Some sites, such as SG912 on land east of Chipping Sodbury (under lens 1) and SG096 in Alveston or SG892 in Almondsbury (under lens 3), have been identified as likely to cause harm to several heritage assets which possibly cannot be mitigated sufficiently to outweigh the possible harm. However for most sites, specific effects, including the extent to which new development may

enhance the historic environment, will be dependent on the design and layout of specific proposals. Therefore, there is uncertainty attached to the effects identified in relation to SA objective 5a/5b: Historic environment for all lenses. Development across South Gloucestershire could mean that heritage assets in more urban areas of the authority may have the potential to be affected by new built development; however more evenly dispersed development may reduce the concentration of effects in particular areas. Delivering new development at the more isolated and rural settlements in the authority is likely to result in adverse impacts in terms of preserving established character and the setting of local heritage assets, however the amount and type of heritage across each settlement in the rural areas of South Gloucestershire varies, as demonstrated by the dispersed nature of designated Conservation Areas. For these reasons, each of the growth lenses are expected to have minor negative effects, however these are uncertain as it is noted that opportunities may exist for enhancing character and the setting of heritage assets, but this will be largely dependent on the design and layout of specific proposals.

3.19 All new development has potential to have an impact, positive or negative, on South Gloucestershire's biodiversity, green infrastructure and landscapes. However, specific impacts, including the extent to which new development may even enhance these, will be dependent on the design and layout of specific proposals. Therefore, there is particular uncertainty attached to the effects identified for all lenses in relation to SA objective 5c: Biodiversity, SA objective 5d: Landscape and SA objective 5e: Green infrastructure. Lenses 1 and 3 will lead to a more dispersed pattern of development across the authority, reducing the potential for cumulative adverse impacts on biodiversity, green infrastructure and the landscape. With more evenly distributed growth, this also creates the opportunity to achieve biodiversity net gain and green infrastructure implementation from all developments associated with these lenses. A wider distribution of development does potentially mean more areas are affected, however, especially since South Gloucestershire's rural areas contain many natural assets and landscape designations which may be affected. Notably, lenses 1 and 3 designate sites in the Cotswolds National Landscape, which may cause harm to the character and appearance of the area. Alternatively, it is noted that the priority afforded to the Green Belt under lens 1 may significantly limit the potential for negative landscape impacts, however the main aim of

Green Belt is to prevent urban sprawl and keep land open, rather than to promote green infrastructure or biodiversity. For these reasons, lenses 1 and 3 are expected to have minor negative effects with uncertainty. Lens 2 would likely limit negative effects on biodiversity due to efficient land use associated with increased opportunities for brownfield development in urban areas. It is noted that there are also a number of opportunities along the East Fringe for development to create and enhance access from the urban area into the countryside by protecting and connecting existing green infrastructure assets such as woodland and common land. The potential sites at Pucklechurch, Shortwood and Warmley under lens 2 all have the potential to support with the connectivity of local biodiversity. However, denser development within urban areas could result in greater pressures on open green spaces. It is also noted that brownfield sites can still harbour valuable biodiversity that may be impacted due to development. This lens may therefore have a negative effect on the authority's urban green infrastructure network, landscape and biodiversity. As such, lens 2 is expected to have a mixed (minor positive and minor negative) effect with uncertainty.

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

corridors. As such, a significant negative effect is expected in relation to SA objective 5f/5g: Land use.

3.21 The scale of development that would come forward under any of the growth lenses would result in an increased demand for water consumption; however it is possible that new development would be designed and built to high standards of efficiency. The broad location of development will not have significant impacts on water availability although more concentrated patterns of development may focus demand in smaller areas, exacerbating potential negative effects. Additionally, given the wider distribution of development that lenses 1 and 3 would involve, there is potential to distribute new development amongst a wider range of settlements, allowing selection from a wider range of sites, which may help to avoid the development of sites at high risk of flooding. These lenses do however direct development to areas at risk of flooding (Flood Zones 2 and 3), including the market towns of Yate, Thornbury and Chipping Sodbury, as such additional development in these areas could increase the risk of flooding and impermeable surfaces. Additionally, all urban areas within South Gloucestershire are designated as areas susceptible to ground water flooding. Given the more concentrated nature of development that lens 2 would involve, it may be more difficult to focus development in areas with a lower risk of flooding. Lens 2 also focuses residential and economic development in areas that surround the main urban areas and are within the Severnside employment area, which is entirely located within Flood Zone 3. It is noted that the current Avonmouth and Severnside Enterprise Area (ASEA) Ecology Mitigation and Flood Defence Project is designed to provide the appropriate level of protection for less vulnerable uses such as employment; however, it is unclear how a deliverable and funded strategy for protecting new homes, classified as 'vulnerable' to flood risk events would be achieved here. This lens does create greater opportunity for the implementation of SuDs into development, however. Overall, uncertain significant negative effects are expected for growth lens 2, and uncertain minor negative effects are expected for lenses 1 and 3 for SA objective 5h/5i: Flood risk and SA objective 5j: Water resources. As noted, the effects of these lenses on flood risk and water resources will largely depend on the development's specific location, and as such these effects are uncertain.

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

Summary

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

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

Chapter 4

Conclusions and Next Steps

4.1 The work set out in the Topic Paper has resulted in the identification of 17 sites that the Council considers have the potential to provide an additional 1,751 homes/8.86% above the Standard Method housing requirement to help ensure that the Council can meet South Gloucestershire's own needs over the plan period. However, this still does not provide a 10% buffer for the Council's own needs, let alone additional supply to meet Bristol's unmet needs.

4.2 These 17 sites comprise 12 new sites that have come forward since the Phase 3 consultation and five sites that have been reassessed, resulting in a material change in their suitability.

4.3 The following sites are the 17 identified as potential additional sites:

- SG964: Land to the North and East of Highbrook View
- SG970: Filton Retail Park, Fox Den Road, Stoke Gifford
- SG974: Land at Westfield, Stoke Gifford
- SG977: The Aviva Centre, Stoke Gifford
- SG985: Land at Hambrook Lane, Stoke Gifford
- SG937: Bradley Stoke Way
- SG861: Bolbrek Filton Road
- SG363: Jarrats Yard, Oldland Common
- SG946: Pomphrey Hill, Mangotsfield
- SG956: Frenchay Christmas Tree Farm, Old Gloucester Road, Frenchay
- SG980: Land adjacent to Bitton Sports and Social Club
- SG719: The Meads Common Mead Lane

Chapter 4 Conclusions and Next Steps

- SG399: Land at Hambrook Business Park, The Stream, Hambrook
- SG749: The Oaks, Filton Road, Hambrook
- SG978: Land at Ladden Garden Village, Yate
- SG979: Land at Leechpool, Yate
- SG963: CEMEX Floors, London Road, Wick

4.4 These 17 sites have been appraised within Chapters 2 and 3. The Council has not yet decided the sites that could form the preferred spatial strategy. This will be presented in the Publication Local Plan and subject to SA at that time.

Next Steps

4.5 This SA will be available for consultation alongside the Topic Paper from July 2024. The responses received will be reviewed and taken into account during preparation of the Publication (Regulation 19) Local Plan.

LUC

July 2024

Appendix A

Effects Criteria for Site Appraisal Work

Theme 1. Climate change

Sustainability Objective 1a

- 1a. To minimise South Gloucestershire’s contribution to climate change through a reduction of greenhouse gas emissions from all sources and facilitate the aim of carbon neutrality by 2030.
 - Promote energy efficient and water efficient design.
 - Encourage the provision and use of renewable energy infrastructure.
- NB: Greenhouse gas emissions associated with travel were covered under another SA objective.

Effects Criteria

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

Sustainability Objective 1b

- 1b. To support South Gloucestershire’s adaptation to unavoidable climate change.

Appendix A Effects Criteria for Site Appraisal Work

- Promote design which will help to mitigate the effects of climate change (for example through appropriate building orientation and appropriate incorporation of SuDS)?
- Support the protection, restoration, creation, enhancement and the multi-functionality of the green/blue infrastructure network?

Effects Criteria

- Uncertain for all sites – The potential for measures which might support climate change adaptation to be incorporated at sites, will be addressed through specific site design, which is unknown at this stage. Therefore, an ‘uncertain’ effect is recorded for all sites in relation to this SA objective.

Theme 2. Improve the health, safety and wellbeing of all

Sustainability Objective 2a

- 2a. Achieve reasonable access to public open space and Public Rights of Way, taking into account quality and quantity.
 - Reasonable distance – In line with Institute of Highways and Transportation (IHT) categories.

Effects Criteria

- Significant positive effect – Development within 720m of public open space AND Public Rights of Way.
- Minor positive effect – Development within 720m of a public open space or Public Rights of Way (but not both).

Appendix A Effects Criteria for Site Appraisal Work

- Uncertain significant negative effect – Development on public open space which could reduce quantity, quality and accessibility for the area.
- Minor negative effect – Development does not include provision of open space AND is not within 720m of either a public open space OR Public Rights of Way.

Sustainability Objective 2b

- 2b. Minimise the impact of noise on sensitive receptors.
 - Sensitive uses = residential, schools.
 - Relevant distance – Within 100m to noise generating uses.

Effects Criteria

- Significant negative effect – Sensitive developments located within 100m of noise generating uses e.g. major roads and infrastructure, industrial sites.

Sustainability Objective 2c

- 2c. Minimise impacts on air quality and locate sensitive development away from areas of poor air quality.
 - Relevant distance – Sites that are directly within, 100m from or on routes that lead directly to an AQMA (both within and outside of South Gloucestershire).

Effects Criteria

- Significant negative effect – Development that lies within or within 100m of an AQMA.

Sustainability Objective 2d

- 2d. Achieve reasonable sustainable access to healthcare services and facilities (Doctors and Dentists).
 - Reasonable walking and cycling distance:
 - GP Surgery – 720m
 - Dentist – 720m

Effects Criteria

- Significant positive effect – Development located within 720m of existing healthcare facilities AND within 1.8km of a railway station or 450m of a bus stop.
- Minor positive effect – Development within 720m of existing healthcare services and facilities OR within 1.8km a railway station or 450m of a bus stop.
- Minor negative effect – Development that is more than 720m from any existing healthcare facilities AND more than 1.8km from a railway station and more than 450m from a bus stop.

Theme 3. Support communities that meet people's needs

Sustainability Objective 3a

- 3a. Deliver a suitable quantum of high quality affordable housing for South Gloucestershire.

Effects Criteria

- Significant positive effect – Development that assists meeting affordable housing target; development that delivers a well-integrated mix of homes of different types and tenures to support a range of household sizes, ages and incomes; and sites that would accommodate 100 homes or more in urban areas or 50 or more in rural areas.
- Minor positive effect – Contributes on a limited basis to meeting affordable housing target; development that contributes on a limited basis to delivering well-integrated mix of homes of different types and tenures to support a range of household sizes, ages and incomes; and sites that would accommodate fewer than 100 homes in urban areas or less than 50 in rural areas [See reference 1].
- Negligible effect – All employment and mixed use sites are expected to have a negligible effect.

Sustainable Objective 3b

- 3b. Deliver a suitable mix of high quality housing types and tenures (including affordable housing) for all parts of society within South Gloucestershire.

Effects Criteria

- Significant positive effect – Development that assists meeting affordable housing target; development that delivers a well-integrated mix of homes of different types and tenures to support a range of household sizes, ages and incomes; and sites that would accommodate 100 homes or more in urban areas and more than 50 homes in rural areas.
- Minor positive effect – Contributes on a limited basis to meeting affordable housing target; development that contributes on a limited basis to delivering well-integrated mix of homes of different types and tenures to support a range of household sizes, ages and incomes; and sites that

Appendix A Effects Criteria for Site Appraisal Work

would accommodate fewer than 100 homes [See reference 2] in urban areas and less than 50 in rural areas.

- Negligible effect – All employment and mixed use sites are expected to have a negligible effect.

Sustainability Objective 3c

- 3c. Achieve reasonable sustainable access to community facilities (Post Office, Dedicated Community Centre, Public House, Library).
 - Reasonable walking or cycling distance:
 - Post Offices – 720m
 - Dedicated Community Centres – 720m
 - Public House – 720m
 - Library – 720m

Effects Criteria

- Significant positive effect – Development within 720m of all facilities (post offices, community centres, pubs and libraries) OR within 1.8km to town centres and railway stations; and provision of community facilities as part of any allocation.
- Minor positive effect – Development within 720m of some, but not all community facilities AND/OR to town centres and railway stations.
- Significant negative effect – Development beyond 1.8km of any railway stations, town centres and community facilities.
- Minor negative effect – Development beyond 720m to any community facility AND railway station or town centre.

Sustainability Objective 3d

- 3d. Achieve reasonable sustainable access to educational facilities (primary schools, secondary schools).
 - Reasonable walking or cycling distance:
 - Primary School – 450m
 - Secondary School – 900m

Effects Criteria

- Significant positive effect – Residential development within 450m of a primary school and 900m of a secondary school; and Development which adds to capacity of educational facilities.
- Minor positive effect – Residential development within 450m of a primary OR 900m of a secondary school but not both.
- Negligible effect – All employment and mixed use sites are expected to have a negligible effect.

Sustainability Objective 3e

- 3e. Achieve reasonable sustainable access to retail and food buying services and facilities (Town and District Centres or local comparison stores, supermarkets and local convenience stores).
 - Reasonable walking and cycling distance:
 - Town and District Centre – 720m
 - Supermarkets – 720m
 - Local Convenience and Comparison Stores – 720m

Effects Criteria

- Significant positive effect – Development within 720m of supermarkets, local convenience stores, town, district or local centres.
- Minor positive effect – Development within 720m of two retail and food buying services and facilities.
- Significant negative effect – Development beyond 720m of supermarkets, local convenience stores, town, district or local centre.
- Minor negative effect – Development within 720m of one retail and food buying services and facilities.

Sustainability Objective 3f

- 3f. Reduce the need to travel and encourage sustainable and active alternatives to motorised vehicles to reduce congestion.

Effects Criteria

- Significant positive effect – Development within 450m of other public transport services such as bus stops and active travel routes. And development within 800m of the metro bus network and 1.8km of train station.
- Minor positive effect – Development within 450m of other public transport services such as bus stops and active travel routes.
- Significant negative effect – Development beyond 450m of other public transport routes, 800m of a metro bus network stop and 1.8km of a railway station.
- Minor negative effect – Development beyond 450m of other public transport routes, but within 800m of a metro bus network or 1.8km of a railway station.

Sustainability Objective 3g

- 3g. Reduce poverty and income inequality, and improve the life chances of those living in areas of concentrated disadvantage around Kingswood; Staple Hill and Yate.
 - Relevant distance:
 - Significant positive – Within areas identified as most deprived 20%.
 - Minor positive – Adjacent to areas identified as most deprived 20%.

Effects Criteria

- Significant positive effect – Economic development within areas identified as the most deprived 20% of areas in England.
- Minor positive effect – Economic development that is within 50m of areas identified as the most deprived 20% of areas in England.
- Negligible effect – Economic development farther than 50m of areas identified as the most deprived 20% of areas in England.

Theme 4. Development of a diverse and thriving economy that meets people's needs

Sustainability Objective 4a

- 4a. Deliver a reasonable quantum of employment floorspace.

Effects Criteria

- Significant positive effect – Economic development that provides significant (1.0ha) of additional employment land [\[See reference 3\]](#).
- Minor positive effect – Economic development that provides enhanced or a minor amount of additional employment land (i.e. less than 1.0ha).
- Negligible effect – Residential sites that do not provide economic development and do not lead to the loss of employment land are considered negligible.

Sustainability Objective 4b

- 4b. Achieve reasonable sustainable access to major employment areas.
 - Employment Areas within 2km walk or 5.6km cycle:
 - Enterprise Areas/Zones (EAs/EZs)
 - Major Employer (100+ employees)
 - Safeguarded Employment Areas
 - Town Centres

Effects Criteria

- Significant positive effect – Residential development within 450m of an Enterprise Areas/Zones (EAs/EZs), or Major Employers or Town Centres AND 1.8km from a train station.
- Minor positive effect – Residential development within 450m of one or more Safeguarded Employment areas, Major Employers or Town Centres OR within 450m of an Enterprise Areas/Zones and 1.8km from a train station.
- Negligible effect – Any sites proposed for economic development would have no effect.

Appendix A Effects Criteria for Site Appraisal Work

- Significant negative effect – Residential development beyond 720m of any employment areas AND beyond 1.8km of a train station.
- Minor negative effect – Residential development within 720m of a Safeguarded Employment Area, Major Employer or Town Centre or within 1.8km of a train station.

Theme 5. Maintain and improve environmental quality and assets

Sustainability Objective 5a

- 5a. Designated Assets: Minimise impact on and where appropriate enhance the historic environment, natural heritage assets and their settings.
 - Designated assets:
 - Listing Buildings, Grade I, Grade II*, Grade II
 - Conservation Areas
 - Scheduled Ancient Monuments
 - Registered Historic Parks and Gardens
 - Registered Battlefields
 - Non-designated archaeology which is demonstrably of equivalent significance to scheduled monuments

Effects Criteria

- Negligible effect – Development that has been assessed as having no potential to have adverse impacts relating to designated heritage assets.

Appendix A Effects Criteria for Site Appraisal Work

- Significant negative effect – Development that has been assessed as likely to result in considerable harm to the significance of a designated heritage asset, historic townscape or landscape including their character and setting.

Sustainability Objective 5b

- 5b. Undesignated Assets: Minimise impact on and where appropriate enhance the historic environment, local heritage assets and their settings.
 - Local assets:
 - Unregistered Historic Parks and Gardens
 - Non-designated Heritage Assets
 - Locally Listed Buildings

Effects Criteria

- Negligible effect – Development that has been assessed as having no potential to having adverse impacts relating to undesignated heritage assets.
- Minor negative effect – Development that has been assessed as having the potential to lead to loss of significance of any affected local heritage asset, historic townscape or landscape; development in a location that has been assessed as having the potential to lead to loss of character and setting of a local asset; development that has been assessed as having the potential to lead to harm or change of significance to a local asset; and development in a location that has been assessed as having the potential to lead to harm of character and setting of a local asset.

Sustainability Objective 5c

- 5c. Taking into account the effects of climate change, protect and enhance biodiversity and the nature network, including protected sites and species, to achieve a measurable net gain and greater natural resilience.
 - International and European designated sites:
 - Special Areas of Conservation (SAC)
 - Special Protection Areas (SPA)
 - RAMSAR
 - Note: The HRA will consider these in more detail. SA will recognise where a European Protected Sites might be affected and therefore an Appropriate Assessment as part of the HRA may be required.
 - National sites and assets:
 - SSSI
 - National Nature Reserves
 - Local Nature Reserves
 - UK Priority Habitat
 - Ancient Woodland
 - Local sites:
 - SSSI
 - Habitat Networks
 - Local Wildlife Sites?

Effects Criteria

- Negligible effect – Development that is more than 1km from any internationally or nationally designated biodiversity or geodiversity sites or that are over 250m from a locally designated site or ancient woodland.

Appendix A Effects Criteria for Site Appraisal Work

- Significant negative effect – Development that is within 250m of one or more internationally or nationally designated biodiversity or geodiversity sites.
- Minor negative effect – Development that is between 250m and 1km of one or more internationally or nationally designated biodiversity or geodiversity sites, that is within 250m of a locally designated site or is within 15m of an area of ancient woodland.

Sustainability Objective 5d

- 5d. Minimise impact on and where appropriate enhance valued landscapes (including the Cotswolds National Landscape and its setting).
 - National designations:
 - National Landscape
 - Ancient Woodland

Effects Criteria

- Uncertain significant negative effect – Development that is not located near any settlements and is in a rural area would have a significant negative (--?) effect on landscape, although this is uncertain. In addition, sites that are within 500m of the National Landscape or Ancient Woodland could have a significant negative effect.
- Minor negative effect – Development that is located on the edge of a settlement area would have a minor negative (-?) effect on landscape, although this is uncertain; and development that is located on a visually important hillside.
- Negligible effect – Development that is located within a settlement and that is not on a visually important hillside will have a negligible effect.

Sustainability Objective 5e

- 5e. Deliver a range and quality of, and increased access to new green infrastructure across South Gloucestershire AND protect and enhance existing GI.
 - Green Infrastructure typology:
 - Parks and Gardens
 - Amenity Greenspace – Including informal recreation spaces, domestic gardens, village greens, green roofs
 - Natural and Semi-natural Urban greenspace – Including woodland and scrub, grassland, heath and moor, wetlands, open and running water
 - Green Corridor – Rivers and canals including their banks, road and rail corridors, cycling routes, pedestrian paths, and rights of way
 - Other – Allotments, community gardens, city farms, cemeteries and churchyards

Effects Criteria

- Significant negative effect – Development on land within a strategic GI corridor.
- Minor negative effect – Development within 50m to land within a strategic GI corridor.
- Negligible effect – Development that is not within or adjacent to a strategic GI corridor.

Sustainability Objective 5f

- 5f. Promote the conservation and wise use of land, maximising the re-use of previously developed land.

Effects Criteria

- Significant positive effect – Major Development (sites that would provide 100 or more homes or sites of 1.0ha or more for non-residential uses) which would proceed on land which is previously developed land/brownfield.
- Minor positive effect – Minor development (sites that would provide fewer than 100 homes or sites smaller than 1.0ha for non-residential uses) which would proceed on land which is partly previously developed land/brownfield.
- Significant negative effect – All development which would proceed on land which is previously undeveloped/greenfield.

Sustainability Objective 5g

- 5g. Minimise the loss of productive land, especially best and most versatile agricultural land.

Effects Criteria

- Minor positive effect – Development entirely on brownfield land.
- Negligible effect – Development on brownfield land.
- Significant negative effect – Development on greenfield land that contains a significant proportion ($\geq 25\%$) of Grade 1 and/or 2 agricultural land.
- Uncertain significant negative effect – Development on greenfield land that contains a significant proportion ($\geq 25\%$) of Grade 3 agricultural land. The uncertainty acknowledges that the Grade 3 agricultural land may be either Grade 3a (high quality) or 3b (not classed as high quality).
- Minor negative effect – Mainly or entirely greenfield sites that contains a less than significant proportion ($< 25\%$) of Grade 1, 2, or 3 agricultural land.

Sustainability Objective 5h

- 5h. Minimise vulnerability to tidal/fluvial flooding (taking account of climate change), without increasing flood risk elsewhere.

Effects Criteria

- Negligible effect – Development mostly on land that is outside of flood zones 3a or 3b.
- Significant negative effect – Development entirely or significantly ($\geq 25\%$) within flood zones 3a or 3b.

Sustainability Objective 5f

- 5i. Minimise vulnerability to surface water flooding and other sources of flooding, without increasing flood risk elsewhere.

Effects Criteria

- Negligible effect – Development on brownfield land outside areas at risk from surface water or ground water flooding.
- Significant negative effect – Development proposed mostly ($\geq 25\%$) within identified areas at high risk from surface water or ground water flooding.
- Minor negative effect – Development on greenfield land which has potential to increase surface water flood risk.

Sustainability Objective 5j

- 5j. Minimise harm to, and where possible protect and enhance (surface and groundwater) water quality and quantity/availability.

Effects Criteria

- Negligible effect – Development outside of a Source Protection Zone.
- Minor negative effect – Development partially ($\geq 25\%$) or entirely within a Source Protection Zone.

Theme 6. Use of natural resources

Sustainability Objective 6a

- 6a. Reduce waste.

Effects Criteria

- Uncertain minor positive effect – Development mainly or entirely on brownfield land may provide opportunities to reuse and recycle buildings and materials onsite as well as demolition waste.
- Negligible effect – Location of development on or mostly ($\geq 25\%$) on greenfield land is unlikely to provide opportunities to reuse and recycle buildings and materials onsite as well as demolition waste.

Sustainability Objective 6b

- 6b. Minimise consumption and extraction of minerals.

Effects Criteria

- Negligible effect – Development located outside of a Minerals Safeguarding Area.
- Minor negative effect – Development located within a Minerals Safeguarding Area.

References

- 1 Planning Practice Guidance states that affordable housing should only be sought for residential development 10 or more homes. It is expected that sites of this size or larger could potentially provide affordable homes, thereby contributing to a more appropriate mix of housing in the District. As such a significant positive effect will be recorded for sites with capacity for this number of homes or more.
- 2 Planning Practice Guidance states that affordable housing should only be sought for residential development 10 or more homes. It is expected that sites of this size or larger could potentially provide affordable homes, thereby contributing to a more appropriate mix of housing in the District. As such a significant positive effect will be recorded for sites with capacity for this number of homes or more.
- 3 The threshold for identifying the significance of the effects in relation to this SA objective has been set in line with national planning policy guidance. For non-residential development, major development is defined in the National Planning Policy Framework as development where a site is 1ha or larger.

Report produced by LUC

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